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SEPTEMBER  
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022-25855995  
 022-25855876  
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 022-21640621  
 022-27696743  
 0251-2232853  
 0251-2433618  
 022-26152389  
 022-26131050  
 022-2616471  
 022-26402884  
 022-40658301  
 022-25703557  
 022-26128971  
 022-26367321  
 022-28854071  
 022-28041189  
 022-28972885  
 022-28975314  
 022-26856183  
 022-28073782  
 022-28831014  
 022-46076950  
 022-28545950  
 0250-2340010  
 0251-2990632  
 079-27545693  
 02692-241544  
 079-22740540  
 079-26425770  
 0268-2564090  
 079-22821727  
 079-27542773

Memorandum of the transfers of the within mentioned Shares

S. No. of Transfer	General Body or Committee Meeting at which Transfer was approved	To whom Transferred	S. No. in the Share Register at which the Transfer of Shares held by the Transferor are registered	Shareholder's Name
1	2	3	4	5
1	11.8.2013. Annex 4 Chairman	Mrs. NETA DATTATRAYA WADWA. Hon. Secretary	39	Mr. K. S. Srinivas 28 Hon. Secretary Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

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MAY

S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SEPTEMBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

- 020-25529041 Ghoshander
- 094205 26584 M.C.S. Thane
- 020-29780244 Mulund (E)
- 020-27438453 Mulund (W)
- 02135-222036 Vashi
- 020-27233894 Kalyan
- 091455 17949 Dornival
- 020-25817225 Vile-Parle, Hanuman
- 020-27659388 Vile-Parle, Nehru Rd
- 020-27415408 Anshen (W)
- 020-29970451 Bandra (W)
- 02135-222400 Goregaon (W)
- 020-24212018 S. M. Shastry, Powai
- 02138-289440 Santacruz
- 020-25865063 Veera Desai Road
- 020-24490289 Borivali (W)
- 020-24457356 Bhandar
- 020-24212029 Borivali (E)
- 020-24383828 Dahisar
- 079756 73748 Goregaon (E)
- 020-26982214 Kardivali

- 022-24391532 Vashi
- 022-25208142 Ambernath
- 022-22632983 Ashram Road
- 022-24045635 Anand
- 022-22400297 Bapunagar
- 022-25136117 C.G. Road
- 022-25345923 Nadiad
- 022-27698272 Naroda Road
- Nava Vadaj

**Mumbai**

THE CHANDRALOK DAHISAR CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. No. X12 37 (Regd. No. BOM/WR/HSG/TC/4757/1989-90 Dtd. 19-10-1989) and Date )

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares each of Rs. 50/- only  
Member's Register No. 037

THIS IS TO CERTIFY that **Sri / Smt. REKHA ASHOK PARIKH** is the Registered Holder of **[ FIVE ]** Shares from No. **181** to **185** of Rs. **50/-** [ FIFTY ONLY ]

in THE **CHANDRALOK DAHISAR CO-OPERATIVE HOUSING SOCIETY LTD.** BOMBAY Subject to the Bye-laws of the said Society and

that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at BOMBAY this 15th

day of JANUARY 1980.

*[Signature]*  
Chairman

*[Signature]*  
Hon. Secretary

*[Signature]*  
Member of the Committee

P. T. O.

said Land admeasuring 2112.988 square meters, on the terms and conditions more particularly set out therein.

(E) Pursuant to an Agreement dated 6<sup>th</sup> August, 2018 and registered in front of Sub-Registrar of Assurance Borivali Taluka vide Registration Receipt bearing No. BRL-4-11719-2018, dated - 06/08/2018 between PEST CONTROL (INDIA) PRIVATE LIMITED, hereinafter referred to as "the Owner-Developer" of the First Part and CHANDRALOK DAHISAR CO-OPERATIVE HOUSING SOCIETY LIMITED, hereinafter referred to as "the Society" of the Second Part and MRS. NETRA DATTATRAY WARANG (the Vendor herein) hereinafter referred to as "the Member" of the Third Part, where the Owner-Developer agreed to allot the Member, a new residential Flat on ownership basis, in the new building to be constructed by demolishing old building of "Chandralok" being Flat No. 904, on the 9<sup>th</sup> Floor, in "B" - Wing, admeasuring an area of 413 sq. ft. Carpet, along with One Car Parking Space, (herein after referred to as "the said Flat and the said Car parking") in lieu of her old Flat No. 13, on 1<sup>st</sup> Floor, in "B" Wing, in old building of "Chandralok". And by virtue of ownership of new Flat MRS. NETRA DATTATRAY WARANG becomes member in the said Society and shall be allotted with new Share Certificate as and when issued (the said Flat, the said Car Parking and membership in the said Society are herein after referred to as "the said Premises" for the sake of convenience).

(F) Now, that the Vendor is the absolute and real owner of the said Premises together with benefits attached to it and that the Vendor herein either personally or through any agent or agents or constituted Attorney, if any, has, have or had at any time thereto neither created nor agreed to create any third party rights, or any right, title, interests or claim whatsoever (and in any way or manner whatsoever) in respect of the said Premises or the said Shares.



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*Netra Dattatray Warang*

*Netra*

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- (d) Titles to the clauses (if any) are only for reference purpose and shall have no bearing on the contents of the clause;
- (e) Present Agreement for Sale may be addressed to as "Deed" or "Agreement" and it shall not change purpose of this Agreement for Sale;
- (f) The Recitals and the Schedule written hereunder form an integral part of Agreement;
- (g) The Vendor and the Purchasers herein are collectively referred to as "the Parties herein" and individually as "the Party" for the sake of convenience.

WHEREAS THE VENDOR DO HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE PURCHASERS AS FOLLOWS :

- (A) Pursuant to an Articles of Agreement made and entered at Mumbai on 3<sup>rd</sup> May, 2013 and registered with Sub-Registrar of Assurance Borivali Taluka, Borivali - 9, by Registration Receipt bearing No. BRL-9/2571/2013 dated 04/05/2013, executed by and between 1) Mrs. Rekha Ashok Parikh and 2) Mr. Ashok Kumar Indulal Parikh, therein called "the Transferors" of the One Part, Mrs. Netra Dattatray Warang therein called as the "Transferee" of the Other Part, for a residential premises being Flat No. 13, on 1<sup>st</sup> Floor, in B-Wing, admeasuring an area of about 400 sq. ft. Built up, in the building known as Chandralok Dahisar Co-operative Housing Society Limited, situated on Jaywant Sawant Road, Dahisar West, Mumbai - 400068, at or for the price and upon the terms and conditions therein contained. The Transferee took vacant and peaceful possession of the said Premises.



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"Chandralok Dahisar Co-operative Housing Society Limited", is a registered society under Maharashtra Co-operative Societies Act, 1960 bearing its Registration No. BOM/WR/HSG/TC/4757/1989-90 Dtd.19-10-1989

(hereinafter called "the said Society") and is situated at Jaywant Sawant Road, Dahisar West, Mumbai - 400068.

*Netra*

# AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 14<sup>th</sup> day of March, Two thousand and Twenty Three (2023);

BETWEEN

MRS. NETRA DATTATRAY WARANG, age - 68 years, Indian Inhabitant, presently residing at Flat No. 102, Prashantanand CHS Ltd., Eksar Road, Near St. Rocks College, Borivali West, Mumbai - 400092, hereinafter called "THE VENDOR" (which expression unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the One Part;

AND

MR. NIRBHAYKUMAR NAGINDAS SHAH, age - 38 years AND MRS. NIDHI NIRBHAYKUMAR SHAH age - 37 years, Indian Inhabitants, residing at Flat No. B/210, 2<sup>nd</sup> Floor, Sai Amrut Co-op. Hsg. Soc. Ltd., J. S. Road, Near Rustomjee School, Dahisar West, Mumbai - 400068, hereinafter called "THE PURCHASERS" (which expression unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the Other Part.

## IN THIS PRESENT AGREEMENT:

- Unless the context otherwise implies, the above expressions shall have the respective meanings assigned to them;
- Singular shall include plural and vice versa;
- Masculine gender used herein and reference made thereto, shall include both the genders and references thereto, as context may require;

*Nidhi*  
N.D. Warang

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15/03/2023

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दुय्यम निबंधक : सह दु.नि. बोरीवली 3

दस्त क्रमांक : 3055/2023

नोंदणी :

Regn 63m

गावाचे नाव : दहिसर

(1) क्रितीचा प्रकार	करारनामा
(2) मोबदला	6660000
(3) बाजारभावाभावे पट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते तयार करावे	6663733.65
(4) मू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: मदतिका नं: बी - 904, माळा नं: 9 वा यजला, इमारतीचे नाव: पार्क रेसिडेन्सीस, चंद्रलोक दहिसर सी एच एस ली, ब्लॉक नं: दहिसर पश्चिम, मुंबई - 400068, रोड: जयवंत सावंत रोड, इतर माहिती: सोबत 1 कार पार्किंग PUI: RN0500280110000 (( C.T.S. Number : 918A ; ))
(5) क्षेत्रफळ	1) 46.05 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-नेवा दत्तात्रेय वारंग वय:-68; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चंद्रलोक, ब्लॉक नं: दहिसर पश्चिम, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAKPW9394H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-निर्मलकुमार नगीनदास शाह वरुणें मुखत्यार धारक निधि निर्भयकुमार शाह वय:-38; पत्ता:-प्लॉट नं: बी/210, माळा नं:-, इमारतीचे नाव: साई अमृत सी एच एस ली, ब्लॉक नं: दहिसर पश्चिम, मुंबई, रोड नं: जे. एस. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-DCXPS1979A 2): नाव:-निधि निर्भयकुमार शाह वय:-37; पत्ता:-प्लॉट नं: बी/210, माळा नं:-, इमारतीचे नाव: साई अमृत सी एच एस ली, ब्लॉक नं: दहिसर पश्चिम, मुंबई, रोड नं: जे. एस. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-CAZPS7367F
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	15/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3055/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	400000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिलकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 15/03/2023 ) to Municipal Corporation of Greater Mumbai.

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

सह दुय्यम निबंधक: बोरीवली क्र. 3,  
मुंबई उपनगर जिल्हा