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319/601

पावती

Original/Duplicate

Thursday, January 17, 2019

नोंदणी क्र.: 39म

12:34 PM

Regn.: 39M

पावती क्र.: 676 दिनांक: 17/01/2019

गावाचे नाव: माहिम

दस्तऐवजाचा अस्तित्वाचा प्रकार: 1-601-2019

दस्तऐवजाचा प्रकार: ट्रान्झॅक्शन डीड

सादर करणाऱ्याचे नाव: सतीश खिचडी गाला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

DELIVERED

रु. 30720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:55 PM ह्या वेळस मिळेल.

[Signature]
सर, मुख्य निबंधक, मुंबई-२

बाजार मूल्य: रु. 7375725/-

मोबदला रु. 10500000/-

भरलेले मुद्रांक शुल्क: रु. 525000/-

१६ मुख्य निबंधक
पंढरे शाहर रु. १६

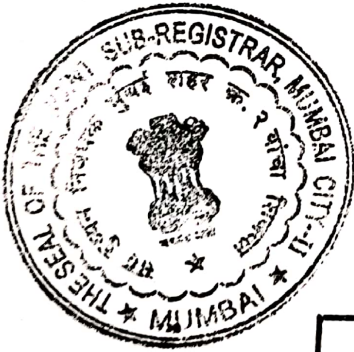
1) देयकाचा प्रकार: eSBR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: MII010655713201819S दिनांक: 17/01/2019
बँकेचे नाव व पत्ता: HDBI

2) देयकाना प्रकार: B; Cash रक्कम: रु. 720/-

DELIVERED



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201901153504	15 January 2019,05:02:18 PM			
मूल्यांकनाचे वर्ष	2018				
जिल्हा	मुंबई(मेन)				
मुल्य विभाग	17-माहीम				
उप मुल्य विभाग	17/114 रस्ता : सेनापती बापट मार्ग, दादर दक्षिण रेल्वे पुला पासून टिळक पुलापर्यंतचा भाग.				
सर्व्हे नंबर /न. भू. क्रमांक :	इतर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
119400	220500	290100	358300	245100	चौरस मीटर
बांधीव क्षेत्राची माहिती	33.45 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र(Built Up)-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.220500/-
बांधकामाचे वर्गीकरण-	आहे	मजला -	1st floor To 4th floor		
उद्दवाहन सुविधा-					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मंजला निहाय घट/वाढ = 100% apply to rate= Rs.220500/-					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((220500-119400) * (100 / 100))+119400) = Rs.220500/-					
A) मुख्य मिळकतीचे मुल्य = वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र = 220500 * 33.45 = Rs.7375725/-					
एकत्रित अंतिम मुल्य = मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझॅनईन मजला क्षेत्र मुल्य + लागतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भावतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी = A + B + C + D + E + F + G + H + I = 7375725 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.7375725/-					



Home Print

सह दुय्यम निबंधक
मुंबई शहर क्र. २

बजई - २	
६७	१/३६
२०१९	

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910139/Mumbai - Lalbaug
Pmt Txn id : 198522810
Pmt DtTime : 16-JAN-2019@10:43:18
ChallanIdNo: 69103332019011650141
District : 7101-MUMBAI

16178531721229

Stationery No: 16178531721229
Print DtTime : 16-JAN-2019 17:05:42
GRAS GRN : MH010655713201819S
Office Name : IGR182-BOM1_MUMBAI CITY
GRN Date : 16-Jan-2019@10:43:18

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 5,25,000/- (Rs Five, Two Five, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 1,05,00,000/-
Prop Descr : FLAT NO 3, 2ND FLOOR, GANANATH CHS LTD, SENAPATI BAPAT, MARG, DADAR WEST
, MUMBAI, Maharashtra, 400028
Duty Payer: PAN-ALEPG0131B, SATISH KHIMJI GALA

Other Party: PAN-AAAPC6708D, KRISHANA KISHORE CHITALIA

Shalaka Tambe

Bank official1 Name & Signature

N.A. Pradhan

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below

00301-7 /Regis

00301-2A /PL

K K Chitalia

Satish

Sejal S. Guleri

वचन - २	
६०१	३/१६
२०१९	

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

DEED OF TRANSFER

THIS DEED OF TRANSFER IS MADE AT Mumbai, this 17th day of January, Two thousand and Nineteen

BETWEEN

SMT. KRISHNA KISHORE CHITALIA (PAN NO.: AAAPC6702D), aged about 64 years, an adult, Indian Inhabitant, having address at Flat bearing No. 303 on 3rd Floor of the building known as Vinay Bharti Co-operative Housing Society Ltd., situated at 3/7, Dattatray Road, Santacruz (West), Mumbai - 400 054, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include her heirs, executors and administrators) of the One Part;

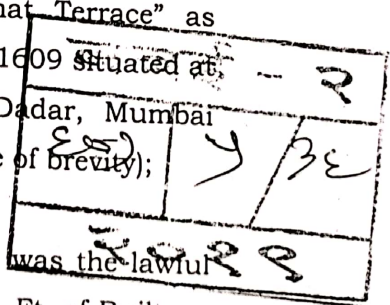
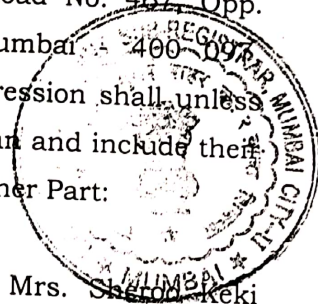
AND

(i) **MR. SATISH KHIMJI GALA (PAN NO. ALEPG0131B)**, aged about 39 Years and (ii) **MRS. SEJAL SATISH GALA (PAN NO.: AXBPG9306M)**, aged about 36 years, both adult, Indian Inhabitants, having address at A/103, Saket Co-op. Hsg. Soc. Ltd., Kokanipada Road No. 467, Opp. Municipal School Kurar Village, Malad (East), Mumbai - 400 097, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors, administrators and Assigns) of the Other Part:

WHEREAS one Miss. Jini Jehangir Ghamat, Mrs. Sheron Keki Comissariat and Mrs. Tehmi Dara Dastur were absolutely seized and possessed of or otherwise well and sufficiently entitled to one immovable property consisting of one building known as "Ghamat Terrace" as standing on the plot of land bearing Cadastral Survey No. 1609 situated at Junction of Dr. D'Silva Road and Tulsi Pipe Road, Dadar, Mumbai (hereinafter referred to as "**the said Property**" for the sake of brevity);

AND WHEREAS one Mr. Shantaram Kero Kulkarni was the lawful tenant of Room bearing No. 5 admeasuring about 360 Sq. Ft. of Built up area on 2nd Floor of the said building known as "Ghamat Terrace", as situated at 218-E, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028 (hereinafter referred to as "**the said Flat**" for the sake of brevity);

AND WHEREAS by and under Agreement for Sale dated 22/03/1979, as entered and executed between (i) Miss. Jini Jehangir



Satish

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Ghamat, (ii) Mrs. Sheroo Kekki Commissariat and (iii) Mrs. Tehmi Dara Dastur, as the Vendors therein of the One Part and (i) Baturk Bhalial Dave, (ii) Prakash Kamalakar Panshikar, (iii) Bhachandra Narayan Shinde, (iv) Dr. Shashikant Khanderao Dhairywan and (v) Surya Prakash Hanumanta Deshpande, as the Promoters and/or Organizers of the proposed Co-operative Housing Society to be formed of the Tenants and/or Occupants in the said Ghamat Terrace building of the Other Part, the said Vendors agreed to sell, transfer, assign and convey all the rights, title and interest of the said Property to and in favor of the Confirming Party alongwith all other Tenants/Occupants of the said Building, upon the terms and conditions as agreed and more particularly setout therein;

AND WHEREAS all the tenants of the said Ghamat Terrace building, including Mr. Shantaram Kero Kulkarni formed and registered a Society, namely "**The Ganamath Co-operative Housing Society Ltd.**", a Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960, under the Registration No. BOM/HSQ/G-6532 of 1981 (hereinafter referred to as "**the said society**") for the sake of brevity);

AND WHEREAS by and under Indenture dated 07/01/1983, duly registered before the Sub-Registrar of Assurances at Bombay under Serial No. BOM/38/1983, as entered and executed between (i) Miss. Jini Jehangir Ghamat, (ii) Mrs. Sheroo Kekki Commissariat and (iii) Mrs. Tehmi Dara Dastur, as the Vendors therein of the First Part, (i) Baturk Bhalial Dave, (ii) Prakash Kamalakar Panshikar, (iii) Bhachandra Narayan Shinde, (iv) Dr. Shashikant Khanderao Dhairywan and (v) Surya Prakash Hanumanta Deshpande, as the Promoters and/or Organizers of Co-operative Housing Society of the Second Part and The Ganamath Co-operative Housing Society Ltd. As the Purchasers therein of the Third Part, the said Vendors sold, transferred and assigned all the rights, title and interest of the said Property, including the Ownership rights of the respective rooms of the tenants/occupants of the said Building, to and in favour of the Purchasers therein, upon the terms and conditions as agreed and more particularly set out therein;

AND WHEREAS by virtue of the said Indenture dated 07/01/1983, the said tenancy rights with respect to the individual rooms of the Tenants / Occupants of the said Building was converted into ownership and all the

2	2	2	2
2	2	2	2
2	2	2	2
2	2	2	2

tenants of the said Ghamat Terrace building, including Mr. Shantaram Kero Kulkarni, became the lawful owners of their respective rooms;

AND WHEREAS the said Mr. Shantaram Kero Kulkarni during his lifetime executed one Will dated 25/05/1983 and subsequently executed one Codicil dated 20/03/1986 and thereby appointed The Maharashtra Executor and Trustee Company Limited as the Sole Executor of the said Will and Codicil;

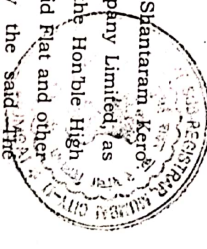
AND WHEREAS the said Mr. Shantaram Kero Kulkarni died testate at Mumbai on 12/11/1989, leaving behind (i) Smt. Shalini Shantaram Kulkarni, (ii) Mr. Vias Shantaram Kulkarni, (iii) Mr. Vijay Shantaram Kulkarni, (iv) Mrs. Seema V. Kulkarni, (v) Mr. Nitin V. Kulkarni, (vi) Mr. Rajesh V. Kulkarni, (vii) Mrs. Sandhya V. Kulkarni, (viii) Mr. Salil V. Kulkarni and (ix) Ms. Shilpa V. Kulkarni, as the legal heirs and beneficiaries to inherit all the properties and estates of Late Mr. Shantaram Kero Kulkarni;

AND WHEREAS after the demise of Late Mr. Shantaram Kero Kulkarni, The Maharashtra Executor and Trustee Company Limited, as the Executor of the said Will, obtained Probate from the Honble High Court of Judicature at Bombay in their name for the said Flat and other moveable and immovable properties and accordingly the said Late Maharashtra Executor and Trustee Company Limited were seized and possessed of or otherwise well and sufficiently entitled to the said Flat bearing No. 5 on 2nd Floor in the building known as Ghamat Terrace;

AND WHEREAS the Son of Late Mr. Shantaram Kero Kulkarni, namely Mr. Vias Shantaram Kulkarni was allotted with Five (5) fully paid up shares of Rs. Fifty each bearing distinctive No.s. 205 to 210 (both inclusive) as comprised in the Share Certificate No. 43 and Member Register No. 43 dated 18/01/1995, by the said Society (hereinafter referred to as "**the said shares**" for the sake of brevity);

AND WHEREAS the said Flat and said Shares are hereinafter collectively referred to as "**the said Premises**" and are more particularly described in the Schedule hereunder;

205	10	32
206	10	32
207	10	32
208	10	32
209	10	32
210	10	32



8.4. 2 Gait's

8.4. 3 Gait's

AND WHEREAS by and under Deed of Transfer dated 03/02/1995, duly stamped and entered and executed between The Maharashtra Executor and Trustee Company Limited, in their capacity as the Executor and Trustee of the estates of the said Late Mr. Shantaram Kero Kulkarni, and Trustee of the estates of the One part, Mr. Kishore Shantlal Chitalia, as the Transferor therein of the One part, Mr. Kishore Shantlal Chitalia, as the Transferee therein of the Second Part and (j) Smt. Shalini Shantaram Kulkarni, (ii) Mr. Vilas Shantaram Kulkarni, (iii) Mr. Vijay Shantaram Kulkarni, (iv) Mrs. Seema V. Kulkarni, (v) Mr. Nitin V. Kulkarni, (vi) Mr. Rajesh V. Kulkarni, (vii) Mrs. Sandhya V. Kulkarni, (viii) Mr. Sali V. Kulkarni and (ix) Ms. Shilpa V. Kulkarni, as the Confirming Party therein of the Third Part, the said between The Maharashtra Executor and Trustee Company Limited sold, transferred and assigned all the rights, title and interest of the said Premises to and in favor of Mr. Kishore Shantlal Chitalia, upon the terms and conditions as agreed and more particularly set out hereinafter;

AND WHEREAS the said Mr. Kishore Shantlal Chitalia died intestate at Kulu on 25/08/2017 leaving behind him his wife, namely Smt. Krishna Kishore Chitalia, and 2 Daughters, namely Mrs. Radhika Amli Ganju (Maiden Name : Ms. Radhika Kishore Chitalia) and Ms. Janvi Kishore Chitalia, as the only legal and surviving heirs to inherit all the properties and Estates of the said Shri. Kishore Shantlal Chitalia, including the said Premises;

AND WHEREAS by and under Release Deed dated 17/01/2019 duly registered before the Sub-Registrar of Assurances under Serial No. 354-2-600-2019, as entered and executed between (i) Ms. Radhika Kishore Chitalia (through her Power of Attorney Holder Ms. Janvi Kishore Chitalia) and (ii) Ms. Janvi Kishore Chitalia, as the Releasees of the One Part and Smt. Krishna Kishore Chitalia, as the Releasee of the Other Part, the said Releasees released and relinquished all their share, right, title and interest in the said Premises, in favor of the Releasee, upon the terms and conditions as agreed and more particularly set out therein;

AND WHEREAS by virtue of the aforesaid Release Deed, Transferor herein has become the full (i.e. 100%) owner of the said Premises and her title to the said Premises is clear, marketable and free from all encumbrances and reasonable doubts;

AND WHEREAS the Transferor herein have agreed to transfer all her share, rights, title and interest in respect of the said premises i.e. said flat bearing No. 5 on 2nd Floor of the said Society and of the said shares as comprised in Share certificate No. 43, and all right, title and interest as attached thereto, free from all encumbrances and reasonable doubts, to the Transferees and the Transferees have agreed to acquire and purchase the same upon the following terms and conditions agreed to between the parties hereto at the consideration price of **Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only)**;

AND WHEREAS before the time of execution of these presents, the Transferees have paid to the Transferor a sum of Rs.43,95,000/- (Rupees Forty Three Lakhs Ninety Five Thousand Only) vide details stated in receipt forming part of these presents, towards part payment of agreed consideration. It is further agreed that a sum of Rs. 1,05,000/- (Rupees One Lakh Five Thousand Only) shall be deducted and be paid to the Central Government by way of 1% Tax deduction to the Transferees within 15 days from the date of execution of this presents;

AND WHEREAS upon the application made by Transferor herein (that regard, the said Society has issued its No Objection Certificate for transfer of the said premises in the name of Transferees;

AND WHEREAS the parties are accordingly desirous of executing these presents for the sale and absolute transfer of the said shares and the said premises, as hereinafter appearing.

NOW THEREFORE, THIS INDENTURE WITNESSETH AND IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

- The Transferor hereby sell, convey, assign and transfer unto the Transferees, and the Transferees hereby acquire and purchase from the Transferor with the right of ownership, the said premises, i.e. to say all that the Transferor's right, title and interest in:

- The Five fully paid-up shares of the face value of Rs.50/- each bearing Distinctive Nos. 206 to 210 (both inclusive) as comprised in the Share Certificate No. 43 dated 18/01/1995, together with all Right, Title and Interest as attached thereto, and



Handwritten table with names and numbers:

ESJ	206
ESJ	207
ESJ	208
ESJ	209
ESJ	210

Radhika

Janvi Kishore Chitalia

Radhika

Janvi Kishore Chitalia

(b) One Premises on the 2nd floor viz. Flat No. 5 admeasuring 360 Sq. Ft. of Built up area or thereabouts, in Building known as "Ghanat Terrace" as standing on a part of land bearing Cadastral Survey No. 1609 and situated at Junction of Dr. D'Silva Road and Tulsi Pipe Road, Dadar, Mumbai, together with all their right, title and interest and more particularly described in the Schedule written hereunder alongwith the right of enjoying all the common amenities;

For the total consideration of **Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only)**, out of which the Transferees have paid to the Transferor:

(i) a sum of Rs.43,95,000/- (Rupees Forty Three Lakhs Ninety Five Thousand Only) vide details stated in receipt forming part of these presents, towards part payment of agreed consideration;

(ii) a further sum of Rs. 1,05,000/- (Rupees One Lakh Five Thousand Only) shall be deducted and be paid to the Central Government by way of Tax deduction to the Transferor, within 15 days from the date of execution of this presents. It is agreed by the parties that the Transferees shall handover the T.D.S. Certificate to the Transferor after payment of T.D.S as aforesaid.

(iii) AND balance sum of Rs.60,00,000/- (Rupees Sixty Lakhs Only) to be paid either from ~~the Transferor's~~ ^{the Transferor's} ~~own~~ ^{own} funds or by availing financial assistance by obtaining Loan from Bank and/or financial Institute or any other sources, within 30 days from the date of execution of this Agreement.

2. It is agreed and recorded by and between the parties hereto that upon execution hereof, the sale of the said premises and said shares by the Transferor in favour of the Transferees is completed. It is further agreed between the parties that upon the receipt of the balance consideration amount of Rs. 1,05,00,000/- more particularly stated at Clause No. 1(iii) hereinabove, the Transferor shall put the Transferees into quiet, vacant, peaceful and full possession of the said premises and said shares as absolute owner thereof alongwith all original title deeds mentioned in recitals hereinabove.

3. The Transferor do hereby declare that the amount lying deposited with the said society i.e. "The Ganamath Co. Operative Housing Society Ltd.", and/or B.E.S.T. or any other authorities in respect of the said premises and said shares towards the Society charges, sinking fund,

B. G. 6 *Ganish*

security deposits and also for other expenses such as entrance fees and share money or such other deposits towards maintenance charges, electricity connection deposits, etc. shall belong to the Transferees only who shall be entitled for the credit of the same and also will be entitled for the refund of the same.

4. Upon the request of the Transferees, the Transferor herein agrees to show/ produce and if needed then to handover/submit all or any of the title documents of the said premises as mentioned in the Recitals hereinabove to the Bank and/or financial institution to enable the Transferees to obtain the Loan/financial Assistance from their desired Bank and/or financial institution.

5. The Transferor herein do hereby state, represent and warrant as under:
(a) The Transferor is the only owner of the said shares and as member of the said Society and is entitled to use, occupy and possess the said premises exclusively;

(b) The Transferor has good right, full power and absolute right to sell, convey, assign and transfer the said shares and the said premises to the Transferees as contemplated in these presents;

(c) The Transferor's title to the said premises and said shares is clear and marketable without any encumbrances;

(d) The Transferor has not created any share, right, title, interest, charge or encumbrance of whatsoever nature in respect of the said shares and/or the said premises, whether by way of sale, exchange, mortgage, tenancy, lease, gift, trust, possession or otherwise, howsoever in favour of any person or persons;

(e) The said shares and/or the said premises are not subject to any ~~other~~ ^{other} ~~impediment~~ ^{impediment} of a like nature;

(f) Transferor has duly complied with, observed and performed all the rules, regulations and by-laws of the said Society and have neither received any notice from the said Society for or in relation to any breach of any of the rules, regulations or by-laws of the said Society nor are there any actions or proceedings pending against them instituted by the said Society or any member of the said Society in respect of the said premises and said shares including any notice or

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B. G. 7 *Ganish*

action for expulsion or termination of their membership of the said Society;

- (g) No notice of acquisition or requisition has been received in respect of the said premises either from local authorities or from the Government or otherwise;
- (h) There is no action, suit or proceedings against the Transferor pending before any court of law or before any other tribunal, judicial, quasi-judicial or administrative authority, which might affect the sale and transfer of the said shares and said premises hereunder;
- (i) There are no income tax, wealth tax, sales tax, excise or other direct or indirect taxation proceedings whether for recovery or otherwise initiated by any taxation authorities or local authorities pending whereby the said premises or any part thereof is in any way affected and/or jeopardized;
- (j) All municipal taxes, land revenue, water charges, etc., payable to the Municipal Corporation of Greater Mumbai ("MCGM"), State or Central Government and Reliance Energy Limited, and any other concerned authority in respect of the said premises are paid upto date;
- (k) There are no outstanding's or arrears payable to Mahanagar Telephone Nigam Limited in respect of telephones installed in the said premises;
- (l) The Transferor declare that they have not obtained any Loan from any finance company/institution or any Bank or corporate body;
- (m) All compliances in relation to the said premises have been complied with under applicable laws and regulations, and there is no reason for them to believe that there is any outstanding claim or liability (crystallized or potential) that may affect the said premises in terms of its further usage in any manner whatsoever.

The Transferor hereby confirm, declare and assure to the Transferees that all the title agreements/documents of the said premises and/or said flat as more particularly referred herein in recitals are duly stamped and paid with the adequate stamp duty by and under the provisions of the Bombay Stamp Act and further if any objection is raised with regards to the deficit of stamp duty then the same shall be the sole responsibility of the Transferor to pay and clear off the same with penalty. The Transferor further undertake to indemnify and keep indemnified the

S.G.

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Transferees and/or their successor/assigns from the loss and/or damage of any nature as that may be faced and/or suffered by them due to the action of any nature as that may be taken up by any government and/or semi Government Authority due to the deficit of stamp duty (if any) on the said title deeds of the said premises and/or due to loss of any nature as that may be suffer by Transferees due to defect of any nature in title of the Transferor.

7. The Transferor hereby confirm, declare and assure that the Transferees are entitled to quietly and peacefully hold, possess, occupy and enjoy the said premises and said shares without any suit, demand, hindrance, denial, interruption or eviction or claim from the Transferor or their respective heirs, administrators, executors or assigns or any other person or body of persons claiming by, through, under or in trust for them. Henceforth, the Transferor shall have no right, title, claim, demand or interest of whatsoever nature in the said premises and said shares as the same is conveyed to the Transferees.

8. The Transferor shall from time to time and at all times whenever called upon by the Transferees do and execute and cause to be done and executed all such acts, deeds, matters and things whatsoever for more perfectly assuring the said premises and said shares in the manner aforesaid as shall or may be reasonably required by the Transferees.

9. The Transferor will further assist in getting Transferees admitted as member of the said Society with the right to use and occupy the said premises subject to bye-laws, rules and regulations of the said Society and also authorize the said Transferees to get transferred said share certificate of the said Society in the name of Transferees.

10. It is agreed by and between the parties that the Transferor will sign all necessary deeds, documents, agreements, affidavits, letters, etc. as are required to effect the transfer of ownership rights in respect of the said premises and said shares to the Transferees.

11. The Transferor hereby declare and confirm that the said shares, said premises and membership thereof are free and clear from all claims, charges, disputes and encumbrances of whatsoever nature and that the Transferor shall be liable to pay all maintenance charges and outgoings

S.G.

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Ganish

✓

accrued and due i.e. service charges, monthly maintenance charges, repairing, electricity bills or any other charges in respect of the said premises till the date of possession of the said premises is given to the Transferees . The Transferees shall pay all charges of the Society i.e. service charges, monthly maintenance charges, repairing, electricity bills or any other charges payable in respect of the said premises to the said society after the possession thereof is given to the Transferees.

12. The Transferor declare that the Transferor have duly paid and discharged in full all the dues and liabilities in respect of the said premises including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said Society upto the date of these presents.

13. The Transferees hereby agree to become member of the said Society formed by the Residential Premises holders and to abide by all Bye-laws, rules and regulations adopted by it or which it may adopt from time to time.

14. It is hereby agreed that the Transferor and the Transferees herein shall fill up and sign all necessary papers and forms under the Maharashtra Co-operative Societies Act, 1960 and Rules made thereunder and they jointly undertake to deliver the same to the said Society.

15. The Transferor state and assure that she is competent to sell, transfer and assign the said premises and said shares and that there is no impediment whatsoever to sell, transfer and assign the said premises and said shares to the Transferees.

16. The Transferor hereby agree to transfer the electric meter and necessary deposits in respect thereof to the name of the Transferees.

17. The transfer charges, if any, payable to the said Society for the transfer of the said shares and said premises to the Transferees shall be borne and paid by the parties hereto in equal proportion.

18. It is agreed by and between the parties hereto that this Deed shall be lodged for registration by the parties hereto and the Transferor shall personally attend the office of the Sub-Registrar of Assurances, for admitting the execution hereof.

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S.G. *Ganish*

19. Stamp duty and registration charges in respect of this Deed of Transfer shall be borne and paid by the Transferees alone. The Transferor and the Transferee shall pay their respective Advocates' fees.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinabove mentioned.

THE SCHEDULE REFERRED TO ABOVE

(Description of the said premises)

ALL THAT Flat No. 5 admeasuring about 360 Sq. ft. of built up area on 2nd floor of the building known as "Gananashree Co-operative Housing Society Ltd." (Ghamat Terrace) and situated at Senapati Bapat Marg, Dadar (West), Mumbai - 400 028, together with all their right, title and interest in the said 5 (Five) fully paid up shares of the face value of Rs. 50/- each aggregating to Rs. 250/- and bearing distinctive No. 205 TO 210 (both inclusive) as comprised in the Share Certificate No. 93 and Member Register No. 43 dated 18/01/1995, lying, being and situate on the land bearing Plot No. 7, C.S. No. 4/201 of Mahim Division and in the registration district of Mumbai District.

The said building consists of Ground + 2 upper Floors with no Lift Facility.

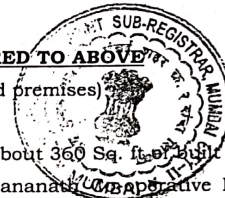
SIGNED AND DELIVERED by)
the withinnamed **TRANSFEROR**)
SMT. KRISHNA KISHORE CHITALIA)

K K Chitalia)

In presence of)

1. *[Signature]*)

2. *[Signature]*)



[Handwritten notes and signatures in a box]



11

SIGNED AND DELIVERED by
the withinnamed TRANSFEREES
(i) **MR. SATISH KHIMJI GALA**

Satish.



(ii) **MRS. SEJAL SATISH GALA**

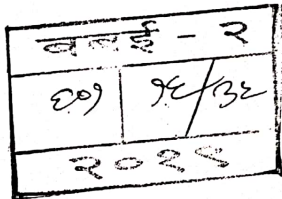
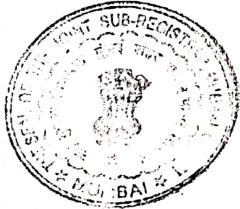
Sejal S. Gala



In the presence of

1. *K. Chitalia*

2. *सुनील अशोक शिंदे*

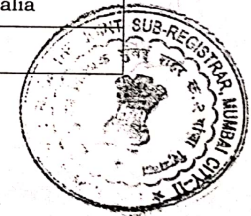


RECEIPT

Received on or before the day and year first hereinabove written of and from the withinamed Transferees the sum of Rs.43,95,000/- (Rupees Forty Three Lakhs Ninety Five Thousand Only) in following manner, as within mentioned part payment paid by the Transferees to the Transferor :

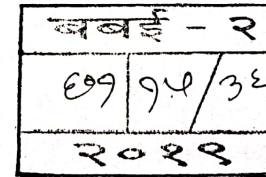
BY NEFT :

NEFT Date	UTR / Reference No.	Amount (in Rs.)	In favor of / Beneficiary Name
14/01/2019	COSBN19014693253	5,000/-	Krishna K. Chitalia
15/01/2019	COSBN19015701025	10,00,000/-	Krishna K. Chitalia
15/01/2019	COSBN19015701032	10,65,000/-	Krishna K. Chitalia
15/01/2019	COSBN19015701054	10,00,000/-	Krishna K. Chitalia
15/01/2019	COSBN19015701046	13,25,000/-	Krishna K. Chitalia
TOTAL		43,95,000/-	



Rs.43,95,000/-

(Rupees Forty Three Lakhs Ninety Five Thousand Only)



I SAY RECEIVED

K K Chitalia

SMT. KRISHNA K. CHITALIA

Witness:

(i) *K. Chitalia*

(ii) *सुनील अशोक शिंदे*

319/601

गुरुवार, 17 जानेवारी 2019 12:35

म.नं.

दस्त गोश्वारा भाग-1

बबई2

दस्त क्रमांक: 601/2019

दस्त क्रमांक: बबई2 /601/2019

नाम मूल्य: रु. 73,75,725 -

मांघदला: रु. 1,05,00,000/-

भालेचे मुद्रांक शुल्क: रु. 5,25,000/-

द. नि. सह. दु. नि. बबई2 यांचे कार्यालयात

पावती: 676

पावती दिनांक: 17/01/2019

अ. क्र. 601 वर दि. 17-01-2019

सादरकरणाचे नाव: सतीश खिपजी गाला

गेजी 12:35 म.नं. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 720.00

पृथांची संख्या: 36

Ganish.

दस्त हजर करणाऱ्याची मती:

एकुण: 30720.00

सह दुय्यम निबंधक, मुंबई-2

सह दुय्यम निबंधक, मुंबई-2

दस्ताचा प्रकार: ट्रान्सफर डीड

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

शिक्का क्र. 1 17 / 01 / 2019 12 : 35 : 03 PM ची वेळ: (सादरकरण)

शिक्का क्र. 2 17 / 01 / 2019 12 : 35 : 31 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सर्व दस्तावेज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. * दस्ताला संपूर्ण मजकूर, निष्ठाळक व्यक्ती, साक्षीवार व सौम्य जोडलेल्या दस्तावेजांची सहायता तातडीची आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्ठाळक व संपूर्णपणे जबाबदार राहतील.

K K chitalia

लिहून देणारे:

Ganish. Bejel S. Gala
लिहून घेणारे:





17/01/2019 12 37:53 PM

दस्त क्रमांक :बबइ2/601/2019

दस्ताचा प्रकार :-ट्रान्सफर डीड

दस्त गोपवारा भाग-2

बबइ2

दस्त क्रमांक:601/2019

39

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:कृष्णा किशोर चितलिया
पता:303- , विनय भारती को-ओपी हाउसींग
सोसाइटी लीमीटेड, - 3/7, दत्तात्रय रोड,
शांताकृज वॅस्ट, मुंबई , सांताक्रूजा सेंट्रल,
MAHARASHTRA, MUMBAI, Non-
Government.
फॉन नंबर:AAAPC6702D

पक्षकाराचा प्रकार
लिहून देणार
वय :-64
स्वाक्षरी:-

K K Chitalia

छायाचित्र

अंगठ्याचा ठसा



2 नाव:सतीश खिमजी गाला
पता:प्लॉट नं: ए/103, माळा नं: -, इमारतीचे
नाव: साकेत को-ओप हाउसींग सोसाइटी
लीमीटेड, ब्लॉक नं: -, रोड नं: कोकणीपाडा रोड
नं.467, ऑपजिट म्युनिसिपल स्कुल कुरार
विलेज, मालाड ईस्ट, मुंबई, महाराष्ट्र, मुंबई.
फॉन नंबर:ALEPG0131B

लिहून घेणार
वय :-39
स्वाक्षरी:-

Satish



3 नाव:सेजल सतीश गाला
पता:प्लॉट नं: ए/103, माळा नं: -, इमारतीचे
नाव: साकेत को-ओप हाउसींग सोसाइटी
लीमीटेड, ब्लॉक नं: -, रोड नं: कोकणीपाडा रोड
नं 467. ऑपजिट म्युनिसिपल स्कुल कुरार
विलेज, मालाड ईस्ट, मुंबई, महाराष्ट्र, मुंबई.
फॉन नंबर:AXBPG9306M

लिहून घेणार
वय :-36
स्वाक्षरी:-

Sejal S. Gala



वरील दस्तऐवज करून देणार तथाकथीत ट्रान्सफर डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:17 / 01 / 2019 12 : 36 : 43 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

1 नाव:वनेचंद. गाला
वय:65
पता:घेणाराप्रमाणे
पिन कोड:400054

स्वाक्षरी

गाला वनेचंद 21/1/19



2 नाव:दिलीप चितलीया
वय:62
पता:विश्वकर्मा बागच्या जवळ दर्पण विलपार्ले मुंबई
पिन कोड:400054

स्वाक्षरी

D Chitalia



शिकका क्र.4 ची वेळ:17 / 01 / 2019 12 : 38 : 20 PM

शिकका क्र.5 ची वेळ:17 / 01 / 2019 12 : 38 : 32 PM

सह/दुय्यम निबंधक, मुंबई-2

iSarita v1.5.0

प्रमाणित करणेत येते की
दस्तामध्ये एकूण ३९ पाने आहेत
पुस्तक क्र. १ मध्ये अ.क्र. बबई-२/६०१/२०१९
नोंदला.
दिनांक 17 JAN 2019

सह. दुय्यम निबंधक, मुंबई शहर-२



18/01/2019



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई
शहर 2

दस्त क्रमांक : 601/2019

नोंदणी :

Regn:63m

गावाचे नाव :	गावाचे नाव :
(1) विलेखाचा प्रकार	ट्रान्सफर डीड
(2) मोबदला	10500000
(3) बाजारभावाप्रमाण (बाजारपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	7375725
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं.5, माळा नं: 2रा मजला, इमारतीचे नाव: गनानाथ को ओप हाउसींग सोसाइटी लीमीटेड, रोड नं: सेनापति बापट मार्ग, दादर वॅस्ट, मुंबई - 400028, इतर माहिती: दस्तात नमूद केल्या प्रमाणे (C.T.S. Number : 4/201 ;)
(5) क्षेत्रफळ	1) 360 चौ.फूट
(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:-कृष्णा किशोर चितलिया वय:-64; पत्ता:-303- , , विनय भारती को-ओपी हाउसींग सोसाइटी लीमीटेड, - , 3/7; दत्तात्रय रोड, शांताकृज वॅस्ट, मुंबई , सांताक्राजा सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 पॅन नं:-AAAPC6702D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सतीश खिमजी गाला वय:-39; पत्ता:-फ्लॉट नं: ए/103, माळा नं: - , इमारतीचे नाव: साकेत को-ओप हाउसींग सोसाइटी लीमीटेड, ब्लॉक नं: - , रोड नं: कोकणीपाडा रोड नं.467, ऑपजिट म्युनिसिपल स्कुल कुरार विलेज, मालाड ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ALEPG0131B 2): नाव:-सेजल सतीश गाला वय:-36; पत्ता:-फ्लॉट नं: ए/103, माळा नं: - , इमारतीचे नाव: साकेत को-ओप हाउसींग सोसाइटी लीमीटेड, ब्लॉक नं: - , रोड नं: कोकणीपाडा रोड नं.467, ऑपजिट म्युनिसिपल स्कुल कुरार विलेज, मालाड ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AXBPG9306M
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2019
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2019
(11) अनुक्रमांक, खर्च व पण्ड	601/2019
(12) बाजारभावाप्रमाण, मधीक शुल्क	525000
(13) बाजारभावाप्रमाण नोंदणी शुल्क	30000
(14) शारा	



Beauk
दुय्यम निबंधक
मुंबई शहर 2

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Gananath Co-op. Hsg. Society Ltd.

(GHAMAT TERRACE)

(Regd. No. BOM/HSG/G 6532 of 81)

218, Senapati Bapat Marg, Opp. Dadar W. Rly. Stn., Mumbai-400 028.

30/01/2019

Ref. No. _____

Date : _____

To
The Manager
The Cosmos Co-op. Bank Ltd.
Dadar Branch .

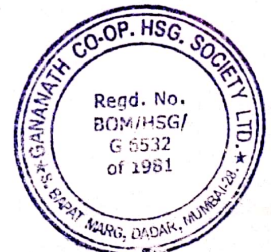
Sub. : No Objection for grant of loan to Mr. Satish Gala and Mrs. Sejal Gala in respect of Flat No. 5 on 2nd Floor in Gananath CHSL

Dear Sir

1. Our Co-op. Housing Society Limited i.e. Gananath Co-op. Housing Society Limited is duly registered under MCS Act, 1960, against Registration No. BOM/HSG/GN/6532 Dt. 23rd March 1981 and is situated at Senapati Bapat Marg, Dadar (West), Mumbai – 400 028.
2. The Member Smt. Krishna Kishore Chitalia resident of our society and is in possession of Flat No. 5, 2nd Floor and Share Certificate No. 43 for shares Bearing distinctive nos. from 206 to 210 (both inclusive) stand in her name.
3. The member Smt. Krishna Kishore Chitalia have informed society that she has sold and transfer all her right, title, interest in the said flat no. 5 on 2nd floor and shares to Mr. Satish Gala and Mrs. Sejal Gala who has purchased the same and has approached you for a loan for acquiring the said flat.

In this connection, we hereby certify the following :

1. We shall admit the said transferee, Mr. Satish Gala and Mrs. Sejal Gala as our members provided all our dues are paid and all documents and papers as per our bye laws are submitted to us.
2. We do not have any objection to your bank granting loan to our said intending members and their mortgaging the said flat / shares in your favour by way of security for repayment of loan sanctioned.



Mem. Register No. 43

Certificate No. 43

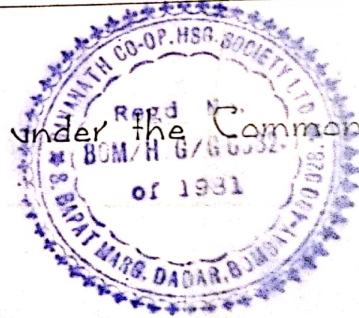
SHARE CERTIFICATE

This is to Certify that Shri. Vilas Shantaram Kulkarni.

is/are the Registered Holder/s of Five fully paid-up
Shares Numbered 206 to 210 inclusive, of
Rs. 50/- each in the above named Gananath Co-op. Hsg. Society Ltd.
subject to the Bye-laws thereof.

Rs. 250=00

Given under the ^{Red} Common Seal of the
said

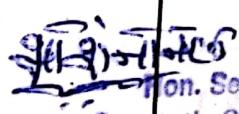
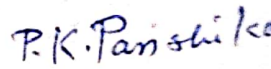
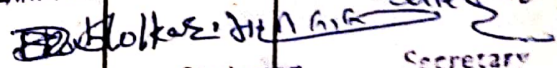


this 18th day of January 1995.

H. S. Patil
Hon. Secretary

P. K. Panstiker
Chairman

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of transfer	No. of transfer	Name, Address & Ledger folio	Reg. No. of Transferee	Signature
15-2-95	.	Shri. Kishore Shankilal Chitalia		 P.K. Panshikar Hon. Secretary Chairman, Gananath Co-op. Hsg. Soc. Ltd
17/11/2017	80	Smt. Krishna Kishore Chitalia	128	 P.K. Panshikar Hon. Secretary Chairman, Gananath Co-op. Hsg. Soc. Ltd
09/05/2019	128	Mrs. Sejal Satish Gala & Mrs. Sejal Satish Gala	129	 P.K. Panshikar Hon. Secretary Chairman, Gananath Co-op. Hsg. Soc. Ltd

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