

509 2154

पावती

Original/Duplicate

Tuesday, February 14, 2023

नोंदणी क्र. :39म

2:20 PM

Regn.:39M

पावती क्र.: 2302

दिनांक: 14/02/2023

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बबई5-2154-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मुकुंद विठ्ठल आर्विकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

DELIVERED

एकूण:

रु. 31000.00

सह दुय्यम शिर्षक, मुंबई-5

बाजार मुल्य: रु.19310270.4 /-

मोबदला रु.22500000/-

भरलेले मुद्रांक शुल्क : रु. 1350000/-

DELIVERED

सह. दुय्यम निबंधक
मुंबई शहर क्र. 4

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1402202302563 दिनांक: 14/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015203352202223E दिनांक: 14/02/2023

बँकेचे नाव व पत्ता:

Murug

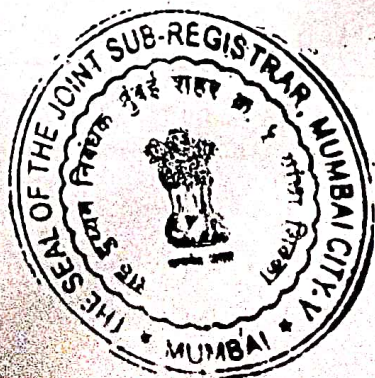
Valuation ID	202302144052	14 February 2023,01:44:23 PM
मूल्यांकनाचे वर्ष	2022	
जिल्हा	मुंबई(मेन)	
मूल्य विभाग	12-तोअर परेल डिव्हिजन	
उप मूल्य विभाग	12/93 भुभाग : उत्तरेस राव साहेब बोले मार्ग व जावळे मार्ग,पुर्वेस पश्चिम रेल्वे लाईन,दक्षिणेस सयानी रोड व भातनकर मार्ग यामधील त्रिकोनी भूभाग.	
सर्व्हे नंबर /न. भू क्रमांक :	इतर #	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		
खुली जमीन	निवासी सदनिका	कार्यालय
110080	241620	277860
		दुकाने
		310210
		औद्योगिक
		241620
		मोजमापनाचे एकक
		चौरस मीटर
बांधीव क्षेत्राची माहिती		
बांधकाम क्षेत्र(Built Up)-	79.92चौरस मीटर	मिळकतीचा वापर-
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे तय-
उदववाहन सुविधा-	आहे	मजला -
रस्ता सन्मुख -		1st floor To 4th floor
Sale Type -		
First Sale		
Sale/Resale of built up Property constructed after circular dt.02/01/2018		
मजला निहाय घट/वाढ		= 100% apply to rate= Rs.241620/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) =(((241620-110080) * (100 / 100))+110080) = Rs.241620/-
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 241620 * 79.92 = Rs.19310270.4/-
Applicable Rules		= ,10,4
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 19310270.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.19310270.4/-

Home Print

खबई - ५
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बबई - ५		
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२०२३		





CHALLAN
MTR Form Number-6



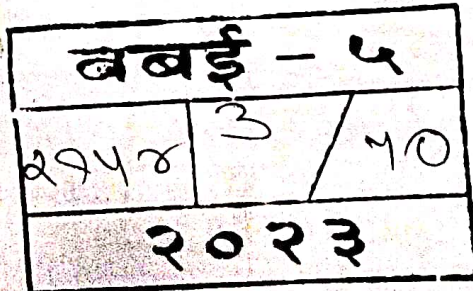
GRN	MH015203352202223E	BARCODE	[Barcode]		Date	13/02/2023-11:56:32	Form ID	25.2	
Department Inspector General Of Registration				Payer Details					
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name BOM5_JT SUB REGISTRAR MUMBAI 5				Full Name		MUKUND VITTHAL ARVIKAR			
Location MUMBAI				Flat/Block No.		FLAT NO.101, RAJANIGANDHA CHS LTD			
Year 2022-2023 One Time				Premises/Building					
Account Head Details			Amount In Rs.		Road/Street				
0030045501 Stamp Duty			1350000.00		Prof. V.S. Agashe Road, Off. Bhavani Shankar Road, Dadar (West),				
0030063301 Registration Fee			30000.00		Area/Locality MUMBAI				
					Town/City/District				
					PIN 4 0 0 0 2 8				
					Remarks (If Any)				
					SecondPartyName=AMITHANAND DSILVA~				
					Amount In Thirteen Lakh Eighty Thousand Rupees Only				
Total			13,80,000.00		Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		69103332023021312736 2792571240	
Cheque/DD No.				Bank Date		RBI Date		13/02/2023-11:59:04 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

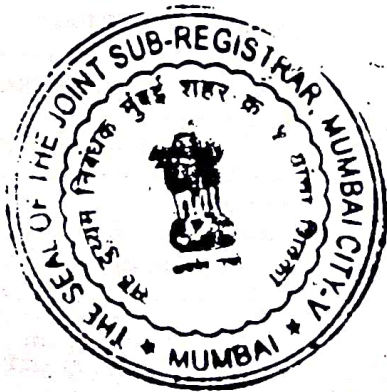
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9820072622

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1402202302563	Date 14/02/2023
Received from MUKUND VITTHAL ARVIKAR, Mobile number 9820421556, an amount of Rs.1000/ , towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.	
Payment Details	
Bank Name IBKL	Date 14/02/2023
Bank CIN 10004152023021402382	REF No. 2816591320
This is computer generated receipt, hence no signature is required.	



बबई - ५	
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CHALLAN
MTR Form Number-6



SRN	MH015203352202223E	BARCODE		Date	13/02/2023-11:56:32	Form ID	25.2
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Department Inspector General Of Registration		Payer Details					
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name BOM5_JT SUB REGISTRAR MUMBAI 5		Full Name		MUKUND VITTHAL ARVIKAR			
Location MUMBAI		Flat/Block No.		FLAT NO.101, RAJANIGANDHA CHS LTD			
Year 2022-2023 One Time		Premises/Building					
Account Head Details		Amount In Rs.		Road/Street			
0030045501 Stamp Duty		1350000.00		Prof. V.S. Agashe Road, Off. Bhavani Shankar Road, Dadar (West),			
0030063301 Registration Fee		30000.00		Area/Locality			
				MUMBAI			
				Town/City/District			
				PIN			
				4 0 0 0 2 8			
				Remarks (If Any)			
				SecondPartyName=AMITHANAND DSILVA-			
				Amount In			
				Thirteen Lakh Eighty Thousand Rupees Only			
				Words			
				13,80,000.00			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		69103332023021312736 2792571240	
Cheque/DD No.		Bank Date		RBI Date		13/02/2023-11:59:04 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		13/02/2023			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चटान केवल दफ्तरी निविदा कारवाहीसाठी नोंदणी कारवाहाच्या दस्तऐवजी उपयोगी ठरवण्यात येईल. नोंदणी केलेल्या दस्तऐवजी तसेच दफ्तरी कारवाहीसाठी.

Mobile No. : 9820072622

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-509-2154	0007596759202223	14/02/2023-14:19:54	IGR550	30000.00
2	(IS)-509-2154	0007596759202223	14/02/2023-14:19:54	IGR550	1350000.00
Total Defacement Amount					13,80,000.00

वर्क - ५
29/08/2023
2023

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai this 14th day of February, 2023, BETWEEN, MR. AMITHANAND DSILVA, Age 47 years, (PAN: AAEPD9922A), Indian Inhabitant, having address at C2-605, Lok Everest, JSD Road, Mulund (West), Mumbai - 400 080, hereinafter called "THE TRANSFEROR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators and assigns) of the ONE PART;

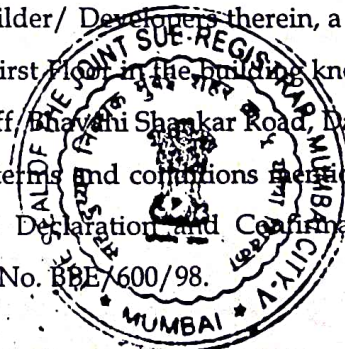
M. M. Arvikar
M. M. Arvikar

AND

MR. MUKUND VITTHAL ARVIKAR, Age 59 years, (PAN: AADPA1604M) and MRS. MITALI MUKUND ARVIKAR, Age 55 years, (PAN: AEKPA6455K), Both Indian Inhabitants, having address 201, Plot No. 154, Sairajadham CHSL, R.K. Vaidya Marg, Dadar (West), Mumbai - 400 028, hereinafter called "THE TRANSFEREES" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective legal heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS vide Agreement dated 16th day of November, 1990, one MR. AMALANAND DSILVA, purchased from M/S. Bhavani Construction Company, the Builder/ Developers therein, a Flat being Flat No.101-A admeasuring 490 sq. ft. Built-up area on First Floor in the building known as "RAJANIGANDHA", situated at Prof. V.S. Agashe Road, Off. Bhavani Shankar Road, Dadar (West), Mumbai - 400 028, for the consideration and on the terms and conditions mentioned therein. The said Agreement was registered vide Deed of Declaration and Confirmation 29/01/1998, in the Office of Sub- Registrar, Mumbai under Sr. No. BBE/602/98.

AND WHEREAS vide Agreement dated 16th day of November, 1990, the TRANSFEROR herein, purchased from M/S. Bhavani Construction Company, the Builder/ Developers therein, a Flat being Flat No.101-B admeasuring 370 sq. ft. Built-up area on First Floor in the building known as "RAJANIGANDHA", situated at Prof. V.S. Agashe Road, Off. Bhavani Shankar Road, Dadar (West), Mumbai - 400 028, for the consideration and on the terms and conditions mentioned therein. The said Agreement was registered vide Deed of Declaration and Confirmation 29/01/1998, in the Office of Sub- Registrar, Mumbai under Sr. No. BBE/600/98.



AND WHEREAS MR. AMALANAND DSILVA, TRANSFEROR herein along with other occupants of the building formed and registered a Society under the Maharashtra Co-operative Societies Act, 1960, namely RAJANIGANDHA CO-OP. HSG. SOC. LTD., under Registration No. MUM/WCG-N/HSG/TC/8173/2000 (hereinafter referred to as "the said Society").

M. M. Arvikar

M. M. Arvikar

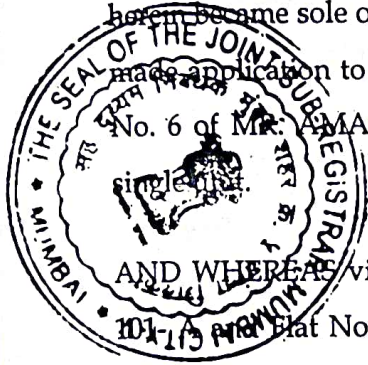
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AND WHEREAS the said Society had issued in the name of the MR. AMALANAND DSILVA, Five Fully Paid-up Shares of Rs. 50/- each bearing Distinctive Nos. 26 to 30 (Inclusive of Both) covered under Share Certificate No. 6 in respect of his membership of Flat No.101-A. The said Society has also issued in the name of TRANSFEROR herein, Five fully paid-up shares of Rs.50/- each bearing distinctive numbers from 31 to 35 (both inclusive) covered under Share Certificate No. 7 in respect of his membership of Flat No.101-B.

AND WHEREAS vide Gift Deed dated 06/07/2017, MR. AMALANAND DSILVA, gifted his right, title and interest in the Flat No.101-A and membership of the said Society covered under Share Certificate No. 6, to his brother MR. AMITHANAND DSILVA i.e. the TRANSFEROR herein. The said Gift Deed is duly registered in the Office of Jt. Sub- Registrar, Mumbai City - 2 under Sr. No. BBE/9208/2017 on 06/07/2017.

AND WHEREAS by virtue of above-mentioned Gift Deed and Agreement, the TRANSFEROR herein became sole owner of Flat No.101-A and Flat No.101-B and therefore the TRANSFEROR

made application to the Society for cancellation of membership in respect of Share Certificate No. 6 of Mr. AMALANAND DSILVA and consider Flat No.101-A and Flat. No 101-B as a



single flat.

AND WHEREAS vide Letter dated 04/05/2018, the said Society confirmed that the Flat No. 101-A and Flat No. 101-B should be considered as Single Flat bearing No. 101. Further vide Letter dated 04/05/2018, the said Society also cancelled the Share Certificate No. 6 and allotted Share Certificate bearing No. 7 covering 5 Fully Paid-up Shares of Rs.50/- each bearing Distinctive Nos. 31 to 35 (Inclusive of Both) (hereinafter referred to as "the Shares") for the Membership of the Society in respect of Flat No. 101.

AND WHEREAS as per the Municipal Assessment Records of MCGM and as per Sanctioned Occupation Plan of Municipal Authorities, the Flat No. 101- A and Flat No. 101-B are single Flat and thus it should be considered as single Flat bearing Flat No.101.

AND WHEREAS by virtue of above mentioned Deeds and documents, the TRANSFEROR herein became sole owner of Flat being Flat No.101 admeasuring 860 sq. ft. Built-up area on First Floor in the building known as "RAJANIGANDHA" of RAJANIGANDHA CO-OP. HSG. SOC. LTD., situated at Prof. V.S. Agashe Road, Off. Bhavani Shankar Road, Dadar (West), Mumbai - 400 028, (hereinafter referred to as "the said Flat") and single member of the said Society in respect of the said Shares covered under Share Certificate No.7.

AND WHEREAS the TRANSFEROR has agreed to assign the said Five fully paid-up shares of the said society and transfer his interest in the said Flat to the TRANSFEREES for the consideration and on the terms and conditions appearing herein below:-

M. M. Arvikar

M. M. Arvikar

[Signature]

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The TRANSFEROR shall assign to the TRANSFEREES, the said Five fully paid-up shares of Rs.50/- each bearing distinctive numbers from 31 to 35 (both inclusive) covered under Share Certificate No. 7 standing in the name of the TRANSFEROR in the books of the said Society i.e. RAJANIGANDHA CO-OP.HSG.SCTY.LTD., and transfer his interest in the said Flat being Flat No.101 admeasuring 860 sq. ft. Built-up area of the said Society, situated at Prof. V.S. Agashe Road, Off. Bhavani Shankar Road, Dadar (West), Mumbai - 400 028, for the total consideration of Rs.2,25,00,000/- (Rupees Two Crore Twenty Five Lakhs Only).

2. In pursuance of the above mentioned Clause No.1, the TRANSFEREES have paid to the TRANSFEROR on or before the execution of this Agreement a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) being the part payment towards the consideration for the sale and transfer of the said Flat (the receipt whereof the TRANSFEROR does hereby admit and acknowledge).

It is agreed by and between the parties hereto that the balance consideration of Rs. 2,20,00,000/- (Rupees Two Crores Twenty Lakhs Only) shall be paid by the TRANSFEREES to the TRANSFEROR herein in the following manner :-

- i) Rs.2,25,000/- (Rupees Two Lakhs Twenty Five Thousand only) being 1% Tax Deducted at source as per Section 194IA of the Income Tax Act,1961 shall be paid by the TRANSFEREES herein and the challan/TDS certificate shall be handed over to the TRANSFEROR to claim its refund.
- ii) Rs. 2,17,75,000/- (Rupees Two Crore Seventeen Lakhs Seventy-Five Thousand Only) being the balance consideration, shall be paid by the TRANSFEREES to the TRANSFEROR herein within a period of 30 days from date of Registration of this Agreement by obtaining Loan from Bank/Financial Institution, time being the essence of this Agreement.

Nothing contained in these presents shall be considered as a transfer, assignment, deposit, sale or conveyance of the said right, title and interest in the said Flat till the balance amount is paid by the TRANSFEREES herein as agreed herein before.

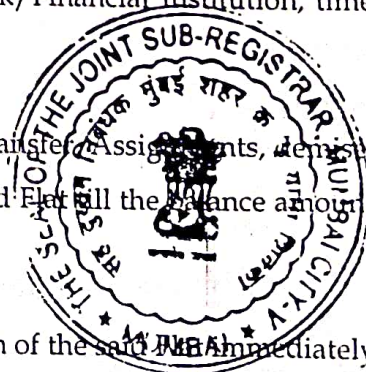
The TRANSFEROR shall hand over quiet and vacant possession of the said Flat immediately on receipt of the balance consideration as mentioned herein above and executing suitable documents for that purpose.

M. M. Arvikar

M. M. Arvikar

AS

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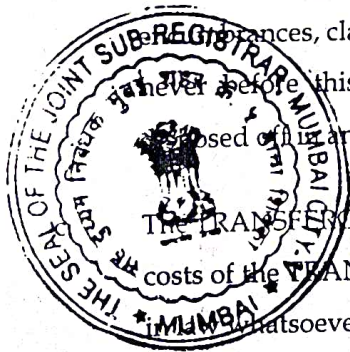
3. The TRANSFEROR declares that he is holding the said Flat quietly without any claim or obstruction from any other person. The TRANSFEROR further declares that he has full power and absolute authority to assign the said shares and to transfer his interest in the said Flat to the TRANSFEREES. The TRANSFEROR further declares that said Flat is free from any encumbrances, claims or demands by way of sale, transfer, mortgage, lease, or otherwise and there is no litigation of any nature whatsoever of any person against him in respect of the said Flat and the said Shares.

The TRANSFEROR declares that there is no charge on the said Flat. The TRANSFEROR further declares that except himself there is no one else who had or has any right, title, interest or claim in the said Flat. The TRANSFEROR also declares that there is no suit pending in any court of law in respect of the said Flat.

4. The TRANSFEROR does hereby covenant with the TRANSFEREES as follows:

a. That notwithstanding any act, deed, matter or thing whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made, done, committed or omitted or knowingly suffered to the contrary the TRANSFEROR has good right, full power and absolute authority to convey, transfer and assign the said Flat hereby agreed to be transferred, conveyed and assigned in favour of the TRANSFEREES as aforesaid AND he has not done, committed or omitted any act, deed, matter or thing whereby the ownership possession, occupation or enjoyment of the said Flat may be rendered void or voidable for any reason or on any account.

b. The TRANSFEROR hereby declares that said Flat is free and clear from all encumbrances, claims and demands of whatsoever nature and kind and the same has not been before this transfer been charged, mortgaged, encumbered, dealt with or disposed of in any manner whatsoever to any other party or person.



The TRANSFEROR hereby agrees to execute or cause to be executed at the request and costs of the TRANSFEREES all such further and other acts, deeds, matters and things whatsoever as may be required by the TRANSFEREES or their Counsel at Law for better and more perfectly transferring, conveying and assigning the said Flat in favour of the TRANSFEREES.

d. The TRANSFEROR is not restrained either under the Income Tax Act or any other Statute of Law for the time being in force from dealing with or disposing off the said Flat or part thereof to the TRANSFEREES in any manner whatsoever.

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P. C. 12		

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M. M. Arvikar
M.M. Arvikar

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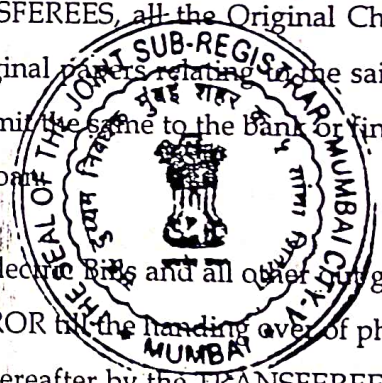
- e. The TRANSFEROR is not restrained by any decree or order of any Court or authority having jurisdiction in India from dealing with or disposing off the said Flat to any person or party.
- f. The TRANSFEROR has clear marketable title free from encumbrances of any nature whatsoever and there are no outstanding estate or effects by way of balance of consideration, lease, lien, charge, mortgage, or otherwise howsoever in any manner whatsoever.
- g. The TRANSFEROR has not been adjudicated insolvent nor he has committed any Act of insolvency nor is there any order of any Court or Authority restraining the TRANSFEROR or creating any inability in the TRANSFEROR from entering into this Agreement.

5. After completion of the total consideration as mentioned herein above, the transfer of the said Shares and the said Flat in the books of the said society from the name of the TRANSFEROR to that of the TRANSFEREES shall be made by executing by both the parties various forms prescribed under the Bye-laws of the said society accompanied by the application of the TRANSFEREES for the membership for the said society with prescribed admission fees.

6. The TRANSFEROR shall hand over to the TRANSFEREES, all the Original Chain of Documents, Original Share Certificate and all other original papers relating to the said Flat immediately after registration of this Agreement, to submit the same to the bank or financial institution from which the TRANSFEREES are availing loan.

7. The taxes, monthly contributions, Telephone Bills, Electric Bills and all other outgoings, in respect of the said Flat shall be paid by the TRANSFEROR till the handing over of physical possession of the said Flat and the same shall be paid thereafter by the TRANSFEREES. The TRANSFEROR does hereby covenant with the TRANSFEREES that he has paid to the said society his share of taxes, monthly contributions, Electric Bills, and all other outgoings, up to date till the date of handing over of physical possession of the said Flat.

8. The TRANSFEROR hereby agrees to keep indemnified the TRANSFEREES against the payment of all such outgoings, costs, charges, fees, taxes, loans and other dues, if any, relating to the said Flat of whatsoever nature pertaining to the period prior to handing over of the physical possession of the said Flat.



Mugul
M.M. Arvikam

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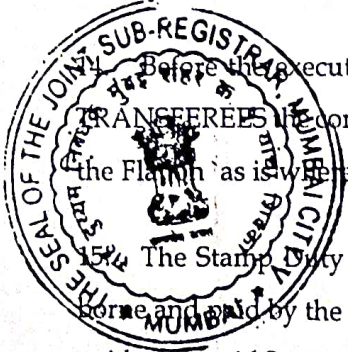
9. The TRANSFEROR does hereby covenant with the TRANSFEREES that after taking physical possession of the said Flat the TRANSFEREES shall enjoy quietly and peacefully and occupy the said Flat without any hindrance, denial, demands, interruption or eviction by the TRANSFEROR or any person lawfully or equitably claiming through, under or in trust for the TRANSFEROR.

10. The TRANSFEREES do hereby covenant with the TRANSFEROR that they shall pay their share of taxes, all outgoing, etc., in respect of the said Flat after taking the physical possession of the same regularly and they shall abide by all the rules and regulations and by-laws of the said Society.

11. The TRANSFEROR and the TRANSFEREES shall execute the necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said Shares and the said Flat in the names of the TRANSFEREES in the books of the said Society.

12. The TRANSFEROR does hereby covenant with the TRANSFEREES that he shall from time to time and at all times whenever called upon by the TRANSFEREES or their heirs, executors, administrators, assigns or Advocates, to do and execute, or cause to be done and executed all the necessary documents, affidavits, conveyance, sale deed, undertakings, applications, whatsoever, for more perfectly securing the interest of the TRANSFEREES in the said shares along with the said Flat.

13. The TRANSFEREES shall be entitled to the transfer of the share money deposit in respect of the said Flat lying and deposited with the said society as also the electricity meter deposit which may be lying with the Brihanmumbai Electric Supply & Transport Undertaking, respectively in respect of the said Flat in their names.



14. Before the execution of this Agreement for Sale, the TRANSFEROR has shown to the TRANSFEREES the condition of the said Flat and the TRANSFEREES have agreed to purchase the Flat in 'as is where is' condition.

15. The Stamp Duty and Registration charges if any, payable on this Agreement shall be borne and paid by the TRANSFEREES herein and the transfer charges/donation, if any to be paid to the said Society for the transfer of the said shares and the said Flat shall be paid equally by both the parties herein.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES THE DAY AND THE YEAR SECOND HEREINABOVE WRITTEN

बबई - ५	
२९५०	९३ / ५०
२०२३	

M. M. Arvikar

SCHEDULE OF THE PROPERTY


A Residential Flat being Flat No.101 admeasuring 860 sq. ft. Built-up area on First Floor in the building known as "RAJANIGANDHA" of RAJANIGANDHA CO-OP. HSG. SOC. LTD., situated at Prof. V.S. Agashe Road, Off. Bhavani Shankar Road, Dadar (West), Mumbai - 400 028, lying and being at Plot No.502, Town Planning Scheme No. IV, Mahim, Cadastral Survey No.1/1394, of Lower Parel Division Mumbai City and within the limits of 'G/North' ward of Municipal Corporation of Greater Mumbai.

SIGNED, SEALED AND DELIVERED BY)
THE WITHIN NAMED TRANSFEROR)
MR. AMITHANAND DSILVA)



In the presence of

1) Rajee Bidia

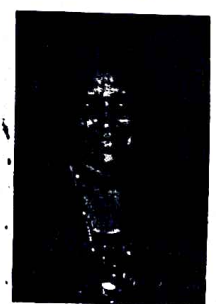
a) 
SIGNED, SEALED AND DELIVERED BY)
THE WITHIN NAMED TRANSFEREES)
MR. MUKUND VITTHAL ARVIKAR)
AND)
MRS. MITALI MUKUND ARVIKAR)







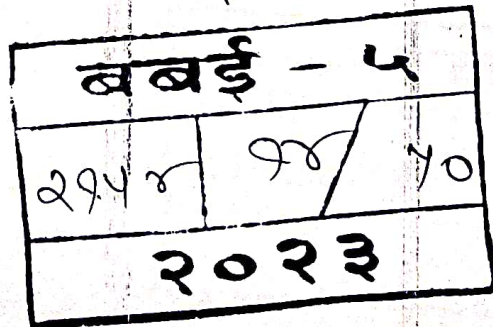
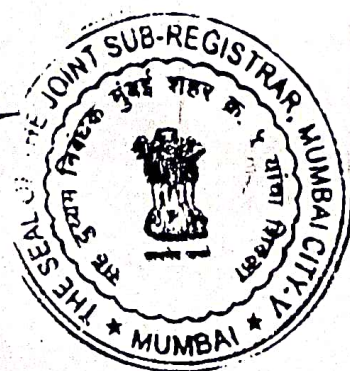
M.M. Arvikar



In the presence of

1) Rajee Bidia

2) 



RECEIPT

RECEIVED OF AND FROM MR. MUKUND VITTHAL ARVIKAR and MRS. MITALI MUKUND ARVIKAR, the within named TRANSFEREES, a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only), being the part payment towards the consideration for sale and transfer of the Flat No.101 on First Floor in the building known as "RAJANIGANDHA" of RAJANIGANDHA CO-OP. HSG. SOC. LTD., situated at Prof. V.S. Agashe Road, Off. Bhavani Shankar Road, Dadar (West), Mumbai - 400 028, vide Cheque No. 308524 dated 27/12/2022 drawn on Janata Sahakari Bank Ltd., Pune Branch.

I SAY RECEIVED

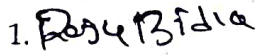
Rs. 5,00,000/-



(AMITHANAND DSILVA)

TRANSFEROR

WITNESSES:

1. 

2. 

बबई - ५		
२२५४	२५	५०
२०२३		

