

687/5701

Tuesday, April 16, 2019

4:05 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: पी.एस.पहाडीगोरेगांव

पावती क्र.: 6367 दिनांक: 16/04/2019

दस्तऐवजाचा अनुक्रमांक: बरल-4-5701-2019

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रूपा कृष्णा आचार्य

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

३:३१ PM ह्या वेळेस मिळेल.

बाजार मस: रु. 6552072/-

मोबदल: 5,8900000/-

भरलेले प्रॉक शुल्क: रु. 534000/-



सह दु.नि.का-बोरीवली 4

सह. दुय्यम निबंधक, बोरीवली क्र.-४,  
मुंबई उपनगर जिल्हा.

१) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000486962201920M दिनांक: 15/04/2019

बँकेचे नाव व पत्ता:

२) देयकाचा प्रकार: DHC रक्कम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1504201912034 दिनांक: 15/04/2019

बँकेचे नाव व पत्ता:



**DELIVERED**

Valuation ID		मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		16 April 2019 03:39:11 PM	
2019W416192R				बरल-४	
मूल्यांकनचे वर्ष	2019				
जिल्हा	मुंबई (उपनगर)				
मुख्य विभाग	१४, पहाडी-गोरेगाव पूर्व ( बौधीवली )				
उप-मुख्य विभाग	५४०२१ मुंबाग उपनगर गोरेगाव स्टेशन ते दुर्गाती मार्ग जोडण्यास रस्ता, पूर्वेस दुर्गाती मार्ग, दक्षिणेस गळणी गीरा व पश्चिमेस रेल्वे				
सर्व्हे नंबर व भू क्रमांक	मि.टी.एस. नंबर २५१४				
<b>वार्षिक मूल्य दर तक्रारानुसार भूखण्ड दर</b>					
खुली जमीन	निकासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोचर्यापनाचे एकक
६१४००	१२२५००	१३४६००	२१४२००	१३०१००	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Plot Unit)	२३.५१ चौरस मीटर	मिळकतीचा वापर	मिळकती सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	१-आर सी सी	मिळकतीचे धर्म	१-१०-०४	भूखण्ड बांधकामाचा दर	Rs 122400/-
उद्देशाने सुविधा	आहे	मजला	१०४००		
Sale Type - Resale					
First Sale Date - 02/11/2018					
Sale/Resale of built up Property, restricted after regular at 02/11/2018					
मजला विहाय भट.वाढ					
= 100% apply to rates Rs 122400/-					
<b>पक्षा.पानुसार मिळकतीचा प्रति चौ. मीटर भूखण्ड दर</b>					
= 10 वार्षिक भूखण्ड दर - खुला जमिनीचा दर 1 - पक्षा.पानुसार टक्केवारी 2 - खुला जमिनीचा दर 3					
= 10 x 122400 + 612000 x 100% = 1000000					
= Rs 122400/-					
<b>A) मुख्य मिळकतीचे मूल्य</b>					
= खरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 122400 x 53.51					
= Rs 6552022/-					
<b>एकत्रित अंतिम मूल्य</b>					
मुख्य मिळकतीचे मूल्य + पक्षा.पानुसार मूल्य + वेळोवेळी मजला क्षेत्र मूल्य + बांधकाम मजलीचे मूल्य + पुरीत मजलीचे मूल्य + अंतिम वाढ					
= 6552022 + 0 + 944500 + 0 + 0 + 0 + 0 = 0					
= Rs 6552022/-					



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CHALLAN  
MTR Form Number-6



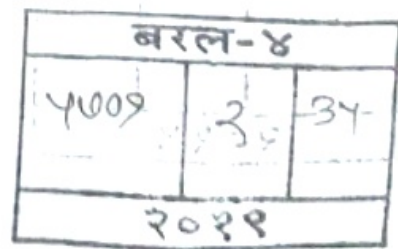
TRN	MH000488962201920M	BARCODE	Date 15/04/2019-12:48:44		Form ID 252
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)		
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4		PAN No.(If Applicable)	AEZPA1033L	
Location	MUMBAI		Full Name	ROOPA KRISHNA ACHARYA	
Year	2019-2020 One Time		Flat/Block No.	Flat No 105 AJAY APARTMENT CHSL	
Account Head Details	Amount In Rs.	Premises/Building	Plot No 7 Ishwarbhai Patel Rd Goregaon East		
00045501 Stamp Duty	534000.00	Road/Street	Mumbai		
00063301 Registration Fee	30000.00	Area/Locality	Mumbai		
		Town/City/District	PIN 4 0 0 0 5 3		
		Remarks (If Any)	PAN2=AC2PR5309N-SecondPartyName=RAVINDRA C RATHI and MALA A LQHIYA-		
		Amount In Words	Five Lakh Sixty Four Thousand Rupees Only		
	5.64.000.00				
Bank Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	03006172019041500290	150419M1017827	
Cheque/DD No	Bank Date	RBI Date	15/04/2019-16:12:22	Not Verified with RBI	
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		



Document ID: \_\_\_\_\_ Mobile No: 9920970172  
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 यव्हेन केवळ दुय्यम नियमक कार्यालयत नोंदणी करण्याच्या दस्तऐवजाची लागू आहे. नोंदणी न करण्याच्या दस्तऐवजाची सादर घेतल लागू

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*Platin*  
*Mohim*

*[Signature]*



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1504201912034	Date 15/04/2019
Received from ROOPA K ACHARYA, Mobile number 0000000000, an amount of Rs 700/- towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name MAHB	Date 15/04/2019
Bank CIN 10004152019041510193	REF No. 006374180
This is computer generated receipt. Hence no signature is required.	



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*Hohim*

*Patel*

*[Signature]*

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 16/4/19 day of April, 2019

**BETWEEN**

(1) MR. RAVINDRA C. RATHI, aged 55 years, PAN – ACZPR5309N (2) MRS. MALA ASHOK LOHIYA, aged 47 years, PAN – AABPL7327A, both adults, Indian Inhabitants, Owner of Flat No. 105, First Floor, AJAY APARTMENT CO-OP. HSG. SOC. LTD., situated at Plot No. 7, Ishwarbhai Patel Road, Goregaon (East), Mumbai 400063, hereinafter called and referred to as the “TRANSFERORS” (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART;

**AND**

MS. ROOPA KRISHNA ACHARYA, aged 47 years, PAN – AEZPA1033L, an adult, Indian Inhabitant, currently residing at 31/1701, Bandra Vinaya CHS., Kher Nagar, Bandra (East), Mumbai 400051, hereinafter called and referred to as the “TRANSFEREE” (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the OTHER PART;

*Patel Hohim*

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*[Signature]*

I. WHEREAS by an Agreement for Sale dtd. 29<sup>th</sup> day of May, 1984 made and entered between M/S WIMLA AND COMPANY and MR. JOHN PETER FERNANDES & MRS. ANN FRANCISCA FERNANDES. The said M/S WIMLA AND COMPANY sold all the right, title, ownership rights and possession in respect of Flat No. 105, First Floor, AJAY APARTMENT CO-OP. HSG. SOC. LTD., situated at Plot No. 7, Ishwarbhai Patel Road, Goregaon (East), Mumbai 400063 to MR. JOHN PETER FERNANDES & MRS. ANN FRANCISCA FERNANDES, as the Owners, thereof in respect of Flat No. 105, the terms and conditions mentioned in the said Agreement for Sale.

II. WHEREAS by an Agreement dtd. 16<sup>th</sup> day of August, 1991 made and entered between MR. JOHN PETER FERNANDES & MRS. ANN FRANCISCA FERNANDES (therein referred to as "THE PARTY OF THE FIRST PART"), and MR. CHENARAMJI GIRDHARIRAMJI CHOUDHARY AND MRS. RUKMINI CHENARAMJI CHOUDHARY (therein referred to as "THE PARTY OF THE SECOND PART"). The said MR. JOHN PETER FERNANDES & MRS. ANN FRANCISCA FERNANDES sold all the right, title, ownership rights and possession in respect of Flat No. 105, First Floor, AJAY APARTMENT CO-OP. HSG. SOC. LTD., situated at Plot No. 7, Ishwarbhai Patel Road, Goregaon (East), Mumbai 400063 to MR. CHENARAMJI GIRDHARIRAMJI CHOUDHARY AND MRS. RUKMINI CHENARAMJI CHOUDHARY, as the Owners, thereof in respect of Flat No. 105, the terms and conditions mentioned in the said Agreement



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The said Agreement has been registered through Declaration dated 30<sup>th</sup> day of April 1997 with the Registrar Office of Assurance vide Registered No BDR-1903-1997 DT. 30.04.1997.

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*Handwritten signature:*  
 K. G.

III. WHEREAS by an Agreement for Sale dtd. 9<sup>th</sup> day of October, 1998 made and entered between MR. CHENARAMJI GIRDHARIRAMJI CHOUDHARY AND MRS. RUKMINI CHENARAMJI CHOUDHARY (therein referred to as "TRANSFERORS"), and MR. NAGENDRA CHATARAMJI CHOUDHARY (therein referred to as "The TRANSFEREE"). The said MR. CHENARAMJI GIRDHARIRAMJI CHOUDHARY AND MRS. RUKMINI CHENARAMJI CHOUDHARY sold all the right, title, ownership rights and possession in respect of Flat No. 105, First Floor, AJAY APARTMENT CO-OP. HSG. SOC. LTD., situated at Plot No. 7, Ishwarbhai Patel Road, Goregaon (East), Mumbai 400063 to MR. NAGENDRA CHATARAMJI CHOUDHARY, as the Owners, thereof in respect of Flat No. 105, the terms and conditions mentioned in the said Agreement for Sale. The said Agreement for Sale has been registered through Confirmation Deed dated 06<sup>th</sup> day of August, 2005 with the Registrar Office of Assurance vide Registered No. BDR10-06469-2005 DT. 08.09.2005.



IV. WHEREAS by an Agreement for Sale dtd. 02<sup>nd</sup> day of November, 2005 made and entered between MR. NAGENDRA CHATARAMJI CHOUDHARY (therein referred to as "TRANSFERORS"), and (1) MR. RAVINDRA C. RATHI (2) MRS. MALA ASHOK LOHIYA (therein referred to as THE TRANSFEREES). The said MR. NAGENDRA CHATARAMJI CHOUDHARY sold all the right, title, ownership rights and possession in respect of Flat No. 105, First Floor, AJAY APARTMENT CO-OP. HSG. SOC. LTD., situated at Plot No. 7, Ishwarbhai Patel Road, Goregaon (East), Mumbai 400063 to (1) MR. RAVINDRA C. RATHI (2) MRS. MALA ASHOK LOHIYA, as the Owners, thereof in respect of Flat No. 105, the terms and conditions mentioned in the said Agreement for Sale. The said Agreement for Sale has been registered with the Registrar Office of Assurance vide Registered No. BDR10-06469-2005 DT. 02.11.2005.

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V. WHEREAS in the circumstances the TRANSFERORS (herein) are seized and possessed and/or otherwise well and sufficiently entitled to the said Flat No. 105, First Floor, AJAY APARTMENT CO-OP. HSG. SOC. LTD., situated at Plot No. 7, Ishwarbhai Patel Road, Goregaon (East), Mumbai 400063, (hereinafter called and referred to as "the said Flat") for the sake of brevity;

VI. WHEREAS this Agreement shall be subject to the provision of the Maharashtra Ownership Flat Act, 1963 and the rules made there under.

VII. AND WHEREAS the said society i.e. AJAY APARTMENT CO-OP. HSG. SOC. LTD. registered under Maharashtra Co-operative Societies Act, 1960 vide Reg. No. BOM/W-P/HSG/(TC)/6017 of 1991-92 dated 26/12/93, the original members in respect of said Flat No. 105, First Floor, are registered members and shareholders holding Five fully paid up shares of Rs.50/- each, vide distinctive Nos. from 56 to 60 (both numbers inclusive) and bearing Share Certificate no. 012 (hereinafter referred to as the "Said Society and Said Shares").

VIII. AND WHEREAS the TRANSFERORS have agreed to sell and transfer and assign all their right, title and interest in respect of the above said Flat and the said shares in favour of the TRANSFEREE on certain terms and conditions mutually agreed by and between the parties and the parties have herunto reduced the same in writing which are as under: -



NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER: -

1. The TRANSFERORS hereby agree to sell, and TRANSFEREE hereby agree to purchase and acquire the said Flat No. 105, First Floor, AJAY APARTMENT CO-OP. HSG. SOC. LTD., situated at Plot No. 7, Ishwarbhai Patel Road, Goregaon (East), Mumbai 400063, as incidental to the sale thereof

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all the beneficial rights, title and interest, property claim and demand of the TRANSFERORS as a members of the said society into and upon the Said Flat together with the permanent and absolute right of use and occupation thereof AND ALSO together with all electrical, gas pipeline along with meter, allotted to Said Flat, water, sanitary installations and fittings and all rights and claims on and upon the sinking fund of the said society relating to the Said Flat "AS IT IS BASIS" at or for a consideration of Rs.89,00,000/- (Rupees Eighty Nine Lakh Only).

a) That the TRANSFEREE has paid a sum of Rs.9,00,000/- (Rupees Nine Lakh Only) to the TRANSFERORS, as and by way of token / initial part payment of the agreed total consideration of Rs.89,00,000/- (Rupees Eighty Nine Lakh Only). The TRANSFERORS duly acknowledge the receipt at the foot note hereof.

b) It is further agreed by and between the parties that the TRANSFEREE shall pay the balance amount of Rs.80,00,000/- (Rupees Eighty Lakh Only) to the TRANSFERORS, after sanctioning the loan from the concerned reputed Bank/Financial Institution i.e. on or before 30 bank working days from the date of registration of the said Agreement for Sale.

c) Nothing contained in this shall be considered as a transfer, assignments, demise, sale or conveyance of the said right, title and interest in the Said Flat till the balance amount is paid by the TRANSFEREE and the possession of the said Flat will only be handed over on receipt of entire consideration stated herein above by the TRANSFERORS. TIME BEING OF THE ESSENCE OF THIS AGREEMENT.

d) "THE TRANSFEREE" shall deduct a sum of ₹.89,000/- (Rupees Eighty Nine Thousand Only) as TDS @ 1% from total consideration amount of ₹.89,00,000/- (Rupees Eighty Nine Lakh Only) which



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THE TRANSFEREES shall deposit with the Income Tax Department (Government of India). THE TRANSFEREES shall produce to THE TRANSFEROR proof of such TDS payment deposited with IT Department, Mumbai and issue a certificate for the same to THE TRANSFEROR.

2. The TRANSFERORS have confirmed that there is no outstanding loan on the said premises.
3. The TRANSFERORS have obtained the consent from the Managing Committee of the said society for transfer of the Said Flat and of the five shares held by them in the said society to the TRANSFEREE. The TRANSFERORS will obtain No Objection Certificate ("NOC") from society stating no dues pending towards said society against the Said Flat and will hand over the same to TRANSFEREE.

4. The TRANSFERORS shall deliver vacant and peaceful possession of the said Flat against the payment of balance full and final consideration amount as mentioned herein above in Clause No. 1 (b) and shall also execute the transfer form of the said shares, including NOC from Society, as and by way of the completion of the sale. In the event of their failure to deliver the possession of the said Flat as aforesaid, the TRANSFEREE shall be entitled to specific performance of this Agreement and/or damages without prejudice to her other rights and remedies available to her in Law or Equity.



On consideration of the above amount TRANSFERORS shall assign and transfer their rights, title and interest in respect of the above said Flat including their tenancy, occupancy, possession, ownership rights, membership, title and interest in respect of the said Flat in favour of the TRANSFEREE and thereafter the TRANSFERORS will have no right, title and interest therein.

6. Upon the completion and payment of the aforesaid i.e. payment of balance full and final consideration amount as mentioned herein above in Clause No. 1 (b)

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TRANSFERORS will hand over the TRANSFEREE (a) the Original Certificate of shares together with the share transfer form (b) NOC from society stating no dues pending towards said society against the Said Flat (c) Original chain of agreement/s of the Said Flat and (d) all the other documents relating to the Said Flat, if any, in the possession of the TRANSFERORS between the earlier Vendor/s and/or Builders/Developers.

7. The TRANSFERORS hereby covenant with the TRANSFEREE that the said Flat agreed to be hereby sold is free from encumbrances of any nature whatsoever and that the TRANSFERORS have full and absolute power to transfer and deliver possession of the said Flat to the TRANSFEREE on receipt of full and final consideration.
8. The TRANSFERORS agree that all the dues including Municipal Taxes and Electricity Charges upto date of delivery of vacant and peaceful possession of the said Flat will be paid by the TRANSFERORS and thereafter the liability of payment shall be of TRANSFEREE.
9. The TRANSFERORS have represented to the TRANSFEREE that
  - a) They are absolute owners of the said Flat and no other person have any interest therein,
  - b) They have been in exclusive and peaceful possession and occupation of the said Flat since it has been acquired by them,
  - c) When they acquired the said Flat they had satisfied that the title to the said Flat was clear and marketable and is even now clear and marketable,
  - d) On taking possession of the said Flat the TRANSFEREE will be entitled to occupy the same without any claim or interruption from the TRANSFERORS or anybody claiming under them,
  - e) They have paid all dues of the society up to date and they will indemnify and keep indemnified the TRANSFEREE against any claim made for any period prior to the completion of the sale in respect of the said Flat,
  - f) Neither any order of attachment against the said Flat is in existence upto date nor any suit, decrees for proceedings are pending in any court or otherwise,



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- g) The said Flat is not acquired by municipal authorities, government or any revenue authorities and no notice of the acquisition is received by the TRANSFERORS under the provisions of land acquisition or otherwise.
- h) The said Flat is not affected by any LIS PENDENS or insolvency proceeding or any prohibitory orders in any manner and whatsoever from anybody whatsoever including Department of Income-Tax, Sales-Tax, Central and/or State Excises, Customs or any other Taxation Department, Local authorities or other Institutions, Banks, Courts and/ or Tribunals restraining the TRANSFERORS from transferring, dealing with or disposing off the said Flat and/or the said five shares fully paid,
- i) The TRANSFERORS have not entered into any agreement with any person/s in respect of the above said Flat.
- j) The TRANSFERORS have not transferred and assigned their right, title and interest in respect of the above said Flat premises to any other person/s;
- k) The TRANSFERORS declare that except them no other person/s have any right, title and interest in the said Flat.

10. The TRANSFERORS agree to Co-operate with the TRANSFEREE at all reasonable times as and when required to be done in getting the said Flat premises transferred in the name of the TRANSFEREE at the cost of the TRANSFEREE and further the TRANSFERORS agree to execute any other necessary documents, papers and applications etc., in favour of the TRANSFEREE, till said Flat is fully and effectually transferred in her name.

The TRANSFERORS hereby covenant with the TRANSFEREE that the TRANSFERORS have paid their share of all taxes including property taxes and outgoings up to the date of giving vacant and peaceful possession of the said Flat and that if any amount is due from the TRANSFERORS any person or persons or authority for their share of taxes and outgoings and any amount relating to the said Flat the same shall be paid by the TRANSFERORS and if any such amount is recovered from the TRANSFEREE relating to the said Flat the same shall be made good by the TRANSFERORS to the TRANSFEREE



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and the TRANSFERORS hereby agree to indemnify the TRANSFEREE for the payment thereof.

12. The TRANSFERORS hereby covenant with the TRANSFEREE that they have and will comply with all applicable regulatory framework in India including Income Tax Act, 1961 and other laws in force up to the date in respect of the said Flat. If any recovery/ demand arises, the same shall be paid by the TRANSFERORS and if any such amount is recovered from the TRANSFEREE relating to the said Flat the same shall be made good by the TRANSFERORS to the TRANSFEREE and the TRANSFERORS hereby agree to indemnify the TRANSFEREE for the payment thereof.

13. At the time of completion of the sale:

- The TRANSFERORS shall by an appropriate writing request the members of the said society and request the society to admit the TRANSFEREE as member of the Society in place of the TRANSFERORS.
- The TRANSFERORS and TRANSFEREE duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the Said Shares from the names of the TRANSFERORS to the name of the TRANSFEREE.
- The TRANSFERORS and TRANSFEREE duly complete and sign the requisite forms, Affidavits, Indemnities and other relevant declarations for transfer of Said Flat together with deposits, sinking fund, lease rent, any other deposit or any credit concerning the said, if any from the named of TRANSFERORS to the name of TRANSFEREE in records of concerned authority and for transfer of electric meter in records of concerned Electricity authority and Mahanagar Gas Ltd. and other things.
- TRANSFERORS shall handover the vacant and peaceful possession of the Said Flat at the time of receiving the full and final consideration amount and provide all assistance get this agreement registered with concerned Sub-Registrar Office.

14. The TRANSFERORS hereby further covenant with the TRANSFEREE that the TRANSFEREE shall hence forth possess and occupancy and enjoy the said Flat without any hindrance, demand, interruption or eviction by the



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TRANSFERORS or any other person or persons lawfully or equitably claiming through or under or in trust for the TRANSFERORS.

15. That the TRANSFEREE shall be entitled to have and hold the possession, occupation and use of the said Flat, the TRANSFEREE shall hold the same unto and to the use and benefit of the TRANSFEREE and her heirs, successor and assigns forever without any claim, charge, right, interest, demand or lien of the TRANSFERORS or any other person or persons lawfully or equitably claiming through or under or in trust for the TRANSFERORS.

16. That the TRANSFEREE hereby covenants with the TRANSFERORS that TRANSFEREE shall abide by the rules and regulations and the bye laws of the said Society on admission as a member thereof and that she agrees and undertakes to pay and discharge all calls, demands, contributions and dues which said society hereafter make in respect of the said Flat. The TRANSFERORS have no pending dues towards maintenance of society, property tax, electricity charges, and any other charges concerning the said Flat.

17. The TRANSFERORS hereby further covenant with the TRANSFEREE that the TRANSFERORS shall from time to time and at all times whenever called upon by the TRANSFEREE or her attorney do and execute or cause to be done, executed all such acts, deeds and things whatsoever for more perfectly securing interest of the TRANSFEREE in the said Flat agreed to be hereby sold unto and to the use for the TRANSFEREE as shall or may be reasonably required.



18. That the TRANSFERORS assures the TRANSFEREE that the said Flat is free from all kinds of encumbrances such as prior sale, gift, Mortgage, Will, Trust, Exchange, Lease, Legal flaw, claims, prior agreement to sell, Loan, Surety, security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income tax or wealth tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if

*Qater*  
*Hojin*

बल-४		
५००९	९३	३५
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*RB*



the whole or any part of the said portion of the said property is ever taken away or goes out from the possession of the TRANSFEREE on account of any legal defect in the ownership and title of the TRANSFEROR then the TRANSFERORS will be liable and responsible to make good the loss suffered by the TRANSFEREE and keep the TRANSFEREE saved, harmless and indemnified against all such losses, and damages suffered by the TRANSFEREE.

19. The TRANSFERORS hereby further covenant with the TRANSFEREE that the TRANSFERORS shall present and handover any other required documents in respect of the above said Flat premises before the concerned authorities during or after registration.
20. The TRANSFERORS hereby declare that on today execution of this Agreement, the TRANSFERORS will give their No Objection for the transfer of above said Flat along with relevant document for which they or their legal heir/s will not claim any right over the said Flat premises and will relinquish their right over the said Flat premises.
21. All the above said Agreement and letters regarding agreement and transfer of rights and all the other relevant papers documents and receipt of payment made by the TRANSFERORS shall be duly delivered by them to the TRANSFEREE on payment of final balance consideration amount in original.
22. The TRANSFER charges payable to the said Society will be paid by the TRANSFERORS and TRANSFEREE in equal shares.
23. The TRANSFERORS shall present themselves at the concerned Office of the Sub-Registrar of Assurances, Mumbai and admit execution of this Agreement for Sale.



बरल-४		
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*Plati*  
*Abhinav*

*[Signature]*

24. All disputes under this Agreement are subject to the jurisdiction of court in Mumbai. It is agreed that any dispute arising between the TRANSFERORS and TRANSFEREE, shall be referred to arbitration in accordance with the Arbitration and Reconciliation Act, 1996 as in force.
25. The Stamp Duty and Registration charges if any shall be borne by the TRANSFEREE in respect of the said Flat to the concerned authority alone.

SCHEDULE OF THE PROPERTY

Flat No. 105, admeasuring 480 sq. ft. carpet i.e. 576 sq. ft. built up area, First Floor, AJAY APARTMENT CO-OP. HSG. SOC. LTD., situated at Plot No. 7, Ishwarbhai Patel Road, Goregaon (East), Mumbai 400063, and lying and bearing C. T. S. No. 438 and 469, Village: Pahadi Goregaon, Taluka: Borivali in the Registration District of Mumbai Suburban, the building consists of Ground plus 04 (Four) Upper Floors without lift, the said building constructed in year 1985-86 and having Five shares of Rs.50/- each bearing distinctive Nos. 56 to 60 (both are inclusive) by way of Share Certificate no. 012 in the said ownership Flat.

*Patel*      *Hohim*



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

SIGNED SEALED AND DELIVERED by

The within named "TRANSFERORS"

(1) MR. RAVINDRA C. RATHI

*Rathi*

*Rathi*



(2) MRS. MALA ASHOK LOHIYA

*Lohiya*



In the presence of .....

1. *Mishra*

*Mishra*



*Lohiya*

SIGNED SEALED AND DELIVERED by

Within named "TRANSFeree"

MS. ROOPA KRISHNA ACHARYA

*Acharya*



*Acharya*

In the presence of .....

1. *Rupesh Masal*

*Rupesh Masal*

बरल-४		
५००९	९२	३५
२०१९		





**RECEIPT**

Received of and from by the within above named TRANSFEREE, MS. ROOPA KRISHNA ACHARYA, a Sum of Rs.9,00,000/- (Rupees Nine Lakh Only) as token / part payment amount towards the sale of above said Flat No. 105, First Floor, AJAY APARTMENT CO-OP. HSG. SOC. LTD., situated at Plot No. 7, Ishwarbhai Patel Road, Goregaon (East), Mumbai 400063: -

The detail of cheque is as below:

RTGS / NEFT Ref No.	Dated	Drawn on	Amount
906220582200	04/03/2019	CITI BANK.	1000/-
906511787696	06/03/2019	-U-	99,000/-
90011824456806	06/04/2019	CITI BANK	5,48,800/-
529179	11/04/2019	CITI BANK	1,62,200/-
TOTAL			Rs.9,00,000/-

*Plater*



(Subject to realization of the cheque)

WE SAY RECEIVED

*Plater*  
(1) MR. RAVINDRA C. RATHI

*Mohini*  
(2) MRS. MALA ASHOK LOHIA  
(TRANSFERORS)

Witnesses :

1. *Nirish*

2. *Rupesh Masal*

*PPM*

४००९ ९० ३५		
२०१९		

मालमत्ता पत्रक

पदादी परिचय (१)

अनुक्रमेण संख्या - १०७७/२००४

पदादी संख्या

पदादी संख्या

पदादी संख्या



१०७७  
१०७७/२००४  
१०७७/२००४  
१०७७/२००४  
१०७७/२००४  
१०७७/२००४

पदादी संख्या

पदादी संख्या (संयोजित नुमा पदादी संख्या)



पदादी संख्या

पदादी संख्या	पदादी संख्या	पदादी संख्या	पदादी संख्या
१०७७/२००४	१०७७/२००४	१०७७/२००४	१०७७/२००४
१०७७/२००४	१०७७/२००४	१०७७/२००४	१०७७/२००४
१०७७/२००४	१०७७/२००४	१०७७/२००४	१०७७/२००४

वरल-४  
४००९ ९८ ३५  
२०११

TRUE COPY

Kapadia



बदर-१०  
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बदर-१०  
४२९९ ९७  
२००४





सुहृद्मयुक्त महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. 38/3367/3811/AT

TO: Sri V.S. Malavade, Architect.

Sub: Permission to occupy the completed bldg. on Plot No. 7 of Mandadeep Co-Op. Hsg. Soc. Ltd., G.T.N. No. 469 & 490 of village Pehadi, Goregaon(E)

Re: Your letter No. ... dated 17.5.1985.

Sir,

By direction, I have to inform you that the permission to occupy the completed portion of house no. ground & 2nd & 3rd (part) upper floors, shown by you in the red colour in the plans submitted by you on 23.5.1985 is hereby granted. Please note that this permission is without prejudice to section 470, 332A/471 of M.C.A. Act and subject to following conditions:

1. That the certificate w/s 275A of M.C.A. Act shall be obtained from A.N.W.P./4 and a certified copy of the same shall be submitted to this office.
2. That the water supply for premises for which occupation is granted shall be restricted to 50% of normal requirement and no complaint for short supply of water shall be entertained in future.
3. That D.I.L.R. for liabilities for transfer of ownership of setback land, as per bye-laws of M.C.A. Act, shall be submitted before D.S.O.



CERTIFIED TRUE COPY

*Signature*  
Sri V.S. Malavade  
Architect

Yours faithfully,

Executive Engineer M.C.G. Prop. (S)

- Copy to: 1) Owner - M/s. Mandadeep Co-Op. Hsg. Soc. Ltd.  
2) E.E.V. 3.A.E.W.P/S  
5) A.N.S.R. III 6.W.O.P.

Ex. Engr. B.

SME

TRUE COPY

*Handwritten signature*



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बंदर-१०	
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बंदर-१०	
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**Ajay Apartment Co-op. Hsg. Society Ltd.**  
 Bom/W-P/HSG/(TC)/6017 of 1991-92  
 Plot No.7, I.B.Patel Road, Goregaon (East), Mumbai -400063.

Name : C 105- Ravindra C. Rathi & Mala A. Lohiya      Bill No. :      017  
 Date :      01-04-19

Bill for April'19		Amount - Rs
Sr	Nature of Charges	
1	Municipal Tax	212.00
2	Maintenance Charges	750.00
3	Repair Fund	200.00
4	Sinking Fund	50.00
5	Parking Charges	-
6	Non Occupancy Charges	-
7	Conveyance Fund	200.00
8	Water Charges	450.00
9	Non responding Charges	-
10	Interest	-
11	Educational Fund	10.00
12	Cheque Return Charges	-
<b>Total</b>		<b>1,872.00</b>
Arrears		-
<b>Gross Total</b>		<b>1,872.00</b>

Note : Due date of payment is 25th of each month  
 Please pay your dues by cross cheque in favour of this society.  
 Interest on arrears will be charged as per bye laws of the society  
 For Ajay Apartment Co-op. Hsg. Society Ltd.



Hon. Secretary / Treasurer

**Ajay Apartment Co-op. Hsg. Society Ltd.**  
 Bom/W-P/HSG/(TC)/6017 of 1991-92  
 Plot No.7, I.B.Patel Road, Goregaon (East), Mumbai -400063.

Receipt No      367  
 Date :      29-Mar-19

**Received with thanks**  
 From C 105- Ravindra C. Rathi & Mala A. Lohiya  
 Rs. 6477.00  
 Rs. Six Thousand Four Hundred And Seventy Seven Rupees Only  
 by Chq. No.647595 drawn on Axis Bank  
 Subject to realization of cheque(s)

For Ajay Apartment Co-op. Hsg. Society Ltd.

Hon. Secretary / Treasurer

ब्रल-४  
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# THE AJAY APARTMENT CO-OP. HOUSING SOCIETY LTD.

I. B. PATEL ROAD, JAYPRAKASH NAGAR, GOREGAON (EAST), BOMBAY-400 063.  
(Registered under M.C.S. Act, 1960) (Registration No. BOM/W.P/HSG/TC/6017 of 1991-92)

Sr. No. 012

Date : 26/12/93

Authorised Share Capital Rs. 9000 Divided into 36 Shares each of Rs. 50/- only.

Member's Register No. TWELVE

THIS IS TO CERTIFY that Shri / Smt. CHENARAM G. CHAUDHARY &

SMT. RUKMINI C. CHAUDHARY JOINTLY

of Flat F/105 is the Registered Holder of ( FIVE ) Shares from No FIFTY SIX

to SIXTY of Rs. 250 ( RUPEES TWO HUNDRED FIFTY ONLY )

in THE AJAY APARTMENT CO-OP. 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 26th

day of December 1993



Chairman

Mon. Secretary

Member of the Committee

P.T.O.



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Transfer	Committee Meeting at which Transfer was approved	To whom Transferred	which the Transfer of Shares held by the Transferor are registered.	Register of which the name of the Transferee is recorded.
1	20-12-2008 11.00 a.m. Chairman	Mr. S. S. Chakravarty Hon. Secretary	5/12	42/12 Committee Member
2	24-12-2005 10.00 a.m. Chairman	Ramendra C. Patil Hon. Secretary	42/12	56/12 Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member



2022-23		
34	25	4009
2022		

# AJAY APARTMENT CO-OP. HSG. SOC. LTD.

Reg. No. : BOM / W-P / HSG / (TC) / 6017 of 1991 - 92

Opp. Universal Compound, I. B. Patel Road, Goregaon (East), Mumbai - 400 063.

Ref. No. 2019/4/11

Date 16/04/2019

## TO WHOM SO EVER IT MAY CONCERN.

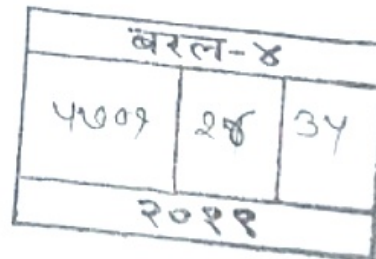
THIS IS CERTIFY THAT MR .RAVINDRA RATHI & MRS.MALA ASHOK LOHIYA IS MEMBER OF OUR SOCIETY AND HE/SHE/THEY ARE MEMBER OF FLAT / UNIT NO.C/105 ON FIRST FLOOR , HAVING ADMESURNING ABOUT 480 SQ.FT OF OUR SOCITY AND SOCITY ALLOT HIS/ HER/THEM SHARE CERTIFICATE AND NOW WE.

ALSO CONFIRM THAT THERE ARE NO OUTSTANDING DUES CHARGES PAYBLE BY THE MEMBER IN RESPECT OF THE SAID FLAT/UNIT AND HE HAS PAID ALL THE TAXES /DUES IN RESPECTS OF THE SAME UP TO DATE.

FOR AJAY APARTMENT CO-OP HSG SOC LTD

*A. Chaudhary*

(SECRETARY)









Wednesday, November 03, 2015  
5:34:30 PM

Original  
नोंदणी 39 नं.  
दिनांक 29/11

### पावती

पावती क्र. : 6489

दिनांक 02/11/2005

पावतीचे नाव श्री एम पावतीगोरेगड

दस्तावेजाचा अनुक्रमांक 10-06469-2005

दस्तावेजाचा प्रकार



सादर करणाऱ्याचे नाव एमिटेड रुग्णालय पाटी

नोंदणी रीती

11780.00

नकासत (अ. 11(1)), गुटपावलाची नकासत (अ. 11(2)),

280.00

रुग्णालय (अ. 12) व भागविज्ञापन (अ. 13) -> एकत्रित फी (14)

एकूण रु.

12060.00

अपणवण: सा. दस्तावेजाला 3:51PM सा घेलेस मिळेल

राज. दुग्ध निबंधक कार्यालय, मुंबई उपनगर जिल्हा.

वाजार मूल्य: 1177000 रु.

मोठयला: 110000 रु.

भरलेले मूल्यांक शुल्क: 42650 रु.

दस्तावेजाचा प्रकार: निबंधक कार्यालय

मिळणे वर्ष: 1 नोव्हेंबर 2015 पासून सुरुवात होईल.

उपनिबंधक कार्यालय, ए.आर. नं. 50B-405, रेल्वे स्थानक, मुंबई-400 002

## DELIVERED



वरल-४		
५७०९	२९	३५
२०१९		

12) If, however, the transferor or the Transferees refuse or neglect to complete the transaction of the said flat stipulated in this agreement, the transferor and the transferees will have an option to enforce specific performance of this agreement.

Parties further agree that time is the essence of this contract.

IN WITNESS WHEREOF the parties hereto have hereinto set and subscribed their respective hands on the day year first hereinabove written.

**THE SCHEDULE ABOVE REFERED TO**

ALL That Flat No.105 admeasuring 480 Sq.ft ie 576 Sq.ft (Built Up area) on the 1<sup>st</sup> Floor of the building known as Ajay Apt Co-op Hsg. Soc Ltd.( part of Nanda-Deep Co-op Hsg.Soc. Ltd.), situate lying and being at Plot No.7, of Survey No. 115 part 122 part Ajay Apts. Co-op. Hsg. Soc. L.t.d., Goregaon-East, Mumbai-400063, on The Piece or parcel of land bearing C.T.S. No. 438 & 469 of village Pahadi Goregaon-East in the Registration District and Sub District of Mumbai Suburban. The Building was constructed in the year 1985-86 and consists of ground plus four upper floors without lift.

**SIGNED AND DELIVERED**

By the with named "Transferor"

[1]MR.Nagendra Chettaremji Choudhary

In the presence of .....

**SIGNED AND DELIVERED**

By the with named "Transferees"

[1]Mr.Ravindra Chumpalal Rathi

[2]Mrs. Mala Ashok Lohiya

In the presence of

क्र.सं-४		
4009	20	34
२०२२		



*Handwritten notes:*  
 ) Nagendra  
 ) Rathi  
 ) Malviya

Cont. 1009



SCAN CODE TO PAY  
YOUR BILL VIA UPI  
Use any bank / UPI App

**adani**  
Electricity

ALL OF SUPPLY RESIDENTIAL  
INDRA C RATHI  
S NANDA DEEP NAGAR B PATEL  
R SILK MILLS GOREGAON E  
MUMBAI 400063  
Mobile No. 96\*\*\*\*51  
Email ID as\*\*\*\*@gmail.com  
Connected Load 0.67kW  
Use your email id and mobile number to call us on 19122  
or 200 3030

24x7 Powerline  
**19122** We're listening.

For power interruption, completion or restoration status  
SMS POWER 19122 to any mobile no. 7365111000 from any mobile no.  
Give us a missed call on 1800 332 9399 from your registered mobile no.  
For other queries, What'sApp on 9022 81 3030 (8am to 8pm)

CUSTOMER CARE CENTRE/  
INTERNAL SERVICES RESIDENTIAL CELL (S&R)  
111, Western Express Highway, Durgam Market (E)  
Mumbai - 400007  
Fax: 2020 4044

www.adanelectricity.com  
helpdesk.mumbai@adanelectricity.com

Join us on  
1000

Bill No. 101593604070 Bill Date 23-03-2019 Type of Supply SINGLE PHASE  
Bill Distribution No. CENTRALC24-DIVDOSH/05/D18/20/G26/002 Cycle No. 03

YOUR CURRENT CONSUMPTION

Tariff	Water number	Multiplying Factor (MF)	Present reading	Energy consumption		Energy charge (₹)	Fixed charge (₹)
				Present reading	Consumption (Units)		
17110	TELEPH		2214.00	6990.00	56.00	244.45	60.50
Total						244.45	60.50

TRACK YOUR CONSUMPTION (UNITS)

Category	Reading	Units
Residential	2214.00	90
Commercial	2214.00	73
Industrial	2214.00	50
Other	2214.00	100
...	...	...

**IMPORTANT MESSAGE**

- As per Act of 1946 on Section 10(1) of the Maharashtra Electricity Regulation Act, 1946, the rate of electricity supply is fixed by the Government of Maharashtra. The rate of electricity supply is subject to change from time to time. The Government of Maharashtra reserves the right to vary the rate of electricity supply at any time without any notice.
- The rate of electricity supply is subject to change from time to time. The Government of Maharashtra reserves the right to vary the rate of electricity supply at any time without any notice.



ACCOUNT NO  
150092641  
BILL MONTH  
MAR-19  
DUE DATE  
13-04-2019

**DUE AMOUNT**  
**560.00**

Avail 0.25% discount (upto ₹ 500/-) on monthly bill amount (excluding taxes and duties) by paying digitally.

**DISCOUNTED BILL AMOUNT**  
Round sum bill payable (after discount) ₹ 509.75 on or before discount date 30-03-2019 ₹ 560.00

**NET PAYMENT BILL AMOUNT**  
Round sum bill payable (including PG of ₹ 7.69) after discount date 13-04-2019 ₹ 560.00

The only authorized bill amount should be paid to the concerned branch office. The bill amount is valid only for one month after the date of issue. The bill amount is not valid for more than one month.

**Pay CASHBACK**  
Pay your Electricity Bill on Paytm  
**₹1600 Cashback**  
Offer valid on bill payment of ₹1000 or more

KERMAN KAKHADIA  
Business Head

paying by cheque, please remember  
Cheque should be Account Payee of local clearing and not post dated  
Always attach payment slip. Do not staple. • Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. 150292641  
Mention A/C No. and respective amount on back of the cheque when making multiple bill payments by single cheque

Ref No. R1002491914919-40543 01/018/20  
bY (R) 248 028/002/R02

150292641800000560130423190000356000000059330032019  
Round sum payable ₹ 560.00 Discounted amount ₹ 509.75 Amount after due date ₹ 560.00  
Due date 13-04-2019 Discount date 13-03-2019

ब्रल-४  
4009 ₹ 34  
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TAX INVOICE



MAHANAGAR GAS

Subject to Mumbai jurisdiction  
**MAHANAGAR GAS LIMITED**

(GAIL, Govt. of Maharashtra & BIPAH) Enterprises  
Customer Care Office:  
Fee & Accounts Dept., Ground Floor  
Near Family Court, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051  
PIN No. 400 051 | 022 2552 2111 | 022 2552 2112 | 022 2552 2113  
Website: www.mahanagergas.com | Fax No. 2552 2115

**Customer Helpline Nos. 1917**  
(MTNL subscribers only)  
**26594500**  
**61564500**

RATHI RAVINDRA CHAMPALAL  
Flat - 105 Floor - 1 Wing - C  
AJAY APARTMENT-C GOREGAON (E) AJAY  
APARTMENT CHSL  
JAI PRAKASH NAGAR, 1 B PATEL ROAD  
ABOVE BANK OF INDIA  
GOREGAON (E), MUMBAI - 400063

Record No. MW121911  
Bill No. As below  
BP 1100179158  
Due Date : 08/04/2019  
Before Due Date  
After Due Date

Sl. No.	Part	Description	Amount (₹)
11	N.A.	Gas Consumption Charges***	103.60
12	N.A.	VAT @ 13.50%	13.99
13	N.A.	Arrears, Unpaid dues up to previous bill	0.00
14	N.A.	Credit Balance - Advance/Deposit paid	0.00
15	N.A.	Adjustment	0.00
16	N.A.	Discount Rebate	0.00
<b>TOTAL CHARGES</b>			<b>117.59</b>
INVOICE NUMBER (UICOST, GST, LAMP) : 204002376535			
<b>PART - B</b>			
21		Other Charges (Additional Copper Pipe)	0.00
22		Minimum Charges	0.00
23		MGSP Payable - Refer Notice on Demand	0.00
24		<b>TOTAL TAXABLE CHARGES</b>	<b>0.00</b>
25		SGST @ 5%	0.00
26		CGST @ 9%	0.00
<b>TOTAL CHARGES</b>			<b>0.00</b>
<b>PART - C</b>			
31		Cross BF	-0.29
32		Payment Due	117.30
33		Cross CF	-0.30
34		Net Gas Dues Payable by Due Date Payable for this bill including Arrears (if any)	117.00
35		<b>TOTAL PAYABLE (A+B+C)</b>	<b>117.00</b>

Meter No.	Previous Reading	Closing Reading	Date	Current Consumption (SCM)
710*8714	1503(E)	1507(A)	19/01/2019	4
			19/03/2019	19
Tentative next meter reading date: 19 SEP 2019				

As per the company policy, Bills are based on assessed basis. Hence, No photo image printed.

Sl. No.	Description	Amount (₹)
1	Your Gas consumption Security Payment with us (GCSP)	750.00
2	Shortfall in Gas consumption Security Payment	0.00
3	Please Pay / Payable	0.00

\*\*\* Rate Per SCM (₹) Excl. of all taxes

SLAB/MONTH	SLAB I	SLAB II	SLAB III
March'19	25.90	35.84	36.35

Thank you for your payment of Rs. 117.00  
All receipts upto 18/03/2019 are accounted for  
All SMS readings received upto 19/03/2019 are subject to disconnection date of 19/03/2019



Pay your Gas Bill on Paytm. Get up to **1000 Cashback**

Promocode: **1000CASHBACK**

Bank Name / Branch	Account No.	IFSC	MICR NO	Type of Account	Branch Add.
YES Bank Ltd.	849021000279050	YESB0000001	602532002	Current Account	Bandra & First Floor, West Market, Dr. Amma Bazaar Road, West, Mumbai - 400 016
State Bank of India	MGL 1210000279001	5309004264	400021133	Current Account	Corporate Branch, State Bank, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DOWNLOAD UPI OR SELECT BANK APPS  
4009 20 34  
2019

Corporate & Registered Office: MGL House, G-33, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AEZPA1033L**

नाम / NAME  
**ROOPA KRISHNA ACHARYA**

पिता का नाम / FATHER'S NAME  
**KRISHNA ACHARYA**

जन्म तिथि / DATE OF BIRTH  
**07-01-1972**

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर सेवाएं)  
 Commissioner of Income-tax (Computer Operations)

*Rupa*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ACZPR5309N**

नाम / NAME  
**RAVINDRA CHAMPALAL RATHI**

पिता का नाम / FATHER'S NAME  
**CHAMPALAL RATHI**

जन्म तिथि / DATE OF BIRTH  
**23-09-1963**

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (पुणे)  
 Commissioner of Income-tax (Pune)

*Rathi*



MALA ASHOK RATHI  
 CHAMPALAL RATHI  
 07-01-1971  
 Permanent Account Number  
**AEZPL7327A**

*Mala*

बरल-४

4009	30	34
२०१९		

भारत सरकार  
GOVERNMENT OF INDIA



नितिन अजय सिंह  
Nitin Ajay Singh  
जन्म तिथि/ DOB: 02/04/1986  
पुरुष / MALE



7097 6908 5722

आधार-आम आदमी का अधिकार



*[Handwritten signature]*

भारत सरकार  
Government of India



रुपेश रामेश मसाल  
Rupesh Ramesh Masal  
जन्म वर्ष / Year of Birth - 1981  
पुरुष / Male



7117 1102 8226

आधार - सामान्य माणसाचा अधिकार

*[Handwritten signature]*



विशेष पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

सी-18, प्लॉट नं-809, श्री  
समर्थ सीएचएस एलटीडी,  
सेक्टर नं-8,  
भारकोप, कांदिवली येथे,  
मुंबई, मुंबई,  
महाराष्ट्र - 400067

Address:

C-18, Plot no-809, Shree Samarth CHS  
LTD, Sector no-8, Charkop, Kandivali  
West, Mumbai, Mumbai,  
Maharashtra - 400067

7097 6908 5722

Aadhaar-Aam Admi ka Adhikar

वर्ग-४		
५००९	३९	३५
२०१९		





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

**Receipt of Document Handling Charges**

PRN 1504201912034

Receipt Date 16/04/2019

Received from ROOPA K ACHARYA, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 5701 dated 16/04/2019 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District



**Payment Details**

Bank Name MAHB	Payment Date 15/04/2019
Bank CIN 10004152019041510193	REF No. 006374180
Deface No 1504201912034D	Deface Date 16/04/2019

This is computer generated receipt, hence no signature is required




ब्रल-४		
4009	32	34
२०१९		



CHALLAN  
MTR Form Number-6



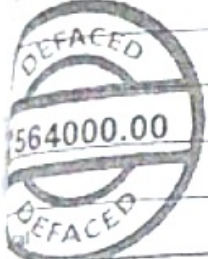
MH000486962201920M BARCODE  Date 15/04/2019-12:45:44 Form ID 252

Department Inspector General Of Registration  
Type of Payment Stamp Duty  
Registration Fee

Account Name BRL4\_JT SUB REGISTRAR BORTIVALI NO 4  
Location MUMBAI  
Period 2019-2020 One Time

Account Head Details	Amount In Rs.	Flat/Block No.	Premises/Building
45501 Stamp Duty	534000.00		Flat No 105 AJAY APARTMENT CHSL
453301 Registration Fee	30000.00		Road/Street Plot No 7 Ishwarbhai Patel Rd Goregaon East
			Area/Locality Mumbai
			Town/City/District
			PIN 4 0 0 0 6 3

Remarks (If Any)  
PAN2=AC2PR5309N-SecondPartyName=RAVINDRA C RATHI and  
SHEILA A LOHIYA-

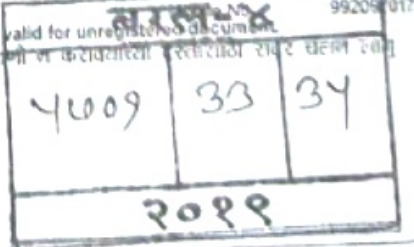


Amount In Five Lakh Sixty Four Thousand Rupees Only  
Words 5,64,000.00

Payment Details	Cheque/DD Details	FOR USE IN RECEIVING BANK
PUNJAB NATIONAL BANK	Bank CIN Ref No 03005172019041500290 150419M1017827	
	Bank Date RBI Date 15/04/2019-16:12:22 16/04/2019	
	Bank-Branch PUNJAB NATIONAL BANK	
	Scroll No. Date 1. 16/04/2019	

Department ID: 992050172  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
शुद्ध चलान केवल दस्तावेज पंजीकरण कार्यालयों में ही प्रयोज्य है। नोडल कार्यालयों पर ही प्रयोज्य है।

Signature Not Verified  
Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 02  
Date: 2019.04.16  
19:35:25 IST  
Reason: Secure  
Document Location: India



Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-5701	0000315129201920	16/04/2019-16:05:48	IGR193 30000.00
2	(IS)-387-5701	0000315129201920	16/04/2019-16:05:48	IGR193 534000.00
Total Defacement Amount				5,64,000.00

387/5701  
मंगळवार, 16 एप्रिल 2019 4:06  
म.नं.

दस्त गोपवारा भाग-३

वरत-4  
दस्त क्रमांक: 5701/2019

दस्त क्रमांक: वरत-4/5701/2019

बाजार मूल्य रु. 65,52,072/- मोबदला रु. 89,00,000/-  
भरलेले मुद्रांक शुल्क: रु. 5,34,000/-

दु नि सह. दु नि. वरत-4 यांचे कार्यालयात  
अ. क्र. 5701 वर दि. 16-04-2019  
रोजी 4:10 म नं वा हजर केला

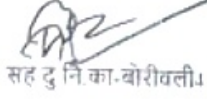
पावती 6367 पावती दिनांक: 16-04-2019  
सादरकरणाचे नाव: रूपा कृष्णा आचार्य

नोंदणी फी रु. 30000.00  
दस्त हातावळणी फी रु. 700.00  
पृष्ठांची संख्या: 35



दस्त हजर करणाऱ्याची सही

एकूण 30700.00

  
सह दु नि. का. बोरीवली

  
सह दु नि. का. बोरीवली

दस्ताचा प्रकार: करारनामा

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 क्रं. 1/16-04-2019/04:10:36 PM ची वेळ (सादरीकरण)

शिक्का क्रं. 2/16-04-2019/04:11:37 PM ची वेळ (फी)



वरत-४  
4009 38 34  
२०१९





दस्तावेज क्रमांक: बरल-4/5701/2019  
दस्तावेज प्रकार: -करारनामा

दस्तावेज क्रमांक: बरल-4

दस्तावेज क्रमांक: 5701/2019

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: रवींद्र नी गढी  
पत्ता: फ्लॉट नं. 105, माळ्या नं. 1 सा, इमारतीचे नाव: अजय अपार्टमेंट को ऑप ही मो नी, फ्लॉट नं. फ्लॉट नं 7 ईश्वरभाई पटेल रोड, रोड नं. गोरेगांव पूर्व मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर: ACZPR5309N
  - 2 नाव: माला अशोक मोहिषा  
पत्ता: फ्लॉट नं. 105, माळ्या नं. 1 सा, इमारतीचे नाव: अजय अपार्टमेंट को ऑप ही मो नी, फ्लॉट नं. फ्लॉट नं 7 ईश्वरभाई पटेल रोड, रोड नं. गोरेगांव पूर्व मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर: AABPL7327A
  - 3 नाव: रुपा कुप्ला आचार्या  
पत्ता: फ्लॉट नं. 31/1701, माळ्या नं. 1, इमारतीचे नाव: बांद्रा विनायक को ऑप ही सोमापटी, फ्लॉट नं. फ्लॉट नं. रोड नं. बांद्रा पूर्व मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर: AEZPA1033L

पक्षकाराचा प्रकार: विद्वान देणार

वय: 55

व्याधती: *[Signature]*

वय: 47

व्याधती: *[Signature]*

वय: 47

व्याधती: *[Signature]*

छायाचित्र

अंगठ्याचा दस्त

बरीत दस्तऐवज करून देणार तबाकीतील करारनामा चा दस्त ऐवज करून दिव्याचे कडून शिक्का क्र.3 ची वेळ: 16 / 04 / 2019 04 : 18 : 17 PM

बरल-4

4009 34 34

व्याधी ओळख पटवितात

छायाचित्र 2019 दस्तावेजा दस्त

ओळख:-  
घातील इनम अमे सिधेदीत बरतत की ते दस्तऐवज करून देणा-पाना जन्मीश: ओळखतात.

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: नितीन - मिंग  
वय: 36  
पत्ता: शोप नं 20 मुक्ता सोमापटी पेन् वान गोरेगांव पूर्व मुंबई  
पिन कोड: 400063
  - 2 नाव: रमेश - ममान  
वय: 37  
पत्ता: 401 राम छाया सोमापटी वांगिवली पश्चिम मुंबई  
पिन कोड: 400092

व्याधती: *[Signature]*

व्याधती: *[Signature]*

छायाचित्र

अंगठ्याचा दस्त

प्रमाणित करण्यात येते की, या दस्तावेजमध्ये एकूण 34 पाने आहेत.

शिक्का क्र.4 ची वेळ: 16 / 04 / 2019 04 : 19 : 03 PM

शिक्का क्र.5 ची वेळ: 16 / 04 / 2019 04 : 19 : 51 PM नोंदणी पुस्तक 1 मध्ये

सह दु.प. निबंधक - बोरीवली 4

सह. दुप्यम निबंधक, बोरीवली क्र.-4, मुंबई उपनगर जिल्हा.

EPayment Details

sr.	Epayment Number
1	MH000486962201920
2	1504201912034

THE SEAL OF THE JOINT SUB REGISTRAR SURAT

1. Verify Scanned Document for correctness through the link provided on the side) printout after registration.

2. Get print immediately after registration.

write to us at feedback.isantia@gmail.com

बरल 4/ 4009 12019

पुस्तक क्रमांक - 1 क्रमांक.....वर

9E/08/2019

Defacement No: 00003151292019

1504201912034D

5701/2019

सह दुप्यम निबंधक बोरीवली क्र. 4 मुंबई उपनगर जिल्हा.



20/04/2019

सूची क्र.2

दुयम निबंधक : सह द.नि. बोरीवली  
4

दस्त क्रमांक : 5701/2019

नोदणी :

Regn 63m

(1) विलेखाचा प्रकार	गावाचे नाव : पी.एस.पहाडीगोरेगांव
(2) मोबदला	करारनामा
(3) बाजारभाव(भाडेपट्ट्याच्या बाडतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8900000 6552072
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका न: 105, माळा न: 1ता, इमारतीचे नाव: अजय अपार्टमेंट को ऑप हो सो ली, ब्लॉक न: प्लॉट न 7 ईश्वरभाई पटेल रोड, रोड न: गोरेगांव पूर्व मुंबई 400063, इतर माहिती: सदनिके चे क्षेत्र 576 चौ फूट विल्टअप( ( C.T.S. Number : 438, 469 ; ) ) 1) 53.53 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रवींद्र सी राठी वय:-55; पत्ता:- प्लॉट न: 105, माळा न: 1ता, इमारतीचे नाव: अजय अपार्टमेंट को ऑप हो सो ली, ब्लॉक न: प्लॉट न 7 ईश्वरभाई पटेल रोड, रोड न: गोरेगांव पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-ACZPR5309N 2): नाव:- माता अशोक तोहिया वय:-47; पत्ता:- प्लॉट न: 105, माळा न: 1ता, इमारतीचे नाव: अजय अपार्टमेंट को ऑप हो सो ली, ब्लॉक न: प्लॉट न 7 ईश्वरभाई पटेल रोड, रोड न: गोरेगांव पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AABPL7327A
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रूपा कृष्णा आचार्या वय:-47; पत्ता:- प्लॉट न: 31/1701, माळा न: 1, इमारतीचे नाव: बांद्रा विनायक को ऑप हो सोसायटी, ब्लॉक न: खेर नगर, रोड न: बांद्रा पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AEZPA1033L
(9) दस्तावेज करून दिल्याचा दिनांक	16/04/2019
(10) दस्त नोंदणी केल्याचा दिनांक	16/04/2019
(11) अनुक्रमांक, खंड व पृष्ठ	5701/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	534000
(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.

खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-४,  
मुंबई उपनगर जिल्हा.