

7472

पावती

Original/Duplicate

urday, March 30, 2024

नोंदणी क्र.: 39M

0 PM

Regn.: 39M

पावती क्र.: 8387 दिनांक: 30/03/2024

ने नाव: वळणई

ऐवजाचा अनुक्रमांक: बरल-6-7472-2024

ऐवजाचा प्रकार: करारनामा

करारनाम्याचे नाव: केसुलाल किसनलाल नागदा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

णाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9 PM ह्या वेळेस मिळेल.

कार मुल्य: रु. 4879900.62 /-

दला रु. 4950000/-

नेले मुद्रांक शुल्क: रु. 297000/-

सह. दु. नि. बोरीवली 6

सह. दुय्यम निबंधक, बोरीवली क्र. ६
मुंबई उपनगर जिल्हा.

दयकाचा प्रकार: DHC रक्कम: रु. 700/-

ने/घनादेश/पे ऑर्डर क्रमांक: 0324266011392 दिनांक: 30/03/2024

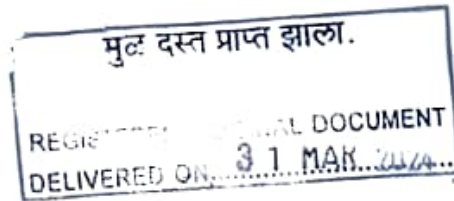
ने नाव व पत्ता:

दयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

ने/घनादेश/पे ऑर्डर क्रमांक: MH018102764202324M दिनांक: 30/03/2024

ने नाव व पत्ता:

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3/30/2024

CHALLAN
MTR Form Number-6



018102764202324M **BARCODE** **Date** 26/03/2024-14:48:58 **Form ID** 252

Inspector General Of Registration		Payer Details	
Stamp Duty	TAX ID / TAN (If Any)	KESULAL KISANLAL NAGDA and बरेल ए/	
Registration Fee	PAN No.(If Applicable)	NAGDA	
BRL6 JT SUB REGISTRAR BORIVALI B	Full Name	B/303 Building No 1	
MUMBAI	Flat/Block No.	CONDOMINIUM BUILDING NO.1	
2023-2024 One Time	Premises/Building		

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PARAS NAGDA



Account Head Details	Amount In Rs.	Road/Street	Shankar Lane
Stamp Duty	297000.00	Area/Locality	Kandivali West Mumbai
Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0
		Remarks (If Any)	SecondPartyName=DHARMESH HARISH JAIN and DEEPIKA DHARMESH JAIN-
		Amount In Words	Three Lakh Twenty Seven Thousand Rupees Only
	3,27,000.00		

STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024032622444	CPADQXXKB2
No.		Bank Date	RBI Date	26/03/2024-00:00:00	27/03/2024
to		Bank-Branch	STATE BANK OF INDIA		
paid		Scroll No. , Date	288 , 27/03/2024		

Signature Not Verified Mobile No. 9820570570
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हाचा वृत्त नसताना कोणत्याही उप-नोंदणी कार्यालयीन कार्यासाठी वैध नाही. नोंदणी न झालेले कागद कोणत्याही कार्यासाठी वैध नाहीत.

Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount

889 7472	0009672835202324	30/03/2024-14:50:02	IGR195	30000.00
889 7472	0009672835202324	30/03/2024-14:50:02	IGR195	297000.00
Total Deferencement Amount				3,27,000.00

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Signature Not Verified

Digitally signed by DR,
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 02
 Date: 2024.03.26 03:56:59 IST
 Reason: GRAB Secure Document
 Location: India



CHALLAN
MTR Form Number-6

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MH018102764202324M BARCODE [Barcode] Date 25.2

ent Inspector General Of Registration

Stamp Duty TAX ID / TAN (If Any)

Payment Registration Fee PAN No.(If Applicable)

ame BRL6_JT SUB REGISTRAR BORIVALI 6 Full Name KESULAL NAGDA and LAXMI BAI NAGDA

MUMBAI

2023-2024 One Time Flat/Block No. B/303 Building No 1 PARAS NAGAR

Premises/Building CONDOMINIUM BUILDING NO.1

Account Head Details	Amount In Rs.	Road/Street
5501 Stamp Duty	297000.00	Shankar Lane
3301 Registration Fee	30000.00	Area/Locality
		Town/City/District
		PIN
		Remarks (If Any)
		SecondPartyName=DHARMESH HARISH JAIN and DEEPIKA DHARMESH JAIN-
		Amount In
		Words
	3,27,000.00	Three Lakh Twenty Seven Thousand Rupees Only

Account Head Details Amount In Rs. Road/Street

5501 Stamp Duty 297000.00 Shankar Lane

3301 Registration Fee 30000.00 Area/Locality

Town/City/District

PIN 4 0 0 0 6 7

Remarks (If Any)

SecondPartyName=DHARMESH HARISH JAIN and DEEPIKA DHARMESH JAIN-

Amount In

Words

Three Lakh Twenty Seven Thousand Rupees Only

3,27,000.00

ent Details STATE BANK OF INDIA FOR USE IN RECEIVING BANK

Cheque-DD Details Bank CIN Ref. No. 00040572024032622444 CPADQXXKB2

Bank Date RBI Date 26/03/2024-00:00:00 Not Verified with RBI

Bank-Branch STATE BANK OF INDIA

Scroll No. , Date 288 , 27/03/2024

Print ID : Mobile No. 9820570570

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

यह चालान केवल उपरोक्त कार्यालय में ही मान्यता प्राप्त है। अन्यत्र मान्यता प्राप्त नहीं है।

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

Receipt of Document Handling Charges

PRN 0324266011392 Receipt Date 30/03/2024

Received from jsrb, Mobile number 9820570570, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 7472 dated 30/03/2024 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 700

DEFACED

Payment Details

Bank Name SBIN	Payment Date 26/03/2024
Bank CIN 10004152024032610700	REF No. 408661360087
Deface No 0324266011392D	Deface Date 30/03/2024

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

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0324286011392 Date 26/03/2024

Received from jsrb, Mobile number 9820570570, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN Date 26/03/2024
Bank CIN 10004152024032610700 REF No. 408661360087

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

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Kesulal

: AGREEMENT FOR SALE :

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this 29th day of MARCH, 2024 :BETWEEN: MR. DHARMESH HARISH JAIN, aged 48 years & MRS. DEEPIKA DHARMESH JAIN, aged 41 years, Indian Inhabitants of Mumbai, residing at Flat No.B/303, 3rd Floor, Building No.1, Paras Nagar Condominium Building No.1, Shankar Lane, Kandivali (West), Mumbai 400 067, hereinafter called as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART;

: AND :

MR. KESULAL KISANLAL NAGDA, aged 40 years & MRS. LAXMI BAI NAGDA, aged 39 years, Indian Inhabitants of Mumbai, residing at Shop No.5, Plot No.1275, Dahanukarwadi, Near Uco Bank, Kandivali (West), Mumbai 400067, hereinafter called as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART;

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WHEREAS:

1. By an Agreement dated 22nd November, 1974 and an Deed of Apartment dated 22nd November, 1975 made and entered into :BETWEEN: **KISHORE KANUNGO**, a Bombay Indian Inhabitant carrying on business as builders and contractors in the name and style of "**MESSRS. DEEPAK BUILDERS AND CONTRACTORS**" as the sole proprietor at 27, Stock Exchange Annexe, 5-A, Fort, Bombay, 400 001, therein called "**the BUILDER**" of the FIRST PART; **AND: MR. ROHIT RAJARAM MANDREKAR**, therein called as "**The Purchaser/s**" of the OTHER PART; **KISHORE KANUNGO**, a Bombay Indian Inhabitant carrying on business as builders and contractors in the name and style of "**MESSRS. DEEPAK BUILDERS AND CONTRACTORS**" as the sole proprietor agreed to sell and **MR. ROHIT RAJARAM MANDREKAR** agreed to purchase Flat No.B/303 on 3rd Floor in the Building No.1 of the building known as "**PARAS NAGAR**" of "**PARAS NAGAR CONDOMINIUM BUILDING NO.1**", situated at Shankar Lane, Kandivali (West), Mumbai 400 067 along with the 0.304% undivided interest in the common area and amenities of the piece of land described in First schedule herein under and 24.73% of undivided interest in the limited common areas and facilities as per the Apartment Act, together with all rights, title, interest, benefits etc. and on the terms and conditions and at the consideration amount mentioned therein.

That the above said Deed of Apartment dated 31st October, 1975 was registered with the Sub-Registrar of Assurances under document Serial No.PS-1035/75.

2. By an Agreement dated 30th April, 1984 made and entered into :BETWEEN: **MR. ROHIT RAJARAM MANDREKAR**, therein called as the "**TRANSFEROR**" of the FIRST PART; **AND: MRS. SHEELA SHRIKANT DESAI**, therein called as the "**TRANSFeree**" of the SECOND PART; **MR. ROHIT RAJARAM MANDREKAR** agreed to sell and **MRS. SHEELA SHRIKANT DESAI** agreed to purchase Flat No.B/303 on 3rd Floor in the Building No.1 of the building known as "**PARAS NAGAR**" of "**PARAS NAGAR CONDOMINIUM BUILDING NO.1**", situated at Shankar Lane, Kandivali (West), Mumbai 400 067, together with all rights, title, interest, benefits etc., on the terms and conditions and for the consideration mentioned therein.

Rohit Rajaram Mandrekar

K Keswani

Sheela Shrikant Desai

L. Desai

That the above mentioned Agreement dated 22nd November, 1974, Deed of Apartment dated 31st October, 1975 and Agreement dated 30th April, 1984 is lost/misplaced and procedure for loss of Agreements are completed. Notice is also published in 2 newspapers namely (1) Active Times, Mumbai Lakshadweep dated 1st March, 2024 inviting any claims and (2) The Indian Express dated 01/03/2024. Issued by Rashida Yunus Laxmidhar (Advocate).

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 30th April, 1984
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- By an Agreement for Sale dated 23rd January, 1993 between :BETWEEN: **MRS. SHEELA SHRIKANT DESAI**, therein referred to as "TRANSFEROR" of the ONE PART; :AND: **MRS. PUSHPA DHARNIDHAR GUJARATI & MR. DHARNIDHAR TIKAMDAS GUJARATI (since deceased)**, therein referred to as "TRANSFeree" of the OTHER PART; **MRS. SHEELA SHRIKANT DESAI** agreed to sell and **MRS. PUSHPA DHARNIDHAR GUJARATI & MR. DHARNIDHAR TIKAMDAS GUJARATI (since deceased)** agreed to purchase Flat No.B/303 on 3rd Floor in the Building No.1 of the building known as "PARAS NAGAR" of "PARAS NAGAR CONDOMINIUM BUILDING NO.1", situated at Shankar Lane, Kandivali (West), Mumbai 400 067, together with all rights, title, interest, benefits etc., on the terms and conditions and for the consideration mentioned therein.
- Said **MR. DHARNIDHAR TIKAMDAS GUJRATI (since deceased)**, expired on 20/04/2004 leaving behind him, his wife **MRS. PUSHPA DHARNIDHAR GUJARATI** and his children (1) **MR. RAJESH DHARNIDHAR SHAH** alias **GUJARATI**, (2) **MR. NILESH DHARNIDHAR SHAH** alias **GUJARATI** & (3) **MR. RUPESH DHARNIDHAR SHAH** alias **GURAJATI**, as his only legal heirs and successors in respect of his 50% undivided ancestral rights in the Flat No.B/303 on 3rd Floor in the Building No.1 of the building known as "PARAS NAGAR" of "PARAS NAGAR CONDOMINIUM BUILDING NO.1", situated at Shankar Lane, Kandivali (West), Mumbai 400 067.

D. P. Desai

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5. By a Release Deed dated 17th April, 2018 made and entered into :BETWEEN: (1)

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MR. RAJESH DHARNIDHAR SHAH alias GUJARATI, (2) MR. NILESH DHARNIDHAR SHAH alias GUJARATI & (3) MR. RUPESH DHARNIDHAR SHAH alias GURAJATI, therein called as "THE

RELEASORS" of the FIRST PART; AND: MRS. PUSHPA DHARNIDHAR

GUJARATI, therein called as "THE RELEASEE" of the SECOND PART; (1) MR. RAJESH DHARNIDHAR SHAH alias GUJARATI, (2) MR. NILESH

DHARNIDHAR SHAH alias GUJARATI & (3) MR. RUPESH

DHARNIDHAR SHAH alias GURAJATI released all their ancestral rights in the undivided rights in Flat No.B/303 on 3rd Floor in the Building

the building known as "PARAS NAGAR" of "PARAS NAGAR CONDOMINIUM BUILDING NO.1", situated at Shankar Lane, Kandivalli

(West), Mumbai 400 067 in favor of their mother MRS. PUSHPA DHARNIDHAR GUJARATI, together with all rights, title, interest, benefits

etc., on the terms and conditions mentioned therein.

That the above Release Deed dated 17th April, 2018 was registered with the Sub-Registrar of Assurances Borivali No.5 under Document Serial No.BRL5-5392-2018 dated 20/04/2018 vide Receipt No.5852.

6. By a Sale Deed dated 4th May, 2018 made and entered into :BETWEEN: MRS. PUSHPA DHARNIDHAR GUJARATHI, therein called as "THE VENDOR" of the ONE PART; AND: (1) MRS. SUSHILA HARISH JAIN (since deceased), (2) MR. DHARMESH HARISH JAIN & (3) MRS. DEEPIKA DHARMESH JAIN, therein called as "THE PURCHASERS" of the OTHER PART; MRS. PUSHPA DHARNIDHAR GUJARATHI agreed to sell and (1) MRS. SUSHILA HARISH JAIN (since deceased), (2) MR. DHARMESH HARISH JAIN & (3) MRS. DEEPIKA DHARMESH JAIN agreed to purchase Flat No.B/303 on 3rd Floor in the Building No.1 of the building known as "PARAS NAGAR" of "PARAS NAGAR CONDOMINIUM BUILDING NO.1", situated at Shankar Lane, Kandivalli (West), Mumbai 400 067, together with all rights, title, interest, benefits etc., on the terms and conditions and for the consideration mentioned therein.

That the above Sale Deed dated 4th May, 2018 was registered with the Sub-Registrar of Assurances Borivali No.5 under Document Serial No.BRL5-7108-2018 dated 23/05/2018 vide Receipt No.7682.

D *[Signature]*

D *[Signature]*

K Keswari

L *[Signature]*

7. Said MRS. SUSHILA HARISH JAIN (since deceased), expired on 24/11/2021 leaving behind her, her pre-deceased husband MR. HARISHCHANDRA CHIMANLAL JAIN also expired on 07/01/2008 and her children (1) MRS. SANGEETA AJAYKUMAR JAIN, (2) MR. RAJESH HARISH JAIN, (3) MRS. SUNITA MANOJKUMAR JAIN, (4) MRS. RANJEETA SANJEEVKUMAR JAIN, (5) MR. MANISH HARISHCHANDRA JAIN, (6) MR. DHARMESH HARISH JAIN, as her only heirs and successors in respect of her 1/3rd undivided ancestral rights in the Flat No. B/303 on 3rd Floor in the Building No.1 of the building known as "PARAS NAGAR CONDOMINIUM BUILDING NO.1", situated at Shankar Lane, Kandivali (West), Mumbai 400 067.

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8. By a Release Deed dated 31st October, 2023 made and entered into BETWEEN: (1) MRS. SANGEETA AJAYKUMAR JAIN, (2) MR. RAJESH HARISH JAIN, (3) MRS. SUNITA MANOJKUMAR JAIN, (4) MRS. RANJEETA SANJEEVKUMAR JAIN, (5) MR. MANISH HARISHCHANDRA JAIN, therein called as "THE RELEASORS" of the FIRST PART; AND: MR. DHARMESH HARISH JAIN, therein called as "THE RELEASEE" of the SECOND PART; (1) MRS. SANGEETA AJAYKUMAR JAIN, (2) MR. RAJESH HARISH JAIN, (3) MRS. SUNITA MANOJKUMAR JAIN, (4) MRS. RANJEETA SANJEEVKUMAR JAIN, (5) MR. MANISH HARISHCHANDRA JAIN released all their ancestral rights in respect of 1/3rd undivided rights in Flat No.B/303 on 3rd Floor in the Building No.1 of the building known as "PARAS NAGAR" of "PARAS NAGAR CONDOMINIUM BUILDING NO.1", situated at Shankar Lane, Kandivali (West), Mumbai 400 067 in favor of their brother MR. DHARMESH HARISH JAIN, together with all rights, title, interest, benefits etc., on the terms and conditions mentioned therein.

That the above Release Deed dated 31st October, 2023 was registered with the Sub-Registrar of Assurances Borivali No.5 under Document Serial No.BRL5-337-2024 dated 04/01/2024 vide Receipt No.364.

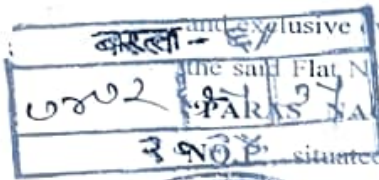
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02/01/2024

9. By virtue of the above **MR. DHARMESH HARISH JAIN & MRS. DEEPIKA DHARMESH JAIN, "THE TRANSFERORS"** herein, became the joint, absolute and exclusive owners, fully seized, possessed of and well and sufficiently entitled to the said Flat No.B/303 on 3rd Floor in the Building No.1 of the building known as "PARAS NAGAR" of "PARAS NAGAR CONDOMINIUM BUILDING" situated at Shankar Lane, Kandivali (West), Mumbai 400 067, what is referred to as "THE SAID FLAT") ON OWNERSHIP BASIS" (which is referred to as "THE SAID FLAT").



10. "THE TRANSFERORS" declare that their membership in the said condominium was not terminated by the said condominium and they have not given any notice of expulsion from the membership of the said condominium or any other notice restraining them from transferring the said Flat.

11. "THE TRANSFERORS" further declare that their title over the said Flat is clear, marketable and free from all encumbrances.

12. "THE TRANSFERORS" have agreed to sell to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase from "THE TRANSFERORS" the said Flat No.B/303 on 3rd Floor in the Building No.1 of the building known as "PARAS NAGAR" of "PARAS NAGAR CONDOMINIUM BUILDING NO.1", situated at Shankar Lane, Kandivali (West), Mumbai 400 067, together with all rights, title, interest, benefits, shares, sinking fund amount, electricity deposits, gas deposits etc., on the following terms and conditions mutually agreed upon by and between the parties hereto.

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

1. "THE TRANSFERORS" have agreed to sell, transfer and assign to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase and acquire the said Flat No.B/303 on 3rd Floor in the Building No.1 of the building known as "PARAS NAGAR" of "PARAS NAGAR CONDOMINIUM BUILDING NO.1", situated at Shankar Lane, Kandivali (West), Mumbai 400 067, together with all the rights, title, interest, benefits, shares, sinking fund amount, electricity deposits, gas deposits etc., at the lump sum consideration of Rs.49,50,000/- (RUPEES FORTY NINE LAKHS FIFTY THOUSAND ONLY).

D. Jain/Harish

D. Jain

K Keswani

L Keswani

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RUPEES THIRTY		

2. "THE TRANSFERORS" do hereby admit and acknowledge to have received from "THE TRANSFEREES" the sum of Rs.34,50,000/- (RUPEES THIRTY FOUR LAKHS FIFTY THOUSAND ONLY) on or before the date of this Agreement being the part consideration amount for sale of the said Flat on the details mentioned in the receipt appearing hereunder.
3. "THE TRANSFEREES" agree and undertake to pay to "THE TRANSFERORS" a sum of Rs.15,00,000/- (RUPEES FIFTEEN LAKHS ONLY) within 15 days after "THE TRANSFERORS" have provided all the documents including but not limited to condominium NOC in the format provided by the bank for housing loan disbursement, as and by way of Housing Loan Disbursement and any other alternate way/s, being the balance full and final consideration amount for the sale of the said Flat and against receiving the vacant and peaceful possession of the said Flat.
4. "THE TRANSFERORS" agree and undertake to handover to "THE TRANSFEREES" the vacant and peaceful possession of the said Flat against receiving the consideration amount in full.
5. "THE TRANSFERORS" hereby declare that they have in no way created any charge, claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charges, lien, mortgage and encumbrances, Should there be any claim from any person or persons, Government, Semi-Government authorities against the said Flat "THE TRANSFERORS" do hereby agree and undertake to indemnify "THE TRANSFEREES" against such claim.
6. "THE TRANSFEREES" are entitled to become the members of the said condominium and also agree to abide by the rules, regulations and byelaws of the said condominium.
7. "THE TRANSFERORS" agree and undertake to co-operate for getting the said Flat transferred in the records of the said condominium in the names of "THE TRANSFEREES" and get "THE TRANSFEREES" admitted as the members of the said condominium in place of "THE TRANSFERORS" and such transfer charges or donation payable to the said condominium on account of transfer of names will be borne and paid by both the parties in equal proportion.



[Handwritten signature]

 3/5/24

K Keswani
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8. "THE TRANSFERORS" have agreed to pay the society's dues, arrears and outgoings like maintenance, Municipal taxes, electricity charges, dues, repair fund etc., pertaining to the said Flat till the date of possession of the said Flat and

hereafter such charge will be paid by "THE TRANSFEREES" only and both the parties keep indemnified each other in this respect.

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"THE TRANSFERORS" shall handover to "THE TRANSFEREES" all the original documents, Share Certificate and other documents pertaining to the said Flat and when demanded by the bank of "THE TRANSFEREES" including but not limited to Condominium NOC in the format provided by the bank for housing distribution.

"TRANSFERORS" hereby declare that there is no prohibitory order by any Government and/or local authority or injunction by any court restraining them from handing over and/or transferring the said Flat. "THE TRANSFERORS" further declare that no attachment has been levied on the said Flat and further agree to keep "THE TRANSFEREES" indemnified against any loss suffered by them on account of any liability of whatsoever nature if found in future for the period prior to handing over possession to "THE TRANSFEREES".

11. Notwithstanding any act, deed, matter or thing whatsoever made, done, committed or omitted or knowingly or willingly suffered to the contrary by them, "THE TRANSFERORS" or by any person lawfully or equitably claiming or to claim by, from, through, under or in trust for him, "THE TRANSFERORS" now have in themselves good right, full power and absolute authority to grant, sell, transfer, convey, assure and assign the said Flat to "THE TRANSFEREES" and handover quiet, vacant and peaceful possession thereof to "THE TRANSFEREES" in pursuance hereof as owners.

12. "THE TRANSFERORS" have represented to "THE TRANSFEREES" that:

- They have exclusively entitled to the said Flat and is competent and entitled to sell, transfer and assign the same to "THE TRANSFEREES" as provided herein without having to obtain the consent concurrence or permission of any other person.
- Their rights in the said Flat is perfectly valid and subsisting and the same has not been terminated or cancelled by the condominium or any other person's competent to do so;

[Signature]
D. G.

K Keswal
[Signature]

- c. They have not entered into any Agreement or arrangement whatsoever with any other person/s for any purpose including for sale, letting out of or granting on Leave and License to occupy the said Flat in the name of the transferees hereof (except with "THE TRANSFEREES" herein)
- d. Their right and authority to grant, sell and transfer the said Flat in favour of "THE TRANSFEREES" are absolutely clear and free from all encumbrances, claims and reasonable doubt:
- e. There are no proceedings pending in any court or other authority before any authority in respect of or concerning the said Flat and/or their right, title and interest thereto and therein.
- f. Neither Income Tax nor any other public authority has issued any order restraining them from selling or disposing off the said Flat and there are no attachment or other prohibitory order issued by any competent court or authority preventing or restraining them from selling, disposing off or transferring the possession of the said Flat as contemplated hereunder;
- g. They have not charged, mortgaged or encumbered the said property in any manner whatsoever or offered the same as security for payment of any money or for performance or any obligation and as on date the said Flat is totally unencumbered;
- h. They have not received any claim or demand whatsoever from any other person on the footing of them being entitled to or having any claim or demand over the said Flat.
- i. There is no dispute between them and the said condominium or any other person/s in any matter concerning the holding and enjoyment of the said Flat or the payment of dues on account thereof.
- j. They have paid all the dues on account of or in respect of the said Flat for the period upto the date hereof and in any event if any amount is found due and outstanding for the period upto the date hereof they will pay the same.

बुरल - ६/
५०/५२
१९/०३/०१



D. K. Desai
D. K. Desai

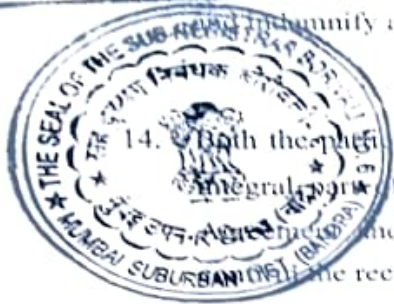
K Kesalal

D. K. Desai

L भंडारी

13. "THE TRANSFEREES" shall pay the necessary Stamp Duty as leviable by the concerned Government authority on this Agreement and shall also lodge this Agreement for Registration and shall pay the Registration fees and "THE TRANSFERORS" agree to co-operate with "THE TRANSFEREES" for completing the registration formalities, however the deficit stamp duty on previous agreement/s will be always the liabilities of "THE TRANSFERORS" jointly and keep indemnified to "THE TRANSFEREES".

बसला - ६	
७४०२	३४
२०२४	



14. Both the parties agree and confirm that the recitals appearing hereinabove form the integral part of this Agreement as if the same are set out in the body of the Agreement and both the parties hereto deem to have recorded, repeated and confirmed the recitals appearing hereinabove.

15. Both the parties hereto declare and confirm that they have understood the contents of this Agreement fully in their vernacular language and/or in English Language and they are fully aware about the legal status of the Property and it shall be binding upon them and their legal heirs.

: PROPERTY SCHEDULE:

Flat No.B/303 admeasuring **400 sq. ft. Built-up area** on 3rd Floor in the Building No.1 of the building known as "**PARAS NAGAR**" of "**PARAS NAGAR CONDOMINIUM BUILDING NO.1**", situated at Shankar Lane, Kandivali (West), Mumbai 400 067, constructed on all that piece and parcel of land bearing C.T.S. No.17 (pt.), 18, 19 and 23 (pt.) of Village: **Valnai**, Taluka : **Borivali**, within the registration district and Sub-District of Mumbai City and Mumbai Suburban.

The building consists of Ground + 3 (Three) upper floors without lift and was constructed in the year 1975.

[Handwritten signature]
D. S. J.

1. Keswari

L. S. J.

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

SIGNED, SEALED AND DELIVERED)

By the withinnamed "THE TRANSFERORS")

MR. DHARMESH HARISH JAIN)

(PAN No. AIHPJ1860A)

बल - ६/		
७७०२	२०	३५
२०२४		

MRS. DEEPIKA DHARMESH JAIN)

(PAN No. AONPJ1591G)

In the presence of

Abbaw..... Sa.....



Dharmesh Harish Jain



Dj



SIGNED, SEALED AND DELIVERED)

By the withinnamed "THE TRANSFEREES")

MR. KESULAL KISANLAL NAGDA)

(PAN No. DWQPS2135K)



K Kesulal



MRS. LAXMI BAI NAGDA)

(PAN No. DHWPN8778J)

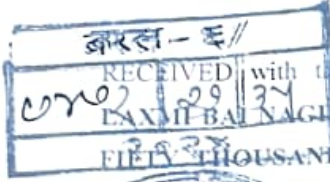
In the presence of

.....

लक्ष्मी



: RECEIPT :



with thanks from MR. KESULAL KISANLAL NAGDA & MRS. LAXMI BAI NAGDA, a sum of Rs.34,50,000/- (RUPEES THIRTY FOUR LAKHS FIFTY THOUSAND ONLY) being the part consideration amount for sale of Flat No. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Rs.34,50,000/- (RUPEES THIRTY FOUR LAKHS FIFTY THOUSAND ONLY)

WE SAY RECEIVED

(MR. DHARMESH HARISH JAIN)

(MRS. DEEPIKA DHARMESH JAIN)
THE TRANSFERORSWITNESSES :

- Sign :
Name : Abbas Saykat
Address : 14 Akanti Apartment
Kandivli @ M-67
- Sign :
Name : Hiralal Nagda
Address : Shop. No 5 - 1235
Pharwadkar West
Kandivli @ M-67

सूची क्र.2

दुय्यम निबंधक सह दु नि बोरीवली 5

दस्त क्रमांक 7108 2018

नोदणी

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गावाचे नाव : 1) वळणई

बरल - ६/

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खालाचा प्रकार	सेल डीड
बदला	4700000
जगरभाव (भाडेपट्ट्याच्या संपत्तीकार आकारणी देतो की पर ते नमुद करावे)	4620231
भाषण पोटहिस्सा व मालक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदर सदनिका नं. 303, तिसरा मजला बी विंग, इमारतीचे नाव: पारस नगर कॉडोमिनियम बिल्डिंग ब्लॉक नं. शंकर लेन, रोड नं: कांदिवली पश्चिम (17,18,19,23 :))
प्लॉट	1) 37.17 चौ.मीटर
कारणी किंवा जुडी देण्यात असेल	
सोपवज करून देणा-या लिहून या पक्षकाराचे नाव किंवा दिवाणी न्यायाचा हुकुमनामा किंवा आदेश यास प्रतिवादिचे नाव व पत्ता.	1): नाव:-पुष्पा धरणीधर गुजराती वय:-76, पत्ता:-प्लॉट नं: सदनिका न बी/18, माळा नं: , इमारतीचे नाव: शांती सदन , ब्लॉक नं: शंकर लेन , रोड नं: कांदिवली पश्चिम मुंबई , महाराष्ट्र, मुम्बई पिन कोड:-400067 पॅन नं:-AETPG3230R
सोपवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायातयाचा हुकुमनामा आदेश असल्यास, प्रतिवादिचे नाव व	1): नाव:-सुशीला हरीश जैन वय:-72; पत्ता:-सदनिका न बी/304, तिसरा मजला , पारस नगर कॉडोमिनियम बिल्डिंग न 5 , शंकर लेन , कांदिवली पश्चिम मुंबई , काण्डीवाळी पश्चिम, MAHARASHTRA, MUMBAL, Non-Government. पिन कोड:-400067 पॅन नं:-AJFPJ3526Q 2): नाव:-धर्मेश हरीश जैन वय:-43; पत्ता:-प्लॉट नं: सदनिका न बी/304, माळा नं: तिसरा मजला , इमारतीचे नाव: पारस नगर कॉडोमिनियम बिल्डिंग न 5, ब्लॉक नं: शंकर लेन , रोड नं: कांदिवली पश्चिम मुंबई , महाराष्ट्र, मुम्बई पिन कोड:-400067 पॅन नं:-AIHPJ1860A 3): नाव:-दिपीका धर्मेश जैन वय:-35; पत्ता :-प्लॉट नं: सदनिका न बी/304 , माळा नं: तिसरा मजला , इमारतीचे नाव: पारस नगर कॉडोमिनियम बिल्डिंग न 5, ब्लॉक नं: शंकर लेन , रोड नं: कांदिवली पश्चिम मुंबई , महाराष्ट्र, मुम्बई पिन कोड :-400067 पॅन नं:-AONPJ1591G
सोपवज करून दिल्याचा दिनांक	04/05/2018
दस्त नोदणी केल्याचा दिनांक	23/05/2018
मुकामाक खंड व पृष्ठ	7108/2018
जगरभावाप्रमाणे मुद्रांक शुल्क	235000
जगरभावाप्रमाणे नोदणी शुल्क	30000
स	
समानाठी विचारात घेतलेला द.	
शुल्क आकारताना निवडलेला द.	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सूची क्र. २

द्वयम निबंधक राह दु.नि. बोरीवली ९
दस्त क्रमांक ३३७/२०२४
मोदणी
Rajasthan

मावाचे नाव : वळणई

बरल - ६/		
६३२०२	२३	३५
२०२४		



शेता प्रकार	रिलीज डीड
दिन	१
दस्तावेजाचा प्रकार, भाडेपट्ट्याच्या प्रकारावर आकारणी देतो की इ.चे पट्टे करावे.	०
दस्तावेजाचे विवरण	१) पालिकेचे नाव मुंबई मनपाइतर वर्णन राहिले. मजला बिल्लिंग नं. १, इमारतीचे नाव पारस नगर, ब्लॉक नं. शंकर नगर, जैनमंदिर जवळ, रोड : कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. माहिती सदनेकेचे एकूण क्षेत्रफळ ३७.१७ चौ.मीटर. यावर पाणीसिंचन प्राप्त या मिल्ककती ३३.३३% अविभक्त हिस्सा मालकी क्रमांक १७(PT), १८, १९ AND २३(PT) १) भाऊ भावाला या दस्ताव्याचे हक्क सोडत आहे. विले
क्षेत्र	३७.१७ चौ मीटर
दस्तावेजाची किंवा जुडी देण्यात असेल	---
दस्तावेजाचे करून देणा या लिहून घ्यायला याचे नाव किंवा दिवाणी याचे हक्कनामा किंवा आदेश देणा याचे नाव व पत्ता	१) नाव संगीता अजयकुमार जैन वय ५६ पत्ता प्लॉट नं. सी/१७५ २, माळा नं. २, इमारतीचे नाव कावेरी फेस २, ब्लॉक नं. माता गोहिणी देवी चर्मशाळाच्या पाठीमागे, रोड नं. कमला नगर दयाल बाग, आगा उत्तरप्रदेश, उत्तर प्रदेश आगा पिन कोड २८२००८ पॅन नं. -AHPJ2286A २) नाव राजेश हरीश जैन वय ५७ पत्ता प्लॉट नं. बी/३०४, माळा नं. तिसरा मजला, इमारतीचे नाव बिल्लिंग नं. ५, पारस नगर, ब्लॉक नं. शंकर नगर, जैनमंदिर जवळ, रोड नं. कांदिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-४०००६७ पॅन नं.- ३) नाव सुनीता मनोजकुमार जैन वय ५१ पत्ता प्लॉट नं. २, माळा नं. २, इमारतीचे नाव अमेत पोलीस स्टेशन जवळ, ब्लॉक नं. चारभूजा रोड राजसमंद, रोड नं. राजस्थान, राजस्थान, राजसांआण्ड पिन कोड ३१३३३२ पॅन नं. -AQXJ7789R ४) नाव रंजिता सजीवकुमार जैन वय ५० पत्ता प्लॉट नं. १५०/२५, माळा नं. २, इमारतीचे नाव महावीर मोहल्ला केसर गंज, ब्लॉक नं. अजमेर, रोड नं. राजस्थान, राजस्थान, AJMER. पिन कोड -३०८००१ पॅन नं. -AQXJ7690A ५) नाव मनीष हरीशचंद्र जैन वय ५६ पत्ता प्लॉट नं. बी/३०४, माळा नं. तिसरा मजला, इमारतीचे नाव बिल्लिंग नं. ५, पारस नगर, ब्लॉक नं. शंकर नगर, जैनमंदिर जवळ, रोड नं. कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-४०००६७ पॅन नं.-AHPJ7563H
दस्तावेजाचे करून देणा या लिहून घ्यायला याचे हक्कनामा किंवा आदेश देणा असल्यास, प्रतिवादिचे नाव व पत्ता	१) नाव चर्मेश हरीश जैन वय ५७ पत्ता प्लॉट नं. बी/३०४, माळा नं. तिसरा मजला, इमारतीचे नाव बिल्लिंग नं. ५, पारस नगर, ब्लॉक नं. शंकर नगर, जैनमंदिर जवळ, रोड नं. कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड ४०००६७ पॅन नं.-AHPJ1860A
दस्तावेजाचे करून दिल्याचा दिनांक	३१/१०/२०२३
दस्तावेजाचे देण्याचा दिनांक	०४/०१/२०२४
दस्तावेजाचे क्रमांक व पृष्ठ	३३७/२०२४
दस्तावेजाच्या मूदकाचे शुल्क	२००
दस्तावेजाच्या मोदणी शुल्क	१०००
दस्तावेजाचे निवारण घेतलेला दिनांक	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
दस्तावेजाचे निवारण घेतलेला दिनांक	If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (children of renouncers parent) Son or daughter or the legal heirs of the above relations.

PARAS NAGAR CONDOMINIUM BLDG. NOS. 1

(Under The Maharashtra Apartment Ownership Act, 1970)

SHANKER LANE, KANDIVLI (WEST), MUMBAI - 400 067. Phone :

वरल - ६/		
७२०२	२५	९७
२०२४		

Mar-24

To whomsoever It may concern

is to certify that SUSHILA HARISH JAIN, DHARMESH HARISH JAIN, DEEPIKA DHARMESH JAIN having flat-303-B Wing, on third floor, in the building known as Paras Nagar Condominium Building no 1 situated at Shankar Lane Kandivali west Mumbai and bearing CTS no 18.19 723, Village-Valnai(Orlem), since 2018 and are member of the Condominium.



DHARMESH HARISH JAIN, DEEPIKA DHARMESH JAIN on 21-Mar-24 have requested us to issue NO due certificate for sale of the said flat.

per the society records there are no maintenance dues outstanding on the said flat to the society which is payable by the said member till date. We have no objection on the sale of this particular flat.

The said building consists of ground plus three floors in subjected wing and has no lift.

This certificate is issued on request of DHARMESH HARISH JAIN, DEEPIKA DHARMESH JAIN and without any prejudice or liability on part of the managing committee/society.

Paras Nagar Condominium Building no 1

[Signature]
Chairman

[Signature]
Secretary

मोदी वन रैट	वीरम पोर विट	वला वला	महाराष्ट्र शासनाच्या अधिनस्थ मकर महापालिका व ती वस्तु वहादारी
१८	२५६००	C	२५ ६० २३ ३०००

विक्रीदिया वस्तु	५५६० १८	२०१९
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क्र.सं.	विवरण	मूल्य	नियम प्रमाण व टक्केवारी (१)	नियम प्रमाण व टक्केवारी (२)
१	अभिजातपणे ३२ म कोरीव निव्वन्धन कर का ५२ ५० १० जादे, का वहादारी ५२ ५० १० दि. ११/११/१९ महाराष्ट्र शासनाच्या अधिनस्थ मकर महापालिका व ती वस्तु वहादारी	५२ ५० १०	H- अभिजातपणे कायदो	

बरल - ६/
५५०२ २० ३५
२०१४



बरल - ५/
५५०२ २० ३५
२०१४



बरल - ५/
५५०५ १८ २५
२०१६

बरल - ५/
५५०५ १९ ३०
२०१६

बरल - ५/
५५०५ १९ ३०
२०१६

बरल - ५/
५५०२ १९ ३०
२०१६



सीरी नं	विवरण	पंजीकृत	मूल्य
१०	१००००		१००००

बरल - ८
१५० १४ १४
२०१७

बरल - ६
७४०२ २०२४

क्रमांक	पंजीकृत	मूल्य	मूल्य प्राप्त करमापना (५)	मूल्य प्राप्त करमापना (६)	वर्ग
१	१००००	१००००			१



बरल - २७
७४०२ १५ १०
२०१७

बरल - २८
७५०५ १४ १६
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बरल - ५
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२०१६

sale to the Party of the Other Part and the



बुरानगर मंडल न्यायिक न्यायालय
 न्यायिक न्यायालय
 मुंबई न्यायिक न्यायालय

पत्रांक: 2016-2017
 201610BIL05726476
 201620BIL00920976

NON SECRETARY HALL, NAGAR
 CD OP HSG SOCIETY BLDG NO 1, PARAS SHANKAR LANE
 KANDIVALI WEST MUMBAI 400067

51/021101 35/24 MISTRY COLONY MALAD (W) GR W/HO PNR-1027(C) HOUSE-PARAS NAGAR BLDG NO 1, LESSEE SHRI NARENDRA BHOGI MISTRY & SHRI CHERAG J MISTRY & M. SS AVABAI J MISTRY LESSEE SHRI NARENDRA BHOGI

01/04/2016 31/03/2017

Four Crores Sixty Seven Lacs Sixty Two Thousand Five Hundred and Ninety Five Only

बरल - ६/॥
 ७४०२ ३० ३५
 २०२६



वर्ग	01/04/2016	31/03/2016	01/10/2016
संपूर्ण क्षेत्र		5113	
शहरी क्षेत्र		0	
ग्रामीण क्षेत्र		3835	
अन्य क्षेत्र		0	
कुल क्षेत्र		2389	
संपूर्ण क्षेत्र		2222	
शहरी क्षेत्र		1945	
ग्रामीण क्षेत्र		277	
अन्य क्षेत्र		0	
कुल क्षेत्र		1945	
संपूर्ण क्षेत्र		1887	
शहरी क्षेत्र		173	
ग्रामीण क्षेत्र		1821	
अन्य क्षेत्र		1887	
कुल क्षेत्र		1887	

Two Crores Sixty Seven Lacs Sixty Two Thousand Five Hundred and Ninety Five Only



बरल - ५/॥
 ७९०८ २० २८
 २०२६

बरल - ५/॥
 ४५९५ २० ३०
 २०२६

बरल - ५/॥
 ४३९२ २० ३०
 २०२६



आयकर विभाग
INCOME TAX DEPARTMENT
DEEPIKA D JAIN

भारत सरकार
GOVT. OF INDIA

31/10/1982

Permanent Account Number
AONPJ1591G

Signature

बरल - ६

2028

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DWQPS2135K

17022024

Signature

Kesulal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DHWAKL1591BJ

17022024

Signature

भारत सरकार
GOVT. OF INDIA

REGISTRAR
MUMBAI SUBURBAN DIST. THANE

भारत सरकार
Government of India

अब्बास लुकमानजी सदीकोट
Abbas Lukmanji Sadikot
जन्म तारीख/ DOB: 25/06/1977
पुरुष / MALE

2993 7166 3526

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
पंडितराजे/आईके-साय, लुकमानजी सदीकोट, शोप नो 14 अक्रुती शॉपिंग सेंटर अक्वली अपार्ट, मथुरादास रोड, कांदिवली वेस्ट, मुंबई, मुंबई, महाराष्ट्र - 400067

Address:
S/O. Lukmanji Sadikot, Shop No 14 Akruoti Shopping Centre Akruoti Apt, Mathuradas Road, Kandivali West, Mumbai, Mumbai, Maharashtra - 400067

2993 7166 3526

भारत सरकार
Government of India

हिरा लाल नागडा
Hira Lal Nagda
जन्म तारीख/ DOB: 01/01/1971
पुरुष / Male

8908 6577 4281

07/07/2013

हिरा लाल नागडा
Hira Lal Nagda
S/O. Uday Lal Nagda
Nandiwel
Dabhoi
Kapatthan 313022

52484212

890865774281

890865774281

भारत सरकार
GOVERNMENT OF INDIA

विष्णू कुमार राजेश्वर थकुर
Vishnu Kumar Rajeshwar Thakur
जन्म तारीख/ Year of Birth: 2001
पुरुष / Male

4591 5703 3393

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविल्यावाची क्रमांक / Enrollment No 1210/17755/011104

विष्णू कुमार राजेश्वर थकुर
Vishnu Kumar Rajeshwar Thakur
GALLI NO 4 GANPAT PATIL NAGAR NEW LINK ROAD
IIC COLONY BORIVALI WEST
Mandapeshwar S O
Mandapeshwar Mumbai
Maharashtra - 40110

06/03/2002

459157033393

दस्त गोपवारा भाग-1

वरल-6
दस्त क्रमांक: 7472/2024

दिनांक 30 मार्च 2024 2:50 म.नं.

दस्त क्रमांक वरल-6 /7472/2024

मोबादला: रु. 48,79,901/-

मोबादला: रु. 49,50,000/-

मोबादला शुल्क: रु. 2,97,000/-

सह. इ. नि. वरल-6 यांचे कार्यालयात

पावती: 8387

पावती दिनांक: 30/03/2024

7472 वर दि.30-03-2024

सादरकरणाराचे नाव: केसुलाल किसनलाल नागदा

2:48 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 700.00

पृष्ठांची संख्या: 35

एकुण: 30700.00

Kesulal

सादर करणाऱ्याची सही:

[Signature]

निबंधक, बारीवली क्र. ६,
मुंबई उपनगर जिल्हा.

[Signature]

सह. दुय्यम निबंधक, बारीवली क्र. ६,
मुंबई उपनगर जिल्हा.

करारनामा

दस्त शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-नगरात) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

दिनांक 30/03/2024 02:48:09 PM ची वेळ: (सादरीकरण)

दिनांक 30/03/2024 02:49:44 PM ची वेळ: (फी)

वरल - ६/
७०२ ३३ ३५
२०२४

प्रतिज्ञापत्र

• सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कडुल्लेधारक हे संपूर्णपणे जबाबदार राहतील.

Kesulal

लिहून देणारे : *[Signature]*

लिहून घेणारे : *[Signature]*



पंजीयनाचे नाव व पत्ता

नाव धर्मेश हरिज जैन
पत्ता: प्लॉट नं. मदनिका क्र.बी/303, माळा नं. तिसरा मजला
विन्दीग नं.1, इमारतीचे नाव: पारंग नगर कॉन्डोमिनियम विन्दीग
नं.1, ब्लॉक नं. कादिवली पश्चिम मुंबई, रोड नं. शंकर जैन
महाराष्ट्र, मुंबई,
पिन नंबर AIHPJ1860A

पंजीयनाचा प्रकार

विहृत देणार
वय :-48
स्वाधारी -

Dayraj

द्वारापत्रित

ठसा प्रमाणित



नाव शिनिता धर्मेश जैन
पत्ता: प्लॉट नं. मदनिका क्र.बी/303, माळा नं. तिसरा मजला
विन्दीग नं.1, इमारतीचे नाव: पारंग नगर कॉन्डोमिनियम विन्दीग
नं.1, ब्लॉक नं. कादिवली पश्चिम मुंबई, रोड नं. शंकर जैन,
महाराष्ट्र, मुंबई,
पिन नंबर AONPJ1591G

विहृत देणार
वय :-41
स्वाधारी -

Sy



नाव कमुलाव तिमनवान सागदा
पत्ता: प्लॉट नं. दुकान नं.5, माळा नं. - इमारतीचे नाव: प्लॉट
नं.1275, ब्लॉक नं. कादिवली पश्चिम मुंबई, रोड नं. इहाणूकरवाडी
पुको बँक जवळ, महाराष्ट्र, मुंबई,
पिन नंबर DWQPS2135K

विहृत देणार
वय :-40
स्वाधारी -

Koswaj



नाव लक्ष्मी वाई सागदा
पत्ता: प्लॉट नं. दुकान नं.5, माळा नं. - इमारतीचे नाव: प्लॉट
नं.1275, ब्लॉक नं. कादिवली पश्चिम मुंबई, रोड नं. इहाणूकरवाडी
पुको बँक जवळ, महाराष्ट्र, मुंबई,
पिन नंबर: DHWPN8778J

विहृत देणार
वय :-39
स्वाधारी -

लक्ष्मी



दस्तावेज करून देणार तर्फाकधीन करणानामा चा दस्तऐवज करून दिल्याचे कथून करणात.
दि वेळ: 30 / 03 / 2024 03 : 10 : 42 PM

दस्तावेज करून देणार तर्फाकधीन करणानामा चा दस्तऐवज करून देणा-याना व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

पंजीयनाचे नाव व पत्ता

नाम शिबेरु ठाकूर
पिन 400067

Shibu
स्वाधारी

द्वारापत्रित

ठसा प्रमाणित



नाव प्रज्जान गाय, नांदिकोट

पिन 400067

Pr
स्वाधारी



दि वेळ: 30 / 03 / 2024 03 : 11 : 32 PM

दि वेळ: 30 / 03 / 2024 03 : 12 : 19 PM नॉंदणी पुस्तक 1 मध्ये

नॉंदणी, वारीवली क्र. 6,
पारंग नगर जिल्हा.

बरल - 6/
6802 3237
2024



Document Details

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
KESULAL KISANLAL NAGDA and LAXMI BAI NAGDA	eChallan	00040572024032622444	MH018102764202324M	297000.00	SD	0009672835202324	30/03/2024
	DHC		0324266011392	700	RF	0324266011392D	30/03/2024
KESULAL KISANLAL NAGDA and LAXMI BAI NAGDA	eChallan		MH018102764202324M	30000	RF	0009672835202324	30/03/2024

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

7472 /2024

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बरल - ६/		
७४७२	३४	३४
२०२४		

प्रमाणित करणेत येते की, या
दस्तामध्ये एवूण ३४ पाने आहेत.
पुस्तक क्र. १/बरल-६/ ७४७२ २०२४
वर नोंदला, दिनांक ३० MAR 2024



[Signature]
सह. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6
दस्त क्रमांक : 7472/2024
नोंदणी :
Regn 63m

माबाचे नाव : वळणई

1) विक्रीसाठी प्रकार	करारनामा
2) नोंदणी	4950000
3) बाजारभाव (भाडेघट्टयाच्या संचितघट्टयाकार आकारणी देतो की घट्टेदार घट्टेदार कराव)	4879900.62
4) मु-मागन, प्लॉटहिम्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: भदनिका क्र.बी/303, माळा नं: तिसरा मजला बिल्डींग न.1, इमारतीचे नाव: पारस नगर, पारस नगर कॉन्डोमिनियम बिल्डींग न.1, ब्लॉक नं: कांदिवली पश्चिम मुंबई 400067, रोड : शंकर लेन ((C.T.S. Number : 17 (pt.), 18, 19 and 23 (pt.);))
5) क्षेत्रफळ	1) 37.17 चौ मीटर
6) आकारणी किंवा जुडी देण्यात असेल किंवा.	
7) इन्फोर्मर करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-धर्मेश हरीश जैन बच:-48; पत्ता:-प्लॉट नं: सदनिका क्र.बी/303, माळा नं: तिसरा मजला बिल्डींग न.1, इमारतीचे नाव: पारस नगर कॉन्डोमिनियम बिल्डींग न.1, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: शंकर लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AIHPJ1860A 2): नाव:-दिपिका धर्मेश जैन बच:-41; पत्ता:-प्लॉट नं: सदनिका क्र.बी/303, माळा नं: तिसरा मजला बिल्डींग न.1, इमारतीचे नाव: पारस नगर कॉन्डोमिनियम बिल्डींग न.1, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: शंकर लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AONPJ1591G
8) इन्फोर्मर करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-केसुलाल कियनलाल नागडा बच:-40; पत्ता:-प्लॉट नं: दुकान न.5, माळा नं: -, इमारतीचे नाव: प्लॉट न.1275, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: इहाणूकरवाडी सुको बँक जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-DWQPS2135K 2): नाव:-लक्ष्मी बाई नागडा बच:-39; पत्ता:-प्लॉट नं: दुकान न.5, माळा नं: -, इमारतीचे नाव: प्लॉट न.1275, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: इहाणूकरवाडी सुको बँक जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-DHWPN8778J
9) इन्फोर्मर करून दिल्याचा दिनांक	29/03/2024
10) इन्फोर्मर नोंदणी केल्याचा दिनांक	30/03/2024
11) अनुक्रमांक, घाट व घुळ	7472/2024
12) बाजारभावाप्रमाणे मुद्राक शुल्क	297000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	



दुय्यम निबंधक यांच्या विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Ca.

खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र.- 6
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KESULAL KISANLAL NAGDA and LAXMI BAI NAGDA	eChallan	00040572024032622444	MH018102764202324M	297000.00	SD	0009672835202324	30/03/2024
2		DHC		0324266011392	700	RF	0324266011392D	30/03/2024
3	KESULAL KISANLAL NAGDA and LAXMI BAI NAGDA	eChallan		MH018102764202324M	30000	RF	0009672835202324	30/03/2024

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