

507/7183

पावती

Saturday, October 31, 2015

11:37 AM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7990 दिनांक: 31/10/2015

गावाचे नाव: गं. भा. पाथर्ली
दस्तऐवजाचा अनुक्रमांक: कलन5-7183-2015
दस्तऐवजाचा प्रकार: खरेदीखत
सादर करणाऱ्याचे नाव: चंद्रेश प्राणलाल वोर

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 20

₹. 14500.00
₹. 400.00

एकूण:

₹. 14900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
11:55 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 5

बाजार मूल्य: ₹. 1449500 /-
भरलेले मुद्रांक शुल्क: ₹. 87000/-

सह दस्तान निवधक कल्याण - ५
मोबदला: ₹. 1449500/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 14500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004566493201516R दिनांक: 30/10/2015
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 400/-

Chandresh P. Vora

Home Start Valuation

Urban Non Agriculture Rates

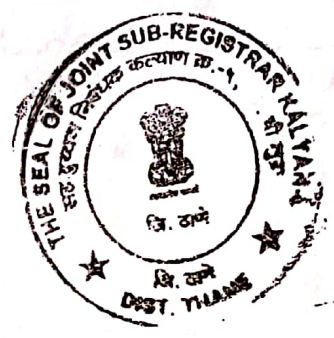
<p>Property Type वाणीय Unit of Measurement चौ. मीटर</p> <p>Mahapalika Area Kalyan Municipal Corporation</p> <p>Built Up Area 37.1609 Carpet Area 0</p> <p>Other Area Super Built Up 0</p> <p>Depreciation 21 to 30 Construction Type 1-आर सी सी</p> <p>Land Use निवासी मदनिका</p> <p><input type="checkbox"/> Big Project</p> <p>Lift Available <input checked="" type="radio"/> Yes <input type="radio"/> No Floor Number Still floor Or Ground</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Open</td> <td>Residence</td> <td>Office</td> <td>Shop</td> <td>Industry</td> </tr> <tr> <td>23100</td> <td>55700</td> <td>69500</td> <td>83500</td> <td>69500</td> </tr> </table> <p>Sub-Zone 8/32-विभाग 19क ट्रान्समिशन लाइन चा पूर्वकडील भाग (पावली गाव)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Open Parking</td> <td>0</td> <td>0</td> <td>38990</td> </tr> <tr> <td>Covered Parking</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Terrace Attached</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Terrace Above</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Basement Area</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Potmala Area</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Area Around</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Ground Floor</td> <td></td> <td></td> <td></td> </tr> </table> <p>New Cost/Unit(Floor Cost) 38990 Rule 3-4-7</p> <p>Build Land Cost 1448903.491</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Build Land</td> <td>37.1609</td> <td>Area</td> <td>Total Cost</td> </tr> <tr> <td>Construction</td> <td>70</td> <td>Land Rate</td> <td>Cost/Unit</td> </tr> <tr> <td></td> <td></td> <td></td> <td>38990</td> </tr> </table> <p>Total Cost 1448903.491</p>	Open	Residence	Office	Shop	Industry	23100	55700	69500	83500	69500	Open Parking	0	0	38990	Covered Parking	0	0		Terrace Attached	0	0		Terrace Above	0	0		Basement Area	0	0		Potmala Area	0	0		Area Around	0	0		Ground Floor				Build Land	37.1609	Area	Total Cost	Construction	70	Land Rate	Cost/Unit				38990
Open	Residence	Office	Shop	Industry																																																			
23100	55700	69500	83500	69500																																																			
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सह. दुय्यम जिवंधक कल्याण-५.

क.ल.न.- ५

दस्त क्र. ०१३२०१५

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Hot Payment Successful. Your Payment Confirmation Number

62586510 - 9
 वसत क्र 993/2014
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CHALLAN

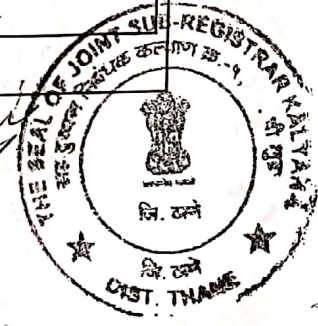
MTR Form Number - 6

GRN NUMBER	MH004566493201516R	BARCODE	Form ID :	Date: 30-10-2015
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR542-KLN5 KALYAN 5 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-ADMPV6868L
Year	Period: From : 30/10/2015 To : 31/03/2015		Full Name	CHANDRESH VORA
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	A 17 2ND FLR A WING	
0030046401-75	87000.00	Road/Street, Area /Locality	BALKRISHNA	
0030063301-70	14500.00	Town/ City/ District	DARSHAN CHS LTD RAM NAGAR DOMBIVLI EAST Maharashtra	
	0.00	PIN	4 2 1 2 0 1	
	0.00	Remarks (If Any) :		
	0.00	Rupees One Lakhs One Thousand Five Hundred Only		
	0.00	Amount in words		
	0.00	FOR USE IN RECEIVING BANK		
Total	101500.00	Bank CIN No : 69103332015103051500		
Payment Details: IDBI NetBanking Payment ID : 75062415		Date	30-10-2015	
Cheque- DD Details:		Bank-Branch		
Cheque- DD No.		Scroll No.		
Name of Bank	IDBI BANK			
Name of Branch				

Coada Mahendrak

sale deed
 Date - 31/10/15

Chandresh P. Vora



SALE - DEED

क.ल.न.- ५	
दस्त क्र. ७१३	२०१५
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THIS DEED OF SALE of flat is made at Dombivli on this 31st day of October 2015.

BETWEEN

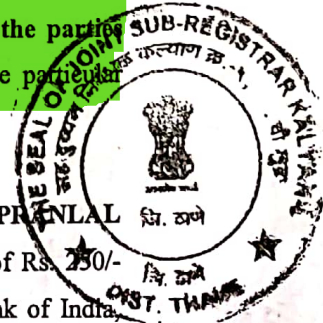
MR. MAHENDRA K. GALA, aged about 51 years, Indian Inhabitant, Occupation Business, residing at 403, Dhatma bhumi, Hingwala Cross Lane, Ghatkopar (E), Mumbai hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, legal representatives, executors and administrators).

AND

MR. CHANDRESH PRANLAL VORA, aged about 54 years, Occupation Business residing at Flat No. A/17, on 2nd Floor, A- Wing, "Balkrishna Darshan" Co-operative Housing Society, Ram Nagar, Dombivali (E) 421 201, Tal. Kalyan, Dist. Thane, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns);

WHEREAS The TRANSFEREE purchased the Flat No. A/17, 2nd Floor, A - Wing and admeasuring about 400 square feet (37.17 Sq.mtrs) built-up area of building known as "BALKRISHNA DARSHAN " Co-operative Housing Society, Ram Nagar, Dombivali (E) 421 201, Tal. Kalyan, Dist. Thane from MR. MAHENDRA K. GALA, vide Agreement for sale dt. 21/08/1993 but the same document is not registered. Now both the parties have decided to execute the registration of the said Flat. (more particular described in the schedule hereinafter referred to as "the said Flat").

AND WHEREAS the transferee MR. CHANDRESH PRANLAL VORA have paid necessary stamp duty of Rs. 1780/- and penalty of Rs. 250/- under Challan No. 35 has been paid by the Transferor in State Bank of India, Thane Branch on Thane and Agreement Certified by Collector of Stamps Thane U/S. 41 of the Bombay Stamp Act.1958 under their reference dated 12/11/2001



Gala Mahendra K

Chandresh Pranal

क.ल.न.- ५	
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such is the owner of Flat No. A/17, 2nd Floor, A - Wing and admeasuring about 400 square feet (37.17 Sq.mtrs) built-up area of building known as "BALKRISHNA DARSHAN " Co-operative Housing Society, Ram Nagar, Dombivali (E) 421 201, Tal. Kalyan, Dist. Thane, (more particular described in the schedule hereinafter referred to as "the said Flat")

AND WHEREAS the TRANSFEROR is the member of "BALKRISHNA DARSHAN" Co-Operative Housing Society Limited, registered under No. TNA/KLN/HSG/TC/1546/1987-88, (hereinafter referred to as "the said Society") and as a member and the owner of the said Flat in the Society he was allotted Five fully-paid-up shares of Rs. 50/- each (total Rs. 250/-) the said Society bearing distinctive Nos. 146 to 150 (both inclusive) under share certificate No. 30 (hereinafter referred to as "the said Shares");

AND WHEREAS the TRANSFEROR has agreed with the TRANSFEREE for the absolute sale of the said flat hereditaments & premises in possession free from encumbrances at or for the price of Rs. 14,49,500/- (Rupees Fourteen Lacs Forty nine Thousand Five Hundred only).

AND WHEREAS the Transferees have already paid a sum of Rs. 14,49,500/- (Rupees Fourteen Lacs Forty nine Thousand Five Hundred only) and therefore they have decided to execute this Sale Deed, the same is as under :-

NOW THIS INDENTURE WITNESSETH The Transferee has already paid the Total consideration of Rs. 14,49,500/- (Rupees Fourteen Lacs Forty nine Thousand Five Hundred only) before execution of this Sale Deed to the TRANSFEROR being the full consideration money agreed to be paid as aforesaid (the receipts whereof the TRANSFEROR doth do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof for ever acquit release and discharge the Transferee), the TRANSFEROR do and each of them doth hereby grant, convey, transfer and assure unto the Transferee Flat No. A/17, 2nd Floor, A - Wing and admeasuring about 400 square feet (37.17 Sq.mtrs) built-up area of building known as "BALKRISHNA DARSHAN " Co-operative Housing Society, Ram Nagar, Dombivali (E) 421 201, Tal. Kalyan, Dist. Thane with the measure hereditaments and premises and more particularly described in the First Schedule hereunder written.



Chaitra Mahabharata K.

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Chaitra Mahabharata K.

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क.ल.न.- ५	
दस्ता क्र. ०९३	२०१५
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1. FOR TITLE :-

Full power and absolute authority to grant convey transfer and assure the said premises hereby granted conveyed transferred and assured or intended so to be upto and to the use of TRANSFEREE in manner aforesaid.

2. FOR PEACEFUL POSSESSION OUTLET ENJOYMENT :-

And that it shall be lawful for TRANSFEREE from time to time and at all time hereinafter peaceably and quickly to hold unless upon occupy possess and to enjoy the said premises hereby granted, conveyed, transferred and assured with herein appurtenances and received the rents inures and profit thereof and of every part thereof to and or their own use benefits without any suit lawful eviction interruption claim and demand whatsoever from or by the TRANSFEROR or their successors and assigns or any of them from or by person.

3. AGAINST ENCUMBRANCES :-

And that free from and clear and freely and clearly and absolutely acquitted exaggerated release and for ever discharges or otherwise by TRANSFEROR well sufficiently saved defended keep harmless and indemnified of from and against all former and other estates title charges and encumbrances whatsoever either already or hereinafter had made executed occasioned or suffered by the TRANSFEROR or by any other persons lawfully or quotably claiming or to claim by from under or in trust for them or any of them.

4. AND TRANSFEROR do as such them so far release to their own acts deeds only but not further or otherwise do the hereby covenants with the TRANSFEREE that they TRANSFEROR have not any stage time hereto for made done executed, committed or knowingly or willingly permitted suffered or been party to privy to any act deed matter or things whereby or by reason privy to any act deed matter or thing whereby or by reason privy to any act deed matter or thing whereby or by reason or means where of they are prevented in manner aforesaid or whereby or by reasons or means whereof the same or any party thereof are can shall or may be charged encumbered impeached or prejudicially affected in as to title or otherwise howsoever.

5. THE TRANSFEROR have already handed over the vacant and peaceful possession of the said flat to the TRANSFEREE before execution of this sale deed .

Orala Mahendrak

3 *Chandesh Pr...*



क.ल.न.- ५	
दस्ता क्र ७९७	२०१५
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THE TRANSFEROR agrees that they will sign all the applications for transfer of the flat required for the recording of the said flat in the name of the TRANSFEREE,

- THE TRANSFEROR hereby declares that they have already paid all taxes, cess, maintenance charges, water charges, electricity charges till the date of handing over the possession of the said flat and before final transfer.
- THE TRANSFEROR are today handing over the original documents of the agreement copy, registration receipt and any other relevant documents to the TRANSFEREE before execution of this agreement for enabling the TRANSFEREE to secure the title to the said flat.

FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Survey No. 67/ A, Hissa No. 5 of Mouje G.B. Patharli, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan.

SECOND SCHEDULE OF PROPERTY

Flat No. A/17, 2nd Floor, A - Wing and admeasuring about 400 square feet (37.17 Sq.mtrs) built-up area of building known as "BALKRISHNA DARSHAN " Co-operative Housing Society, Ram Nagar, Dombivali (E) 421 201, Tal. Kalyan, Dist. Thane. Ground + 4 floor without lift.:

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

SIGNED AND DELIVERED by the

Within named "TRANSFEROR"

MR. MAHENDRA K. GALA

in the presence of the witnesses:

1. Akhilesh V. Mokashi

Akhilesh

} 
 } Chandra Mahendra K

SIGNED AND DELIVERED by the


Within named "TRANSFEREE"

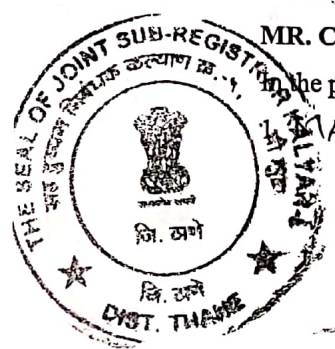
MR. CHANDRESH PRANLAL VORA

in the presence of the witnesses:

ANAN. CHANDRESH VORA

Anan

} 
 } Chandresh P Vora



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क.ल.न.- ५	
दस्ता क्र(१३)	२०१५
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RECEIPT

Received of and from the within named TRANSFEREE MR. CHANDRESH PRANLAL VORA a sum of Rs. 14,49,500/- (Rupees Fourteen Lacs Forty nine Thousand Five Hundred only) as Full & Final payment for the transfer of the said Flat & the said Shares to be paid by them to me/us as within mentioned.

CHEQUES NO.	DATE	BANK/BRANCH	AMOUNT
	30/12/2014	Cash	10,00,000/-
	04/02/2015	Cash	4,00,000/-
	07/07/2015	Cash	49,500/-
Total Rs.			14,49,500/-
(Rupees Fourteen Lacs Forty Nine Thousand Five Hundred only)			

I Say Received Rs. 14,49,500/-

Gala Mahendra K

(MR. MAHENDRA K. GALA)

(TRANSFEROR)

Witness:-

1. *[Signature]*

2. *[Signature]*

\\Pc04\ASHAMAL\TRANS AGREEMENTS\SALE DEED\Chandresh Vora (Purva) Thane EVN-27 Oct.doc



THE Balkrishna Darshan Co-op Hsg. Society Ltd **CO-OPERATIVE HOUSING SOCIETY LIMITED**

(Registered under the M. C. S. Act, 1960) (Registration No. TNA/KYL/Date/TC/1546/ST-SS.7.-58)

Serial No. 30 ✓

Authorised Share Capital Rs. 40000/ Divided into 800

Member's Registration No. 17(A)

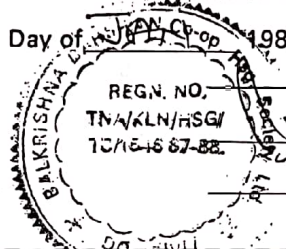
Shares each of Rs. <u>50/only</u>	
<u>6</u>	<u>20</u>

THIS IS TO CERTIFY that Shri/Smt. NATUNDRAKUMAR GALA

of DOMBIVLI is the Registered Holder of [5] Shares from No. 146 to 150 of Rs. 250/- TWO HUNDRED FIFTY ONLY in **THE BALKRISHNA DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED** DOMBIVLI 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 DOMBIVLI this 1st

Day of 15th 1988.



Chairman

Hon. Secretary

Member of the Committee

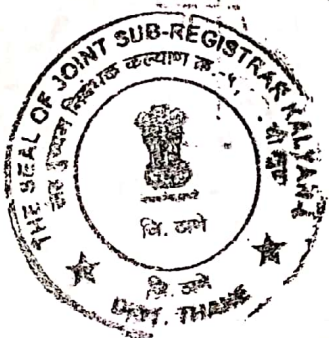
P. T. O.



क.ल.न.- ७
 दस्त क्र. १७/२०१५
 १० २०

Memorandum of the transfers of the within-mentioned shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferor is recorded
1	2	3	4	5
1.	21-08-93	CHANDRESH. P. VORA For Malkrishna Dharma Coop. Hsg. Society Ltd. Chairman Hon. Secretary	[Signature]	Committee Member
2.	Chairman	Hon. Secretary	[Signature]	Committee Member
3.	Chairman	Hon. Secretary	[Signature]	Committee Member
4.	Chairman	Hon. Secretary	[Signature]	Committee Member
5.	Chairman	Hon. Secretary	[Signature]	Committee Member



क.ल.न.- ५
 वस्त क्र ७१७ २०१५
 १२ २०

गाव नुसार दोन

शुद्धीकरण मर्यादा नोंद आहे

गाव - ज.वा.वा.पडा

ता. - अ.प.ता.

दि. - २१/११

महाराष्ट्र अधिन मर्यादा अधिनियम, १९६६ च्या कलम ११० T १११ अन्वये च्या अधिनियम गाव नुसार शुद्धीकरण नोंद आहे.

क्र -	अभिधीव	दात्र	शुद्धीकरण मर्यादा नोंद	मर्यादा नोंद	मर्यादा नोंद	मर्यादा नोंद	मर्यादा नोंद	मर्यादा नोंद	मर्यादा नोंद
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
१२	अभिधीव	दात्र	शुद्धीकरण मर्यादा नोंद	मर्यादा नोंद	मर्यादा नोंद	मर्यादा नोंद	मर्यादा नोंद	मर्यादा नोंद	मर्यादा नोंद



क.ल.न. - 5
 दस्त क्र. 99/20
 99 20

Balkrishna Darshan - CHS.

गांव ठा.ठा.वाघोरी गां. नं. क्र. ७, ५ ११ तालुका ठा.ठा.वाघोरी

भुमापन क्रमांक	भुमा क का उपविभाग	भु-धारणा प्रकार	भोगवटद्वाराचे नंबर	खते क्र.
६० अ	५		विद्याधर खाणेतात ठा.ठा.वाघोरी	
पंवीचे स्थानिक नांव			विद्या खाणेतात ठा.ठा.वाघोरी	
लागवडी योग्य क्षेत्र	एकर गुंठे पौरस वार	हेक्टर आर प्रती मी. मिटर	विशेष खाणेतात ठा.ठा.वाघोरी	स. पत्ते
			विद्या खाणेतात ठा.ठा.वाघोरी	
		२२४०.००	विद्या खाणेतात ठा.ठा.वाघोरी	
		२२४०.००	(२०९६) (२०९७)	
ख. ख. लागवडी योग्य नसलेली वर्ग (अ) वर्ग (ब)				
एकूण				
अकारणी				
जुडी अथवा विशेष आकारणी				
एकूण				

इतर अधिकार न्याय जाणे योग्य ठा.ठा.वाघोरी

गां. नं. क्र. १२ (पिकाची नोंद नाही)

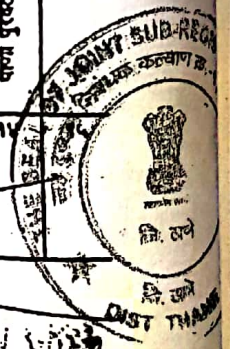
क्र.	हंगाम	पिकासाठी क्षेत्र									पडीत व विकास निरपयोगी अथवा जमिनीचा तपसित		पत्ती पुरवठ्याचे सापट	सेप
		मिश्र पिकांचे एकूण क्षेत्र			पट्टक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भेद पिकाचे क्षेत्र			एकर	क्षेत्र		
		मिश्र पिकांचे संकेतनाम	अंतर्स्थित	अंतर्स्थित	पिकाचे नंबर	अंतर्स्थित	अंतर्स्थित	पिकाचे नंबर	अंतर्स्थित	अंतर्स्थित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		१० हे. आ.	११ हे. आ.		१३ हे. आ.		

२००२
२००६

अस्तित् धरतुकुम चरी नकल रुजू असे

ताराख ०१११/०२

ठा.ठा.वाघोरी सच. ५१३३





डोंबिवली नगरपालिका परिषद
DOMBIVLI MUNICIPAL COUNCIL

क.ल.न. - ५९	
Ref. No.	५९५५/६३३२५
१०	२०

Office of the Municipal Council
Dombivli.
Date 20-1-81

Shri Vidyadhar Ramakant Kenjalkar
595/11, Irani Bldg., 2 Bros.
Pipe Line Road
Kurla, Bombay.

Sub : No Objection letter in connection with
the proposed building on S.No.67A,
H.No.5, Pt. of G. B. Patharli, Tal.
Kalyan, Dist : Thane.

Ref : Plans approved under No. 12409 dt.17/8/73.

Dear Sir,

In view of the State Government's directives issued under
Urban Development and Public Health Department Circular
dated 12th July, 1978, Dombivli Municipal Council has no
objection for completion of the entire building work
strictly as per building permission No. 12409 dated 17/8/73.

Yours faithfully,

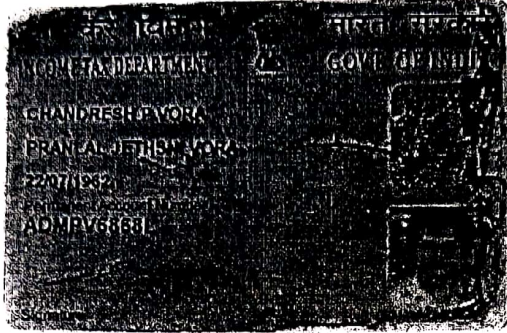
[Signature]
Chief Officer
Dombivli Municipal Council.



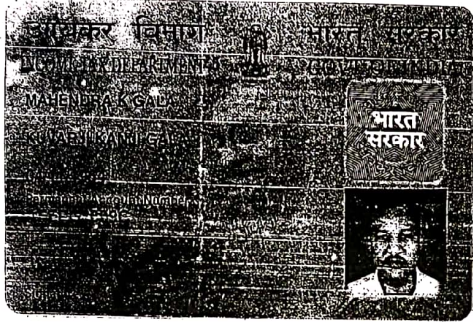


Ashok

क.ल.न.- ७	
दस्ता क्र ७९७३	२०१५
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Chanderpr...



Geeta Malhotra



Omman

