

9

3

Vivekda Mehta.

To

Dhruv Kothari

451/763

पावती

Original/Duplicate

Tuesday, February 09, 2021

नोंदणी क्र. : 39म

5:45 PM

Regn.: 39M

पावती क्र.: 895 दिनांक: 09/02/2021

गावाचे नाव: एन्सर
दस्तऐवजाचा अनुक्रमांक: बरल7-763-2021
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: धृव बिपिन कोठारी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 800.00

पृष्ठांची संख्या: 40

एकूण: रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:04 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 8162639.36/-

मोबदला रु. 11551000/-

भरलेले मुद्रांक शुल्क : रु. 231020/-

Shavan
प्रा. दु. नि. का. बोरीवली 7

सह कुष्यम निबंधक बोरीवली-७
मुंबई उपनगर, जिल्हा.

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0802202122298 दिनांक: 08/02/2021
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009204517202021M दिनांक: 29/12/2020
बँकेचे नाव व पत्ता:

Shavan

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202102091917			09 February 2021, 11:48:08 AM	
मूल्यांकनाचे वर्ष	2020				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	87-एकसर (बोरीवली)				
उप मूल्य विभाग	87/406भुभाग; उत्तरेस देविदास मार्ग, पुर्वेस एस व्ही रोड, दक्षिणेस लोकमान्य टिळक रोड व पश्चिमेस एकसर रोड व टिळक रोड जोडणारी रस्ता.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#2470				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	69730	145470	178600	228700	145470
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	53.44चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -
	उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor	बांधीव
					Rs.145470/-
Sale Type - Resale	First Sale Date - 15/01/1991				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 105% apply to rate= Rs.152744/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (((152744-69730) * (100 / 100))+69730)				
	= Rs.152744/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 152744 * 53.44				
	= Rs.8162639.36/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 8162639.36 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.8162639.36/-				

Home

Print

Shankar Kothari



बरल - ७/		
०६३	९	२०
२०२१		



बरल - ७/		
७६३	२	४०
२०२१		



CHALLAN
MTR Form Number-6



GRN	MH009204517202021M	BARCODE			Date	29/12/2020-11:00:14	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BRL7_JT SUB REGISTRAR BORIVALI 7					
Location				MUMBAI					
Year				2020-2021 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030045501 Stamp Duty				231020.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						Town/City/District			
						PIN			
						4 0 0 0 9 2			
				Remarks (If Any)					
				PAN2=AANPM6048F~SecondPartyName=VIRENDRAKUMAR V MEHTA~					
						Amount In			
						Two Lakh Sixty One Thousand Twenty Rupees Only			
Total				2,61,020.00		Words			
Payment Details				IDBI BANK					
				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		69103332020122918339 691244059	
Cheque/DD No.				Bank Date		RBI Date		29/12/2020-18:59:08 30/12/2020	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		100 , 30/12/2020			

Department ID :

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

Mobile No. : 9920022542

सदर चालन केवल दस्तावेज निकास कार्यालय नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलन लागू नाही.

Signature Not
Verified

Digitally signed by VS
VIRTUAL TREASURY
MUMBAI (3)
Date: 2021.01.06
21:18:34 (G)
Reason: Single
Document
Location: n/a



Shri. B. B. Nayna
Nayna

बरल - ७/		
७६३	३	२०
२०२१		

Print Date 08-02-2021 09:18:34

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0802202122298
Date	08/02/2021
Received from DHRUV BIPIN KOTHARI, Mobile number 9930093933, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name	sblepay
Date	08/02/2021
Bank CIN	10004152021020816877
REF No.	202103999297867
This is computer generated receipt, hence no signature is required.	



बरल - ७/		
७८३	४	७०
२०२१		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI, on this 31st day of DECEMBER-2020

BETWEEN

Dhruv Kothari
Nayna

MR. VIRENDRAKUMAR V. MEHTA aged 73 year an adults, Indian Inhabitant of Mumbai, residing at Flat No. 705 on 7th Floor in SHREE GAYATRI CO-OP.HSG.SOC.LTD, situated at Gayatri Apartment, 184, S.V.P. Road, Borivali (West), Mumbai-400 092, hereinafter called "THE TRANSFEROR "(which expression shall unless it be repugnant to the context or meaning thereof mean and include his respective heirs, executors, administrators and assigns) of the ONE PART AND (1) MR. DHRUV BIPIN KOTHARI aged 27 year & (2) MRS. NAYNA BIPIN KOTHARI aged 62 year both adults, Indian, Inhabitants of Mumbai residing at Flat No. 203, 2ND Floor, Bldg.No.B-1, Shruti Park, Kolshet Road, Dhokli Naka, Thane-400 607, hereinafter called 'THE TRANSFEREES' (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS:

- a) By virtue of Agreement for Sale Dated 7th January, 1988 BETWEEN M/S. NILESH ENTERPRISES, a Partnership firm, having office at Manju Villa, S.V.P.Road, Borivali (W), Mumbai-400 092, hereinafter called and referred as the BUILDERS of the ONE PART AND SMT. LALITA S. JAIN therein called the 'THE PURCHASER' of the OTHER PART. The Purchaser had purchased and acquired a residential premises i.e. Flat No. 705 on 7th Floor in SHREE GAYATRI CO-OP.HSG.SOC.LTD, situated at Gayatri Apartment, 184, S.V.P. Road, Borivali (West), Mumbai-400092, as per the Schedule annexed hereunder and upon the terms and conditions therein contained paid the consideration therefore and took vacant and peaceful possession of the said Flat and have been in exclusive use, occupation and possession of the premises. The purchaser had paid stamp duty of Rs.12,060/- Plus Penalty of Rs.4,825/- under Order No. COB/AY/7670/19 dated 24/1/2020 at Collector of Stamps, Borivali, Mumbai.



Dhruv Kothari *Nayna*

बरल - ७/		
७६३	५	२०
२०२१		

b) By virtue of Agreement for Sale Dated 15th January, 1991 BETWEEN SMT. LALITA S. JAIN thereafter called and referred as the **TRANSFEROR** of the ONE PART AND MR. VIRENDRAKUMAR V. MEHTA therein called the **'THE TRANSFEREE'** of the OTHER PART. The Transferee had purchased and acquired a residential premises i.e. Flat No. 705 on 7th Floor in SHREE GAYATRI CO-OP.HSG.SOC.LTD, situated at Gayatri Apartment, 184,S.V.P. Road, Borivali (West), Mumbai-400 092, as per the Schedule annexed hereunder and upon the terms and conditions therein contained paid the full consideration therefore and took vacant and peaceful possession of the said Flat and have been in exclusive use, occupation and possession of the said premises. The purchaser had paid stamp duty of Rs.28,010/- Plus Penalty of Rs.250/- under Order No. AMN/3161/95 dt.11.3.1998 at General Stamp Office, Mumbai.

a) AND WHEREAS MR. VIRENDRAKUMAR V. MEHTA is a bona fide member and exclusive owner fully seized and possessed and well sufficiently entitled to ownership basis and Five fully paid up Shares of Rs.50/- each bearing No. 201 to 205 (both inclusive) and entered under Share Certificate No. 41 of Flat No. 705 on 7thFloor in SHREE GAYATRI CO-OP. HSG. SOC. LTD, situated at Gayatri Apartment, 184, S.V.P. Road, Borivali (West), Mumbai-400092, what is called 'ON OWNERSHIP BASIS'(which is hereinafter referred to 'THE SAID FLAT').

b) AND WHEREAS 'THE TRANSFEROR MR. VIRENDRAKUMAR V. MEHTA is a bona fide member of SHREE GAYATRI CO-OP. HSG. SOC.LTD, a society registered under the Maharashtra Co-Operative Societies Act, 1960 vide Registration No.BOM/WR/HSG/TC/7231/1992-93,And holding Five fully paid up Shares of Rs.50/- each bearing No. 201 to 205 (both inclusive) and entered under Share Certificate No. 41 hereinafter referred to as 'THE SAID SOCIETY'.



बरल - ७/		
७६३	६	७०
२०२१		

Chandkothari Nagda.

- c) **THE TRANSFEROR** further declares that title over the said Flat is marketable and free from all encumbrances
- d) **AND WHEREAS** **THE TRANSFEROR** herein have agreed to sell Flat No. 705 on 7th Floor in SHREE GAYATRI CO-OP.HSG.SOC.LTD, situated at Gayatri Apartment, 184,S.V.P. Road, Borivali (West), Mumbai-400 092, for the full price of Rs.1,15,51,000/- (Rupees One Crore Fifteen Lakhs Fifty One Thousand only).
- e) **AND WHEREAS** the **TRANSFEROR** has represented to the **TRANSFEREES** that he has given the necessary notice of intention to the said society for sell and dispose of the said Flat premises, as per the bye-laws of the said society.

AND WHEREAS **THE TRANSFEREES** have approached to the **TRANSFEROR** and shown their desires to purchase and acquire the said Flat and the said Shares on Ownership basis for which the **TRANSFEROR** have agreed to and the parties have decided to reduce into writing the terms and conditions which are now appearing hereunder:

NOW THIS INDENTURE WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. **THE TRANSFEROR** shall Sale and the **TRANSFEREES** shall purchase and acquire the said Flat No. 705 on 7th Floor in SHREE GAYATRI CO-OP. HSG.SOC.LTD, situated at Gayatri Apartment, 184, S.V.P. Road, Borivali (West), Mumbai-400 092, along with Five shares of Rs.50/- each of the society together with the permanent and absolute right of use and occupation of the said Flat.
2. That the Purchase price of the said Flat shall be Rs.1,15,51,000/- (Rupees One Crore Fifteen Lakhs Fifty One Thousand only including the value Rs.250/-alongwith Five Shares of the said society which consideration amount the **TRANSFEREES** shall pay to the **TRANSFEROR** And on receipt of full consideration as mentioned below the **TRANSFEROR** agrees to handover the peaceful possession of the said premises with absolute title and thereof to the **TRANSFEREES**, as per following details.



[Signature] **Shankar Kothari**, Nayna.

बरल - ७/		
७६३	७	२०
२०२१		

- i) Rs.2,00,000/- (Rupees Five Lakhs only) being paid as part payment against above said flat premises vide Cheque No. 000734 Dt,26/12/2020 drawn on ICICI Bank, Borivali west branch.
- ii) Rs.3,00,000/- (Rupees Three Lakhs only) being paid as part payment against above said flat premises vide RTGS No. ICICR 52020123000828249 Dt,26/12/2020 drawn on ICICI Bank, Borivali west branch.
- iii) Rs.5,00,000/- (Rupees Five Lakhs only) being paid as part payment against above said flat premises vide RTGS No. ICICR 52021 020800307738 Dt.08/02/2021 ,drawn on ICICI Bank, Borivali west branch.
- iv) Rs.4,64,367/- (Rupees Four Lakh Sixty Four Thousand Three Hundred Sixty Seven only) being paid as part payment against above said flat premises vide RTGS No. ICICR Dt.09/02/2021 ,drawn on ICICI Bank, Borivali west branch.
- v) Rs.86,633/- (Rupees Eight Six Thousand Six Hundred Thirty Three only) being paid as a 0.75% Tax Deduction at Source (T.D.S.) as per Income Tax Act.
- vi) Rs.1,00,00,000/- (Rupees One Crore only) shall be paid as a full and final consideration amount at the time of obtaining Housing Loan from Bank or Financial Institution and taking vacant and peaceful possession on or before 28/02/2021.

Handwritten signature
Handwritten signature
 Nayna,

3. The Transferees have made the Transferor aware of the fact that the Transferees would be entitled to deduct T.D.S. (Tax Deduction Source) as per Finance bill 2013 introduced under new Section 194 IA which provides that with effect from 1st June 2013, (New Finance Bill 2020 introduced under Section 194 IA)the buyers (The Transferees) of property will have to deduct tax at source at 0.75% from the payment to be made to the seller (The TRANSFEROR), if the sale consideration is Rs. 50 Lakhs or more, and the Transferees knowing the said fact, has agreed to deduct TDS and credit the amount directly to the Income Tax Authorities Under Section 194 IA and hand over TDS Certificate/Direct Tax Challan



THE TRANSFEROR shall obtain the necessary permission from the said society for transfer of his rights, title, claim, interest and benefits whatsoever enjoyed by the TRANSFEROR including the Shares, Deposits, if any, in favour of the TRANSFEREES. The TRANSFEROR undertakes to assist and co-operate to execute, produce, procure and/or cause to be executed, produced or procured any documents and/or writings, whatsoever for further assuring in

बदल - ७/		
७६३	८	३०
२०२१		

Handwritten signature Nayna,

40045096

SHREE GAYATRI CO-OP. HOUSING SOCIETY LTD.

Regn. No. BOM/WR/HSG/TC/7231/92-93 Dated 25-02-93
Sardar Vallabhbhai Patel Road, Opp. Syndicate Bank, Borivli (West), BOMBAY-400 092.

No. 41

Authorised Share Capital Rs. 2,00,000/- Divided into 4000 Shares each of Rs. 50/- only

Member's Register No. 41

THIS IS TO CERTIFY that Mr. ~~VIKRAM~~ VIRENDRA KUMAR V. MEHTA

of Flat No. 705 is the Registered Holder of Five Shares from No. 201 to 205

(Both Inclusive) of Rs. 50/- each (Rupees Fifty of each Share) in SHREE GAYATRI CO-OP. HSG. SOCY. LTD., Subject to the Bye-laws of the said Society and that upon each of such Share the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at BOMBAY this 18th day of July 1993

For Shree Gayatri Co-Op. Hsg. Society Ltd.

Seal



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Committee Member

P. T. O.

[Signature]

5. law and for more perfectly transferring all rights, title, and benefits of the TRANSFEROR in respect of the said Flat unto the TRANSFEREES for exclusive use of TRANSFEREES thereof as aforesaid.
6. **THE TRANSFEROR** doth hereby covenants with the **TRANSFEREES** that the said premises agreed to be sold is free from all encumbrances of any nature, whatsoever and that the **TRANSFEROR** has full and absolute power and authority to transfer and deliver possession of the said Flat to the **TRANSFEREES**. No other person or party have any rights, title, interest, propriety, claiming or demand into over or upon the same or any part thereof either by way of sale, exchange, mortgage, gift, trust, inheritance and tenancy or lien or otherwise howsoever over the said Flat.
7. The TRANSFEROR do hereby covenant with the TRANSFEREES as follows :
 - a) That the said premises is not subject to any acquisition or requisition and no notice have been received by him from the Government or any other local authority or under any legislative enactment, government ordinance order or notification.
 - b) That the TRANSFEROR has duly paid and discharged in full all the dues and liabilities in respect of the said premises including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said society up to the date hereto and shall pay all the dues till the date of possession.
 - c) That the TRANSFEROR is the sole and absolute owner and beneficiaries of the said premises duly standing in the name of the TRANSFEROR in the books and all other records of the said society and is absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said premises and except the TRANSFEROR no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said premises.
 - d) That notwithstanding any act, deed, matter or thing whatsoever done or omitted by the TRANSFEROR or any person or persons lawfully and equitably claiming by, from through, or in trust for the TRANSFEROR, the TRANSFEROR has full power and absolute authority in his own right to transfer the said premises and to relinquish and transfer all his rights, title and interest therein in favour of the TRANSFEREES.



Chun Kohani Nayna

बरेल - ७/		
०६३	e	२०
२०२१		

- e) That neither the TRANSFEROR nor any one on his behalf has committed or omitted any act, deed, matter or thing whereby his holding of the said shares and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said premises and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and his other rights, title and interest therein may become liable to attachment and or sale whether by decree or other of the Competent Court or otherwise ;
- f) That the said premises is not subject to any charge, encumbrances or liability, litigation, adverse claim in any proceedings.
- g) That the TRANSFEROR has not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said premises and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever and further that the TRANSFEROR shall not entered into any agreement/writing with any third party for creating any rights of whatsoever nature in respect of the said premises till this Agreement is valid.
- h) That the TRANSFEREES shall on completion of the transfer be entitled to hold and own the said premises and the said shares and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said premises and/or any part thereof in the TRANSFEREES own right without any interference, disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by through under or in trust for the TRANSFEROR .



वरल - ७/		
७६३	१०	१०
२०२१		

[Signature] NayNa.

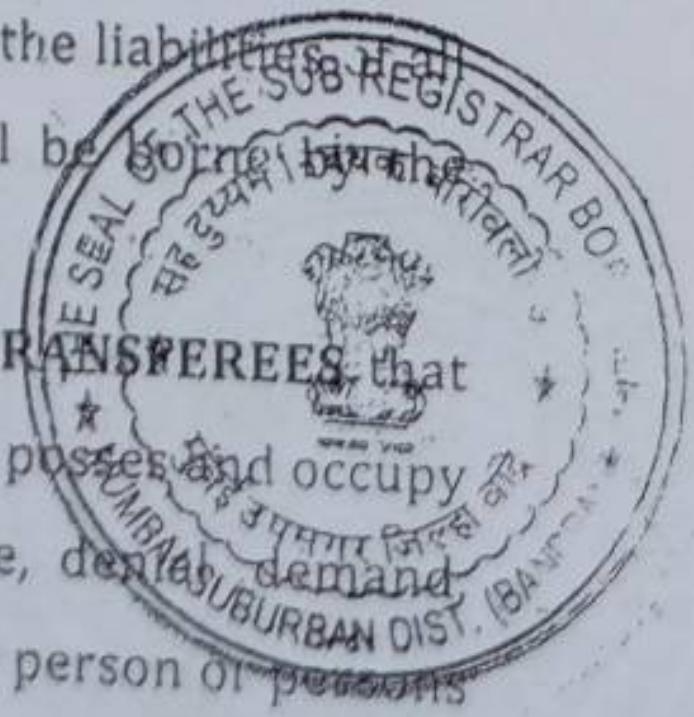
i) That the TRANSFEROR has duly completed has observed and performed with all the Rules, Regulations and bye-laws of the said society and that the TRANSFEROR has neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulation and bye-laws of the said Society nor is/are there any actions or proceedings pending against the TRANSFEROR instituted by the said Society or any member of the said society in respect of the said premises including any notice or action for expulsion or termination of the TRANSFEROR as the member of the said Society.

j) That the TRANSFEROR has not received any notice for acquisition or requisition of the said premises and/or the said shares.

k) That the TRANSFEROR herein do hereby indemnify and keep indemnified the TRANSFEREES against any defect in title, omission or mischief of any person wrongfully claiming any right, title or beneficial interest in the said premises and/or the said shares or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or brought against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions.

8. **THE TRANSFEROR** doth hereby covenants with the **TRANSFEREES** that the **TRANSFEROR** has agreed to pay to the said society all his Shares of taxes and outgoing & Electric Bills, MGL Gas Bills etc. **up to the date of possession in respect of the said Flat** and after the date of Possession the liabilities of all taxes and other charges pertaining to the said Flat will be borne by the **TRANSFEREES**.

9. **THE TRANSFEROR** hereby further covenants with the **TRANSFEREES** that the **TRANSFEREES** shall henceforth quietly and peacefully possess and occupy and enjoy the said premises without any let, hindrance, demand, interruption or eviction by the **TRANSFEROR** or any other person or persons lawfully or equitably claiming through under or in trust for the **TRANSFEROR**.



Chandrakant Nayna

बरल - ७/		
७६३	११	२०
२०२१		

10. **THE TRANSFEROR** hereby further declare that the said **Flat** is free from all encumbrances beyond reasonable doubts and hereby undertake to indemnify and keep indemnified the **TRANSFEREES** against all demands, claims, proceedings, costs and expenses arising from any third person and/or persons relating to the said **Flat**
11. **THE TRANSFEREES** shall become the members of the said society and shall abide by all the singular bye-laws, rules and regulations made and adopted from time to time by the said society and shall regularly pay the monthly maintenance charges in respect of the said **Flat** to the said Society, without any default.
12. On receipt of full consideration the **TRANSFEROR** shall handover the vacant and peaceful possession of the said flat alongwith relevant papers, documents, agreement relating to the **Flat** shall co-operate with the **TRANSFEREES** to sign the necessary documents, papers and/or writings as may be required by the said society for the effectual transfer of the said flat in the name of the **TRANSFEREES**.
13. It is further agreed and confirmed by and between the parties that they have Verified the Original papers and documents in respect of the said **Flat** Premises and is satisfied the title of the said flat.
14. The **TRANSFEROR** hereby declares that he is the full absolute and beneficial owner and the member of the said society. The **TRANSFEROR** also declares that the said Flat is not subject to any charge or any notice from Government, Municipal Authority, Income Tax and attachment before or after Judgment. The **TRANSFEROR** further declare that there is at present no outgoing notice or any order and requisition received from the Government or any other public body in respect of any acquisition or requisition of the said Flat.



[Signature] Nayna

बरल - ७/		
७६३	१२	४०
२०२१		

15. The TRANSFEROR shall handover and deliver to the TRANSFEREES original No Objection Certificate for Sale and no dues Certificate and title duly signed by the Secretary/chairman along with all original documents agreements for sale and title deed, in their possession for transferring in the name of the TRANSFEREES, and any other relevant documents and original key of said flat. The TRANSFEROR shall co-operate with the TRANSFEREES so that TRANSFEREES are able to avail loan from any financial institution.
16. THE TRANSFEREES shall be liable to become the member of SHREE GAYATRI CO-OP.HSG.SOC.LTD. and shall abide by the rules and regulations of the said Society which are at present or which may be adopted by it from time to time. The TRANSFEROR further agrees that they shall Co-operate and give full co-operation for transferring the Share Certificate No. 41 Distinctive Nos. 201 to 205 in favor of the TRANSFEREES.
17. The stamp duty and registration charges in respect of the said Flat if any, levied by the competent authority the same shall be borne and paid by the TRANSFEREES only.
18. The parties hereto have agreed to Society transfer fees/premium charges shall be borne and paid by both the parties equally.
19. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act.1963 and the Maharashtra Ownership Flat Rules 1964 or any other provisions of law applicable thereto.

  Nazki



बदल - ७/		
७६३	७३	७०
२०२१		

SCHEDULE OF THE PROPERTY

Flat No. 705 on 7th Floor in SHREE GAYATRI CO-OP. HOUSING. SOC. LTD, situated at Gayatri Apartment, 184, S.V.P. Road, Borivali (West), Mumbai-400 092, admeasuring 575 Sq.Ft. (Built-up) area duly registered under the Registration No. BOM/WR/HSG/TC/7231/1992-93 with the Competent Authorities under the Provisions of the Maharashtra Co-Op.Societies Act.1960 and the Rules frame hereunder, situate, lying and being upon the piece and/or parcel of land or ground situate on Plot bearing C.T.S. No.2470 of Village Eksar Tal. Borivali, Mumbai,M.S.D.

AREA	575 Sq.Ft.(Built-up)
VILLAGE	Eksar
C.T.S. NO.	2470
YEAR OF CONSTRUCTION	1990
FLOOR OF BLDG.	GR.+ 7 upper Floor (With Lift)

[Handwritten mark]

[Handwritten signature] ¹ Nayna



बरल - ७/		
७६३	१४	२०
२०२१		

IN WITNESS WHEREOF the parties hereto have put their respective hands and signatures on this Agreement on the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED }
BY THE WITHIN NAMED TRANSFEROR }
MR. VIRENDRAKUMAR V. MEHTA }
PAN NO. }
AADHAR CARD NO. }
In the presence of M. N. Dasak }

Mehta



SIGNED SEALED AND DELIVERED }
By the within named TRANSFEREES }
MR. DHRUV BIPIN KOTHARI }
PAN NO. BZTPK2330J }
AADHAR CARD NO. 3035 3153 0176 }

Dhruv Kothari



&

MRS. NAYNA BIPIN KOTHARI }
PAN NO. }
AADHAR CARD NO. 9433 6089 7940 }
In the presence of M. N. Dasak }

Nayna



बरल - ७/		
७६३	१५	२०
२०२१		

RECEIPT

Received of and from the withinnamed TRANSFEREES MR. DHRUV BIPIN KOTHARI & MRS. NAYNA BIPIN KOTHARI the sum of Rs. Rs.2,00,000/- (Rupees Two Lakhs only only) being the part payment against sale of Flat No. 705 on 7th Floor in SHREE GAYATRI CO-OP. HSG.SOC.LTD, situated at Gayatri Apartment, 184, S.V.P. Road, Borivali (West), Mumbai-400 092, As per terms and conditions of this Agreement for sale.

The details of payments are as under:-

Date	Ch.No.	Drawn on	AmountRs.
26/12/2020	000734	ICICI Bank, Borivali west branch	2,00,000/-
		TOTAL RS.	2,00,000/-

I SAY RECEIVED Rs. 2,00,000/-



(Handwritten signature)

(MR. VIRENDRAKUMAR V. MEHTA)
(TRANSFEROR)

WITNESSES:

1. *M.N. Dasa*
2. *Relab*

(Subject to cheque realization)

बरल - ७/		
VE3	१६	००
२०२१		


RECEIPT

Received of and from the withinnamed TRANSFEREES MR. DHARUV BIPIN KOTHARI & MRS. NAYNA BIPIN KOTHARI the sum of Rs. 3,00,000/- (Rupees Three Lakhs only) being the full and final consideration amount against sale of Flat No. 705 on 7th Floor in SHREE GAYATRI CO-OP. HSG.SOC.LTD, situated at Gayatri Apartment, 184, S.V.P. Road, Borivali (West), Mumbai-400 092, As per terms and conditions of Agreement for sale dated 31/12/2020

The details of payments are as under:-

Date	Cheque No./RTGS	Drawn on	AmountRs.
26/12/2020	ICICR 52020123000828249	ICICI Bank, Borivali west branch.	3,00,000/-
		TOTAL RS.	3,00,000/-

I SAY RECEIVED Rs. 3,00,000/-


(MR. VIRENDRAKUMAR V. MEHTA)
(TRANSFEROR)



WITNESSES:

1. M. N. Wasekar
2. [Signature]

(Subject to cheque realization)

बरल - ७/		
७६३	१७	२०
२०२१		


RECEIPT

Received of and from the within named TRANSFEREES MR. DHARUV BIPIN KOTHARI & MRS. NAYNA BIPIN KOTHARI the sum of Rs. Rs. 5,00,000/-/- (Rupees Five Lakhs only) being the part payment against sale of Flat No. 705 on 7th Floor in SHREE GAYATRI CO-OP. HSG.SOC.LTD, situated at Gayatri Apartment, 184, S.V.P. Road, Borivali (West), Mumbai-400 092, As per terms and conditions of this Agreement for sale.

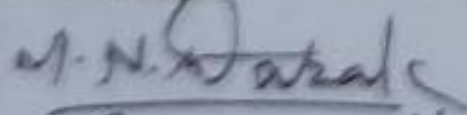

The details of payments are as under:-

Date	Cheque No./RTGS	Drawn on	AmountRs.
08/02/2021	ICICR 52021 020800307738	ICICI Bank, Borivali west branch	5,00,000/-
		TOTAL RS.	5,00,000/-

I SAY RECEIVED Rs. 5,00,000/-


(MR. VIRENDRAKUMAR V. MEHTA)
(TRANSFEROR)

WITNESSES:

1. 
2. 

(Subject to realization of cheque)

बरल - ७/		
७६३	७८	७०
२०२१		




RECEIPT

Received of and from the within named TRANSFEREES MR. DHRUV BIPIN KOTHARI & MRS. NAYNA BIPIN KOTHARI the sum of Rs. 4,64,367/- (Rupees Four Lakh Sixty Four Thousand Three Hundred Sixty Seven only) being the part payment against sale of Flat No. 705 on 7th Floor in SHREE GAYATRI CO-OP. HSG.SOC.LTD, situated at Gayatri Apartment, 184, S.V.P. Road, Borivali (West), Mumbai-400 092, As per terms and conditions of this Agreement for sale.

The details of payments are as under:-

Date	Cheque No./RTGS	Drawn on	Amount Rs.
09/02/2021	ICICR 000101579636	ICICI Bank, Borivali west branch	4,64,367/-
		TOTAL RS.	4,64,367/-

I SAY RECEIVED Rs. 4,64,367/-


(MR. VIRENDRAKUMAR V. MEHTA)
(TRANSFEROR)



बरल = ७/		
७६३	१२	००
२०२१		

WITNESSES:

1. 

2. 

(Subject to realization of cheque)

बसल - ७/		
७६३	२०	७०
२०२१		



SHREE GAYATRI CO-OP HSG SOCIETY LTD.

Regd. No.BOM/WR/HSG/TC/7231/1992-93

184,S.V.P. ROAD, BORIVALI WEST, MUMBAI 400 092.

February 5, 2021.

TO WHO SOEVER IT MAY CONCERN

This is to confirm that Mr.Virendra Kumar V.Mehta is a bonafide member of our society in respect of Flat No.705.

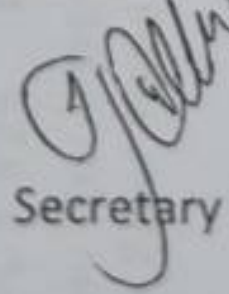
He has cleared all his outstanding dues towards society maintenance charges in respect of the said flat.

Area of the said flat admeasuring 575 Sq.ft builtup.

Number of floors. Ground plus seven, and having one Lift. Year of construction 1990.

The society has no objection for selling the property to Mr.Dhruv Bipin Kothari & Mrs.Nayna Bipin Kothari.

For Shree Gayatri CHS Ltd.


Secretary



वरल - ७/		
७६३	२१	२०
२०२१		

बरल - ७/		
७६३	२२	२०
२०२१		



SHREE GAYATRI CO-OP. HOUSING SOCIETY LTD.

Regn. No. BOM/WR/H&G/TC/7231/92-93 Dated 25-02-93
Sardar Vallabhbhai Patel Road, Opp. Syndicate Bank, Borivli (West), BOMBAY-400 092.

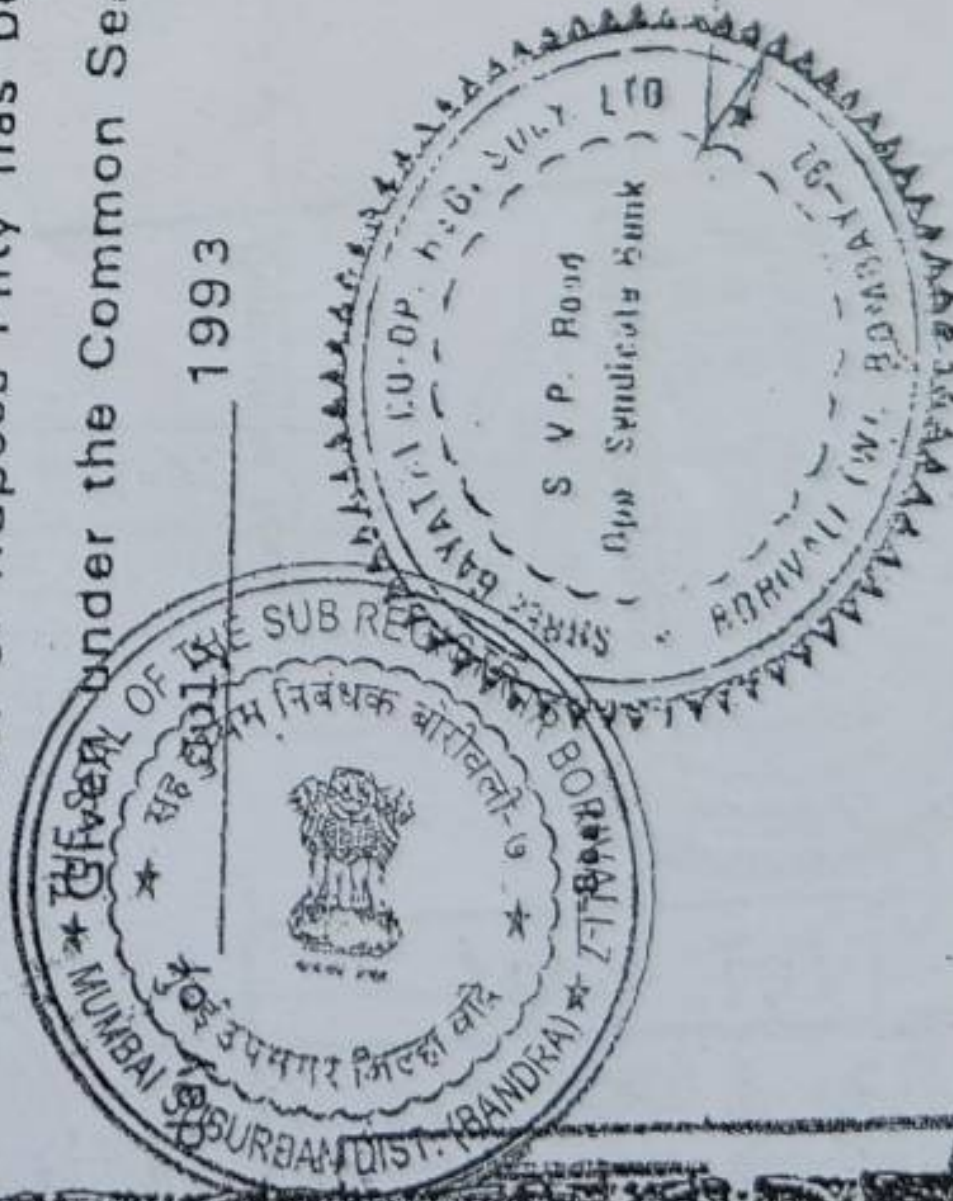
No. 41

Authorised Share Capital Rs. 2,00,000/- Divided into 4000 Shares each of Rs. 50/- only
Member's Register No. 41

THIS IS TO CERTIFY that Mr. ~~ANAND KUMAR~~ VIRENDRA KUMAR V. MEHTA

of Flat No. 705 is the Registered Holder of Five Shares from No. 201 to 205
(Both Inclusive) of Rs. 50/- each (Rupees Fifty of each Share) in SHREE GAYATRI CO-OP.
HSG. SOCY. LTD., Subject to the Bye-laws of the said Society and that upon each of such
Share the sum of Rupees Fifty has been paid.

under the Common Seal of the said Society at BOMBAY this 18th
1993



For Shree Gayatri Co-Op. Hsg. Society Ltd.

U. M. Mehta
Chairman
Hon. Secretary
Committee Member

P. T. O.

063	23	20
2022		

Memorandum of the transfers of the within mentioned Shares

S. 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 Shares Register at which the name of the Transferee is recorded
1	2		4	5
1	Chairman	Hon. Secretary		Committee Members
2	Chairman	Hon. Secretary		Committee Members
3	Chairman	Hon. Secretary		Committee Members
4	Chairman	Hon. Secretary		Committee Members
5	Chairman	Hon. Secretary		Committee Members



बदल - ७/
 २४ २
 २०२१

महाराष्ट्र सरकार

संख्या: ... दिनांक: ...

...

...

...

...



अर्ज नं. - ...
 महाराष्ट्र राज्य न्यायपालिका ...
 ...
 ...
 ...
 ...

बंद - ...
 06/07/20
 2007



बदल - ७/
 ७६३ २० ००
 २०२१

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : सी ओ एम / डब्ल्यूआर / एक्सएचपी / टोती / ७२०७ सन १९-२३.

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

श्री. मायनाी को-ऑपरेटिव्ह होटेलिंग तोताक्टो लिमिटेड,

एत. प्लो. पी. रोड, तोन्डोवेट बँक त्तोर, वॉरिवलो (पारिवन),

मुंबई-४०० ०९२.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था

संस्था असून उपवर्गीकरण विकासदायी गृहनिर्माण संस्था आहे.



[Handwritten Signature]
[पं. ए. ए. ए.]

मुंबई - ४०० ०५०.

दिनांक २५।

बरल - ७/		
७६३	३०	२०
०२।१९६०२१		

उप निबंधक,
विकासदायी संस्था (नगर-विभाग),
मुंबई.

(वि.नि. नमूना क्र) (Fin R. Form No.1)
CASE NO. : AMN/3161/95

सर्वसा. ११३ म. ई
Gen 113 m.e.

COUNTER CODE 8 DATE: 11/03/98
RECEIPT NO.: 30

मूळ प्रत
ORIGINAL COPY
(अहस्तातरीय)
(NOT TRANSFERABLE)

ये.का.म. (एच) १६८

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

BOMBAY
दिनांक / Place 11/03/98
दिनांक / Date

SHRI V. VEHTA

Received from

₹ 280.00 Only रुपये / Rupees

यांच्याकडून / Twenty Eight Thousand Two -

103-(III)

On account of CASH
mode of Payment:

रोखपाल व लेखापाल
Cashier or Accountant

बरल - ७/		
७६३	३७	२०
२०२१		



20 APR 1998
DETERMINED
20 APR 1998

20/3/98
(सही / Signature)
(पदासम / Designation)

३११

३११

10RS



SAIGAL & CO. CHARTERS
BOMBAY 400 027
JAN 15 1991



THIS AGREEMENT made at Bombay this 15th day of January 1991 BETWEEN SMT. LALITA S. JAIN, Adult Indian Inhabitant of Bombay Residing at Raghuchaya Building, S.V.P. Road, Borivli (West), Bombay 92 hereinafter referred to as "THE TRANSFEROR" (which expression shall unless repugnant to the context or meaning thereof include her heirs, executors, administrators and assigns) of the ONE PART AND SHRI VIRENDRAKUMAR V. MEHTA Adult, Indian Inhabitant of Bombay Residing at 14 Shanti Nagar, S.V.P. Road, Borivli (West), Bombay 92 hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof include his heirs, executors, administrators and assigns) of the OTHER PART

083	32	20
WHIBREAS		
2028		



(1) under the Articles of Agreement dated 7th day of January 1988 made Between M/S NILESH ENTERPRISES a Registered Partnership firm, therein as well as hereinafter also referred to as "The Builders" and the transferor herein, therein referred to as "The Buyer", the said transferor agreed to purchase from the said Builders, Flat No. 705 'C' Wing APARTMENT" situate at S.V. Patel Road, Borivli (West) Bombay 92 for the price or consideration mentioned therein and upon the terms and conditions contained therein.

Lalita Jain

.. / ...

(11) Receipt No. 30 Date 11-3-98
Amn No. 9161/95/HI
GENERAL STAMP OFFICE, Bombay

RECEIVED From Shri V. V. Mehta
Duty Rupees 28010 / Twenty eight thousand ten only

CERTIFIED under Sec 41 of the Bombay Stamp Act, 1958, that the proper stamp duty Rupees 28010 / Twenty eight thousand ten only and penalty Rupees 250 / Two hundred FIFTY only have been paid in respect of the instrument.

25 (d)

12

21/8/98



बरल - ७/		
७६३	३३	७०
२०२१		

SCHEDULE OF THE PROPERTY

Flat No. 705 'C' Wing, Seventh floor, "GAYATRI APARTMENT", constructed on piece or parcel of land situate lying and being and bearing S. NO. 188, Plot No.2, S.No. 184, Plot No.2, (184/4 and 5), C.T.S. No. 2470, 2470/1, 2470/2, 2470/3, S. No. 184, H.No. 6(pt) C.T.S. No. 1426 of Village Eksar, Taluka Borivli, District B.S.D. in the Registration District and Sub-District City and Bombay Suburban.

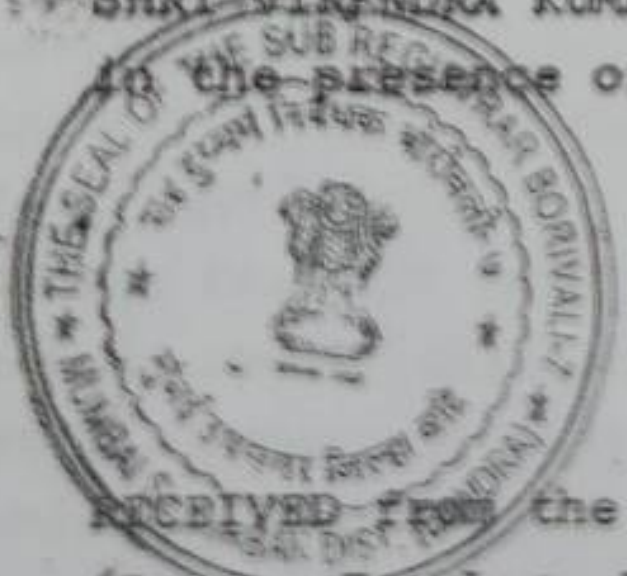
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEROR"
SMT. LALITA S. JAIN
in the presence of :

Lalita Jain

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFeree"
SHRI VIKRENDRA KUMAR V. MENTA
in the presence of :

Vikendra



RECEIPT

RECEIVED from the withinnamed Transferee, the sum of Rs 2,81,000/- (Rupees Two Lacs Eighty-One Thousand Only) as follows :

<u>Date</u>	<u>Cheque No.</u>	<u>Amount</u>	<u>Drawn on</u>
9-1-91	147061	1,11,000/-	Bank of Karad Ltd.
15-1-91	147062	1,70,000/-	Bank of Karad Ltd.
Total		2,81,000/-	being the full amount/payment

of total consideration payable by him to me as per the terms and conditions of these presents and the vacant and peaceful possession of the flat has therefore been handed over to the TRANSFeree.

I SAY RECEIVED.

ARC	19
U&B	38 20
2098	

WITNESSES :

- 1.
- 2.

TRANSFEROR

Seller

आयकर विभाग
 INCOME TAX DEPARTMENT
 VIRENDRAKUMAR V MEHTA
 VINODILAL GIRDHARJI MEHTA
 08/01/1948
 Permanent Account Number
 AANPM6048F
 Signature

Mehta

भारत सरकार
 Government of India
 विरेन्द्रकुमार विनोदिलाल मेहता
 Virendrakumar Vinodilal Mehta
 जन्म तारीख / DOB : 08/01/1948
 पुरुष / Male

9449 6904 0664

आधार - सामान्य माणसाचा अधिकार

Mehta



भारतीय विधि विभाग प्राधिकरण
 Ministry of Law and Justice, Government of India

पत्ता S/O: विनोदिलाल मेहता, 705
 गायत्री अपार्टमेंट, एस वी पी रोड,
 सिंडिकेट बँक उमोर, बोरिवली वेस्ट,
 मुंबई, बोरिवली वेस्ट, महाराष्ट्र,
 400092

Address: S/O: Vinodilal Mehta, 705
 GAYATRI APARTMENT, S V P ROAD,
 OPP SYNDICATE BANK, BORIVALI
 WEST, Mumbai, Borivali West,
 Maharashtra, 400092

बरल - ७/		
७६३	३५००	
२०२१		

9449 6904 0664



M. N. Wadke



N. S. Wadke



आधार
Unique Identification Authority of India

पता: बी 204 गिरिराज मंदिर प्रेमिसस सीएचएस एलटीडी, एस वी पटेल रोड, सिंडिकेट बँक के पास, बोरीवली वेस्ट, मुंबई, मुंबई सुबुरबान, मंडपेश्वर, महाराष्ट्र, 400103

Address: B 204 Giriraj Mandir Premises CHS LTD, S V Patel Road, Near Syndicate Bank, Borivali West, Mumbai, Mumbai Suburban, Mandapeshwar, Maharashtra, 400103

4093 8347 5240

1547 help@uidai.gov.in www.uidai.gov.in

आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: ए/६, एकमल नीलकमल को.हो.सो निमितेड, एकमल रोड, डी.डी बॉर्गे मार्ग, बोरीवली पश्चिम, बोरीवली वेस्ट, मुंबई, महाराष्ट्र, 400092

Address: A/6, EKAMAL NEELKAMAL CHS LTD ROAD, D.D BORGHE MUMBAI, BORIVALI WEST, Mumbai, Maharashtra, 400092

1947 help@uidai.gov.in www.uidai.gov.in

बरल - ७/		
७६३	३६	२०
२०२१		



CHALLAN
MTR Form Number-6

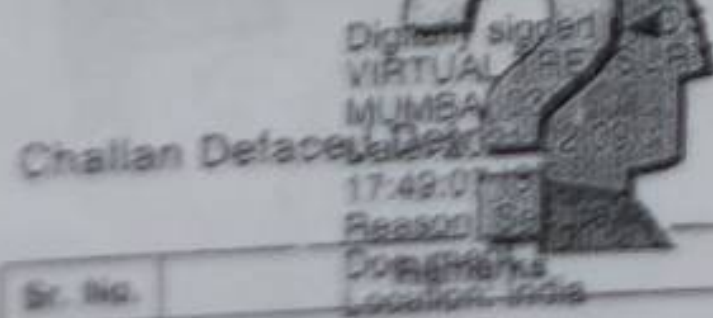


GRN	MH009204517202021M	BARCODE			Date	29/12/2020-11:00:14	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			PAN No.(If Applicable)	BZTPK2330J			
Location	MUMBAI			Full Name	DHRUV BIPIN KOTHARI			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 705 7TH FLOOR GAYATRI CHS LTD			
Account Head Details		Amount In Rs.	Premises/Building					
0030045501	Stamp Duty	231020.00	Road/Street		S V PATEL ROAD			
0030063301	Registration Fee	30000.00	Area/Locality		BORIVALI WEST MUMBAI			
			Town/City/District					
			PIN		4 0 0 0 9 2			
			Remarks (If Any)					
			PAN2=AANPM6048F--SecondPartyName=VIRENDRAKUMAR V MEHTA-					
			Amount In	Two Lakh Sixty One Thousand Twenty Rupees Only				
		2,61,020.00	Words					
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202072918339 694234689				
Cheque/DD No.		Bank Date	RBI Date	29/12/2020-18:59:08 30/12/2020				
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		100 , 30/12/2020				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ चालन केवल दृश्य निबंधक कार्यालयत नोंदणी करावयाच्या दस्तावजा लागू आहे. नोंदणी न करावयाच्या दस्तावजासाठी सदर चालन लागू नाही.

Validity unknown



वरल - ७/
७६३ ३७ ००
२०२१

Sr. No.	Defacement No.	Defacement Date	UsrId	Defacement Amount
1	0005327894202021	09/02/2021-17:45:38	IGR196	30000.00
2	0005327894202021	09/02/2021-17:45:38	IGR196	231020.00
Total Defacement Amount				2,61,020.00

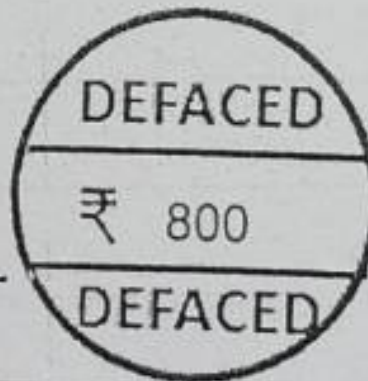


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

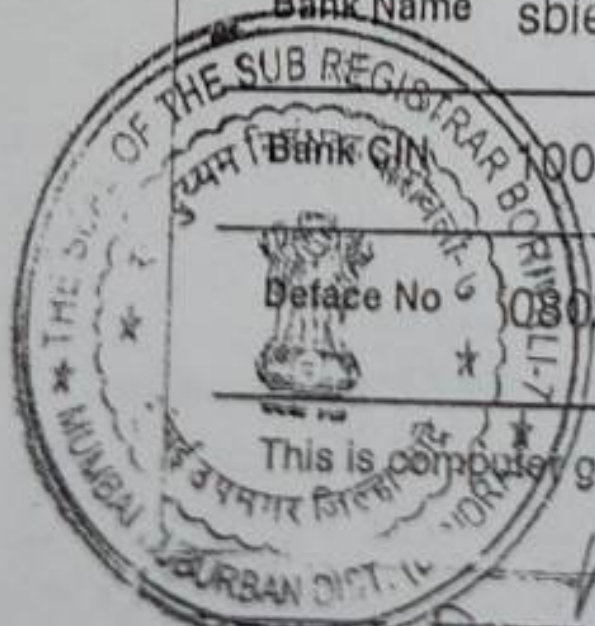
PRN	0802202122298	Receipt Date	09/02/2021
-----	---------------	--------------	------------

Received from DHRUV BIPIN KOTHARI, Mobile number 9930093933, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 763 dated 09/02/2021 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	sbiepay	Payment Date	08/02/2021
Bank A/c No.	10004152021020816877	REF No.	202103999297867
Deface No.	0802202122298D	Deface Date	09/02/2021



This is computer generated receipt, hence no signature is required.

Purchaser 1

आयकर विभाग
INCOME TAX DEPARTMENT
DHRUV B KOTHARI
BIPIN JAYANTILAL KOTHARI
17/02/1993
Permanent Account Number
BZTPK2330J

भारत सरकार
GOVT. OF INDIA

Purchaser 2

आयकर विभाग
INCOME TAX DEPARTMENT
KOTHARI NAYNA-BIPIN
N G DOSHI
18/09/1958
Permanent Account Number
ALVPK7100M

भारत सरकार
GOVT. OF INDIA

Dhruv Kothari

Nayna

वरल - ७/
७६३ ३५ ७०
२०२१

451/763

मंगळवार, 09 फेब्रुवारी 2021 5:51 म.नं.

दस्त गोधवारा भाग-1

बरल 7

दस्त क्रमांक: 763/2021

दस्त क्रमांक: बरल 7 /763/2021

बाजार मूल्य: रु. 81,62,639/-

मोबदला: रु. 1,15,51,000/-

भरलेले मुद्रांक शुल्क: रु. 2,31,020/-

डु. नि. सह. डु. नि. बरल 7 चाचे कार्यालयात

अ. क्र. 763 बर दि. 09-02-2021

रीती 5:43 म.नं. वा. हजर केला.

पावती: 895

पावती दिनांक: 09/02/2021

सादरकरणाचे नाव: धुव बिपिन कोठारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

Shavan

दस्त हजर करणाऱ्याची सही:

Shavan

पु. साह दुय्यम निबंधादात गोरीपली-७
मुंबई उपनगर, जिल्हा.

ह.जा.का प्रकार: सरदारकावा

सुदास शुल्क: (एक) कोमत्याही महासंरचनात्मिकत्वा हद्दीत किंवा त्यातून वसलेल्या कोमत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये समुद्र न केलेल्या कोमत्याही सावरी क्षेत्रात

सिद्धा क्र. 1 09 / 02 / 2021 05 : 43 : 17 PM ची वेळ (सादरकरणा)

सिद्धा क्र. 2 09 / 02 / 2021 05 : 44 : 22 PM ची वेळ (ली)

Shavan

पु. साह दुय्यम निबंधादात गोरीपली-७
मुंबई उपनगर, जिल्हा.

प्रतिज्ञापत्र

* उक्त दस्तऐवज हा कोणी कायदा १९०८ अंतर्गत असलेल्या कोमत्याच्या संपूर्ण रूपात घेतला आहे. * दस्तावेज संपूर्ण वास्तव्य, निष्ठाळक, वास्तव्य व सोबत जोडलेल्या कागदांच्या सावलीत राखलेली आहे. * दस्तावेज सावली, वेळेत वास्तव्य व सावलीत दस्त निष्ठाळक व संपूर्णपणे समानदात राखलेल.

सिद्धा वेगळे

Shavan

सिद्धा वेगळे

बरल - ७/		
७६३	३९	२०
२०२१		





दस्त गोषवारा भाग-२

बरल 7
दस्त क्रमांक: 783/2021

09/02/2021 5 48:39 PM

दस्त क्रमांक : वरल 7/763/2021

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ध्रुव बिपिन कोठारी पत्ता: प्लॉट नं: 203 बील्डींग नं. बी-1, माळा नं: 2 रा मजला, इमारतीचे नाव: ध्रुति पार्क, ब्लॉक नं: कोलशेत रोड डोकली नाका, रोड नं: ठाणे, महाराष्ट्र, THANE. पॅन नंबर: BZTPK2330J	लिहून देणार वय :- 27 स्वाक्षरी:-		
2	नाव: नयना बिपिन कोठारी पत्ता: प्लॉट नं: 203 बील्डींग नं. बी-1, माळा नं: 2 रा मजला, इमारतीचे नाव: ध्रुति पार्क, ब्लॉक नं: कोलशेत रोड डोकली नाका, रोड नं: ठाणे, महाराष्ट्र, THANE. पॅन नंबर: ALVPK7100M	लिहून देणार वय :- 62 स्वाक्षरी:-		
3	नाव: वीरेंद्रकुमार वी मेहता पत्ता: प्लॉट नं: सी-705, माळा नं: 7 वा मजला, इमारतीचे नाव: श्री गायत्री को ओप हाऊ सौ ली गायत्री अपार्टमेंट, ब्लॉक नं: 184 एस वी पी रोड, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AANPM6048F	लिहून देणार वय :- 73 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 09 / 02 / 2021 05 : 45 : 53 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: निमित्त वी कार्पाडिया वय: 50 पत्ता: ए/6 एकसर नीलकमल सोसायटी एकसर रोड बोरीवली पश्चिम मुंबई पिन कोड: 400092	स्वाक्षरी		
2	नाव: मधुसूदन एन दरक वय: 52 पत्ता: वी/204 गिरीराज मंदिर प्रीमाईसेस सोसायटी एस वी रोड सीडिकेट बँक जवळ बोरीवली पश्चिम मुंबई पिन कोड: 400103	स्वाक्षरी		

शिक्षा क्र.4 ची वेळ: 09 / 02 / 2021 05 : 46 : 23 PM

शिक्षा क्र.5 / 2021 05 : 47 : 23 PM नोंदणी पुस्तक 1 मध्ये

प्रसिद्ध दुय्यम निबंधक बोरीवली-७
मुंबई उपनगर, जिल्हा.

बरल - ७/
७६३ ७० ७०
२०२१

Payment Details

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHRUV BIPIN KOTHARI	eChallan	89103332020122918339	MH009204517202021M	231020.00	SD	0005327894202021	09/02/2021
2		DHC		0802202122298	80000	RF	0005327894202021	09/02/2021
3	DHRUV BIPIN KOTHARI	eChallan		MH009204517202021M	30000	RF	0005327894202021	09/02/2021

नोंदला.
दिनांक : ०९ फेब्रुवारी २०२१

763 / 2021

प्रसिद्ध दुय्यम निबंधक बोरीवली-७
मुंबई उपनगर, जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHRUV BIPIN KOTHARI	eChallan	69103332020122918339	MH009204517202021M	231020.00	SD	0005327894202021	09/02/2021
2		DHC		0802202122298	800	RF	0802202122298D	09/02/2021
3	DHRUV BIPIN KOTHARI	eChallan		MH009204517202021M	30000	RF	0005327894202021	09/02/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



Summary-2(दस्त गोषवारा भाग - २)



09/02/2021

सूची क्र.2

दुय्यम निबंधक : राहु कु.पि. बोरीवली 7

दस्त क्रमांक : 783/2021

नोंदणी :

Regn:93m

गावाचे नाव : एक्सर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11551000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8162639.36
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 705, माळा नं: 7 वा मजला, इमारतीचे नाव: श्री गायत्री को ओप हाऊस सौ ली गायत्री अपार्टमेंट, ब्लॉक नं: 184 एस वी पी रोड, रोड नं: बोरीवली पश्चिम मुंबई 400082 इतर माहिती: दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 2470 ;))
(5) क्षेत्रफळ	1) 53.44 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- वीरेंद्रकुमार वी मेहता वय:-73; पत्ता:- प्लॉट नं: सी-705, माळा नं: 7 वा मजला, इमारतीचे नाव: श्री गायत्री को ओप हाऊस सौ ली गायत्री अपार्टमेंट, ब्लॉक नं: 184 एस वी पी रोड, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AANPM6048F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- ध्रुव विपिन कोठारी वय:-27; पत्ता:- प्लॉट नं: 203 बील्डींग नं. बी-1, माळा नं: 2 रा मजला, इमारतीचे नाव: श्रुति पार्क, ब्लॉक नं: कोलशेत रोड बोकली नाका, रोड नं: ठाणे, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-BZTPK2330J 2): नाव:- नयना विपिन कोठारी वय:-62; पत्ता:- प्लॉट नं: 203 बील्डींग नं. बी-1, माळा नं: 2 रा मजला, इमारतीचे नाव: श्रुति पार्क, ब्लॉक नं: कोलशेत रोड बोकली नाका, रोड नं: ठाणे, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-ALVPK7100M
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	09/02/2021
(11) अनुक्रमांक, खंड व पृष्ठ	763/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	231020
(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

Shavan

प्र.प. दुय्यम निबंधक, बोरीवली-७
मुंबई इतरागर जिल्हा.

mmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmm
DATED THIS ³¹ DAY OF DEC-2020
mmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmm

AGREEMENT FOR SALE

BETWEEN

MR. VIRENDRAKUMAR V. MEHTA
TRANSFEROR

AND

MR. DHRUV BIPIN KOTHARI
&
MRS. NAYNA BIPIN KOTHARI
TRANSFEREES

OF

FLAT NO. C-705 ON 7TH FLOOR
SHREE GAYATRI C.H.S.LTD,
GAYATRI APARTMENT,
184, S.V.P. ROAD,
BORIVALI (WEST),
MUMBAI-400 092.

Son
11.07
10/2/2021