

CHALLAN
MTR Form Number-6



GRN	MH009259777202223M	BARCODE		Date	13/10/2022-20:18:07	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	BDR17__JT SUB REGISTRAR ANDHERI 6			PAN No.(If Applicable)	BCAPC9483J		
Location	MUMBAI			Full Name	RAJKUMAR CHAKRAWATI AND VIJAYA RAJKUMAR CHAKRAWATI		
Year	2022-2023 One Time			Flat/Block No.	TENEMENT NO 602, 6TH FLOOR, BUILDING NO. 16-A, MAJASWADI PRATHAMESH CO-OPERATIVE HOUSING SOCIETY LTD		
				Premises/Building	NEW MHADA COLONY, MAHAKALI CAVES CROSS ROAD, POONAM NAGAR		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	261000.00				4 0 0 0 9 3
0030063301 Registration Fee	30000.00		ANDHERI EAST, MUMBAI		
Total		2,91,000.00			
Remarks (If Any)		PAN2=AGUPN185ED-SecondPartyName=SADHANA SUHAS NAIK AND SUHAS MADHUKAR NAIK- 98943 2 3e 2022 Amount In Words Two Lakh Ninety One Thousand Rupees Only			



Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	03006172022101400012	141022M88358
Cheque/DD No.		Bank Date	RBI Date	14/10/2022-10:36:53	15/10/2022
Name of Bank		Bank Branch	PUNJAB NATIONAL BANK		
Name of Branch		Branch No., Date	15/10/2022		

Department ID : Signature Not Verified
 NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चतान केवल नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी कार्यालयाच्या दस्त्यासाठी सदर चतान लागू नाही.

Digitally signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURIES MUMBAI 02
 Date: 2022.10.25 17:45:54
 IST
 Reason: GRAS Secure
 Document
 Location: India



Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-513-14153	0004780407202223	21/10/2022-18:28:17	IGR554	30000.00



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AGREEMENT FOR SALE

AGREEMENT OF SALE made at Mumbai on this 21st day of the October 2022 BETWEEN (1) MRS. SADHANA SUHAS NAIK, aged 46 years, Adhar No. 2826 0894 4173 Pan No. AGUPN1832D & (2) MR. SUHAS MADHUKAR NAIK, aged 47 years, Adhar No. 6914 0074 1360 & Pan No. AADPN1336M Indian inhabitant, presently residing at Tenement no. 602, Building no. 16-A, Majaswadi Prathamesh Co-operative Housing Society Ltd, New Mhada Colony, Mahakali Caves Cross Road, Poonam Nagar, Andheri East, Mumbai 400093 hereinafter called as "THE TRANSFERORS" (which expression shall unless the same be repugnant to or contrary to the meaning or context thereof mean and include his/her/their respective heirs, executors, administrators, successors or assigns) of the **ONE PART**

AND

1) MR. RAJKUMAR CHAKRAWATI, Aged- 39 years, Pan No. BCAPC9483J Aadhar No. 3241 7781 1551, (2) VIJAYA RAJKUMAR CHAKRAWATI, Aged 32 years, Pan No. BHYPM2824A & Aadhar No. 7845 9896 5484 both residing at D-15, Mahakali Kuttir, Mahakali Caves Road, Opp Saibaba Mandir, Andheri East, Mumbai 400093, adult Indian Inhabitant, hereinafter called as "THE TRANSFEREES" (which expression shall unless the same be

Sadhana

Rajkumar

Vijaya

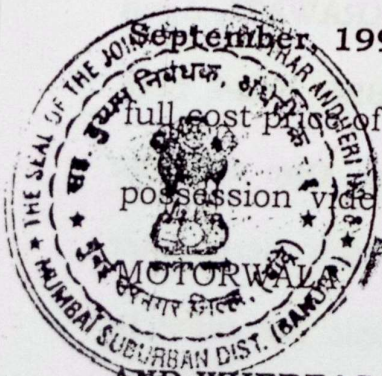
बदर-१७/		
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resistant to or contrary to the meaning or context thereof mean and include their respective heirs, executors, administrators, successors or assigns) of the

SECOND PART.

WHEREAS, the TRANSFERORS MRS. SADHANA SUHAS NAIK AND MR. SUHAS MADHUKAR NAIK are the owners and have exclusive possession along with share capital and otherwise well and sufficiently entitled to the Tenement premises bearing no. 602, on the Sixth Floor of the Society known as, Building no. 16A, Prathamesh Co-operative Housing Society Ltd admeasuring 247 SQ.FT, (Built-up Area) situated and lying at New Mhada Colony, Mahakali Caves Cross Road, Poonam Nagar, Andheri East, Mumbai 400093, bearing C.T.S. No. 175 (Part I) of Village Majas, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the jurisdiction of K/East Ward of M.C.G.M. (hereinafter for the sake of brevity referred to as the "SAID TENEMENT".)

AND WHEREAS, the Said Tenement no. 602, 6th floor, Majaswadi Prathamesh CHSL, Building no.16A, New Mhada Colony, Majaswadi, Andheri East, Mumbai 400093 was in the name of original allottee SMT. SHABANA KASAM MOTORWALA which was allotted to her by the B.H and A.D. Board under LIG/ORS basis against his application no. 152017/2430, priority no.2 on 1st



September, 1993 and She acquired the ownership of said Tenement by paying full cost price of the said Tenement to the board and B.H and A.D Board issued possession vide no. 505/96 dated 13/09/1996 to SMT. SHABHANA KASAM

AND WHEREAS by an agreement for sale dated 2nd day of June, 1995 by and between SMT. SHABANA KASAM MOTORWALA therein referred to as "VENDOR" of the 'One Part' And SWARAN KAPUR therein referred to as

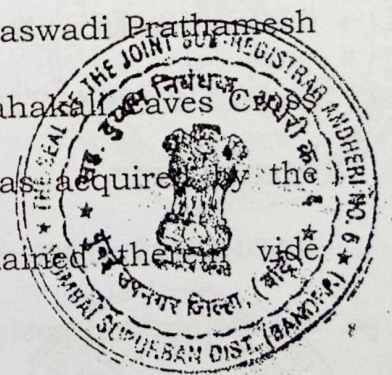
naik
naik
naik

"PURCHASER" of the "other part", a Tenement no.602, 6th Floor, Building no.16A, Majaswadi Prathamesh Co-operative Housing Society Ltd., New Mhada Colony, Mahakali Caves Cross Road, Poonam Nagar, Andheri East, Mumbai 400093 was acquired by the Purchaser therein as per terms and conditions contained therein.

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AND WHEREAS by an agreement for sale dated **22nd day of November, 2003** by and between SWARAN KAPUR therein referred to as "SELLER" of the 'One Part' And MRS. URVI U SHETE therein referred to as "PURCHASER" of the "other part", a Tenement no.602, 6th Floor, Building no.16A, Majaswadi Prathamesh Co-operative Housing Society Ltd., New Mhada Colony, Mahakali Caves Cross Road, Poonam Nagar, Andheri East, Mumbai 400093 was acquired by the Purchaser therein as per terms and conditions contained therein.

AND WHEREAS by an agreement for sale dated **14TH day of MARCH, 2008** by and between URVI UPENDRA SHETE therein referred to as "VENDOR" of the 'One Part' And MRS. SADHANA SUHAS NAIK & MR. SUHAS MADHUKAR NAIK therein referred to as "PURCHASER" (TRANSFERORS HEREIN) of the "other part", a Tenement no.602, 6th Floor, Building no.16A, Majaswadi Prathamesh Co-operative Housing Society Ltd., New Mhada Colony, Mahakali Caves Cross Road, Poonam Nagar, Andheri East, Mumbai 400093 was acquired by the Purchaser therein as per terms and conditions contained therein vide document No. **BDR-9/ 2280 / 2008** dated **14/03/2008**



AND WHEREAS Transferor confirms that he is absolute owner in respect of Tenement bearing no 602 on the Sixth Floor admeasuring 247 Sq.Ft. Built Up area in the building known as **Majaswadi Prathamesh Co-operative Housing Society Limited, Building No.16A, New Mhada Colony, Mahakali Caves**

Snair

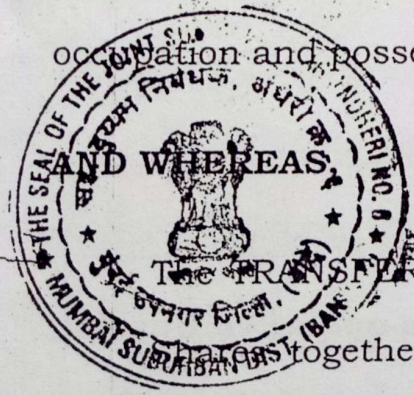
Banka

Vijaya

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Cross Road, Poonam Nagar, Andheri East, Mumbai 400093 on the plot of
 and bearing CTS No. 175 (Part I), Village Majas, Andheri Division, Jurisdiction
 and Sub Jurisdiction of Mumbai City and Mumbai Suburban .

AND WHEREAS, MAJASWADI PRATHAMESH CO-OPERATIVE HOUSING SOCIETY LTD, a registered housing society formed and registered under the provisions of the Maharashtra Co-op Societies Act, 1960 having its Registration No. B.O.M (W-K/E) HSG/(O.H)/9190/95-96 DATED 13-12-1995 (hereinafter called and referred to as the "SAID SOCIETY") , and the society has issued fully paid up five shares of Rs.50/-, each bearing distinctive Nos. From 341 to 345 (both inclusive), Under Share Certificate No. 69 to MRS. SADHANA SUHAS NAIK & SUHAS MADHUKAR NAIK (hereinafter called the "SAID SHARES") and as such both are bonafide members of MAJASWADI PRATHAMESH CO-OPERATIVE HOUSING SOCIETY LTD Holding Tenement No. 602, Building no. 16A, Admeasuring 247 Sq.Ft. Built Up on the Sixth Floor of MAJASWADI PRATHAMESH CO-OPERATIVE HOUSING SOCIETY LTD, Situated at New Mhada Colony, Mahakali Caves Cross Road, Poonam Nagar, Andheri East, Mumbai 400093 (hereinafter called the "SAID TENEMENT") and as such MRS. SADHANA SUHAS NAIK & SUHAS MADHUKAR NAIK is entitled to and are in exclusive control, use, enjoyment, occupation and possession of the abovesaid Tenement.



AND WHEREAS
 The TRANSFEROR is legally entitled to the said Tenement and the said
 TRANSFEROR together with the benefit attached to it and that neither the
 TRANSFEROR herein either personally or through their agent has or
 have at any time heretofore either created or agreed to create any third

Handwritten signatures and initials at the bottom of the page.

SCHEDULE OF THE PROPERTY

Description of the property

TENEMENT NO. 602, Building
No. 16A, admeasuring 247 Sq.ft.,
on the Sixth Floor of MAJASWADI
PRATHAMESH CO-OPERATIVE
HOUSING SOCIETY LTD, situated
at Mahakali Caves Cross Road,
Poonam Nagar, Andheri East,
Mumbai 400093.

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Village: -

VILLAGE MAJAS, Registration
District and sub district of Mumbai
City and Mumbai Suburban

C.T.S No.

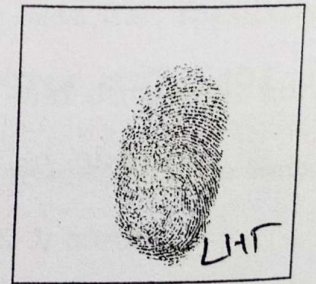
175 (PT)

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

SIGNED AND DELIVERED)

by the Withinnamed **TRANSFERORS**)

MRS. SADHANA SUHAS NAIK)



Sadhana





मजासवाडी 'प्रथमेश' सहकारी गृहनिर्माण संस्था मर्यादित
Majaswadi 'Prathamesh' Co-Op. Hsg. Society Ltd.

Reg. No. : B.O.M. (W-K/E) H.S.G. (O.H.) 9190/95-96 Dt.13/12/95

पत्ता : १६-अ/७, न्यु म्हाडा कॉलनी, महाकाली गुंफा रोड, पी.एम.जी.पी. कॉलनी जवळ, अंधेरी (पूर्व), मुंबई ४०० ०९३.

संदर्भ क. :
CTC/602

दिनांक :
October 2, 2022

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Flat no.602 Situated at 16/A, Majaswadi Prathamesh Co-op Hsg. Soc. Ltd; New Mhada Colony, Mahakali Caves Road, Near P. M. G. P. Colony, Andheri-East, Mumbai No. 400 093. The Society given certificate for stamp duty and registration for her Flat no.602. We have not issued Share Certificate to any of our society member till date.

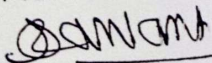
SCHEDULE OF THE PROPERTY

- 1) AREA OF FLAT -- 180 SQUARE FEET CARPET (16.72 sq.meter)
- 2) SITUATED FLAT -- 6TH FLOOR
- 3) FLOOR IN BUILDING -- GROUND + SIX UPPER FLOOR WITH LIFT
- 4) CTS NO. / VILLAGE -- 175 PART -I , MAJAS VILLAGE
- 5) B. M. C. WARD NO. -- K-EAST, ANDHERI
- 6) YEAR OF CONSTRUCTION -- 1992-93

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This Society is issuing certificate for the purpose of stamp duty and registration of the said (FLAT NO.602) and validity is two month from date of issue.

FOR Majawadi Prathamesh Co-op. Housing Society Limited.


SECRETARY



Share Certificate No. 60

Member's Regn. No. 69

No. of Shares 05

Share Certificate

MAJASWADI 'PRATHAMESH' CO-OP. HSG. SOCIETY LTD.

16-A7, New Vihada Colony, Mahakali Caves Road, Near P.M.C.P Colony, Andheri (E), Mumbai - 400093.

Reg. No. B.O.M. (W-K/E) H.S.G. (O.H.) 9190/95-96dt. 13/12/95

(Registered under the Maharashtra Co-operative Societies Act, 1960)

SHIABANA KASAM MOTORWALA.

This is to certify that Shri / Smt. M/s.

Flat/Shop No. 602 is the Registered Holder of FIVE fully paid up shares of Rs. FIFTY each numbered from 341 to 345 both inclusive, in MAJASWADI 'PRATHAMESH' CO-OP. HSG.

SOCIETY LTD. All shares are Subject to the Bye-laws of the said Society

Given Under the Common Seal of the said Society at MUMBAI on this 30th day of September 2018



seal

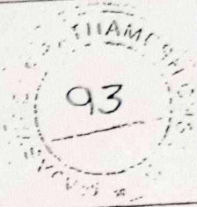
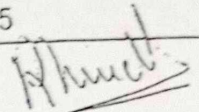
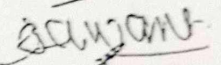
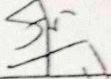

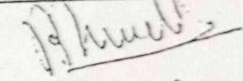
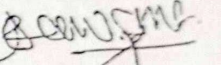
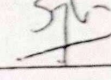
022	8993	20	बदर-१७/
		Secretary	Treasurer

[Signature]
Treasurer

[Signature]
Chairman

Secretary

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr.No. of Transfer	Date of General Body Managing Committee Meeting at which Transfer was approved	To Whom Transferred	Regn.No. of Transferee Society Stamp	Authorized Signatory
1	2	3	4	5
1	30-09-2018	URVI UPENDRA SHETY		Chairman  Secretary  Treasurer 
2	30-09-2018	SADHANA S. NAIK & SUHAS M. NAIK.		Chairman  Secretary  Treasurer 
3				Chairman Secretary Treasurer
4				Chairman Secretary Treasurer
5				Chairman Secretary Treasurer
6				Chairman Secretary Treasurer



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MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/ 113/16 /WE/AK re



अत - प/		
वेद्य	23	25
2024		

Sri. D. A. Manavati,
 Contact,
 Shri Raj View,
 2nd Floor,
 Senapati Bapat Marg,
 Matunga (West),
 Bombay-400, 016.

SUB Occupation certificate for 5th, 6th and 7th Floors, Bldg. No. 10 'A' on S.No. 42, H.No. 3 & 5, C.T.S. No. 175, Hajas Housing Project, Hajas Village, Jogeshwari (E) 9/

78993	2e	3e
2022		

REF : Your letter dated 25.2.1991

With reference to the above, I have to inform you that, there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within 3 months from the date of receipt hereof.

That the certificate under Section 270 of the Bombay Municipal Corporation Act for adequate water supply should be obtained from Hydraulic Engineer.

That all the balance development of infrastructure shall be developed before asking for occupation certificate remaining 7 buildings in the layout.

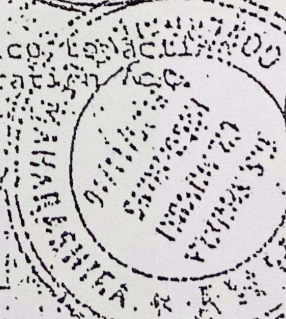
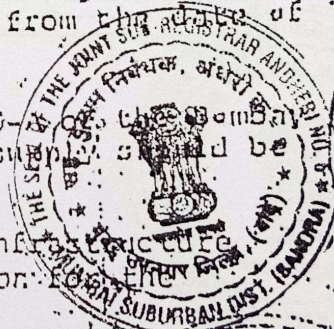
This permission is granted without prejudice to Section 353-A/471 of Bombay Municipal Corporation Act.

Yours faithfully,

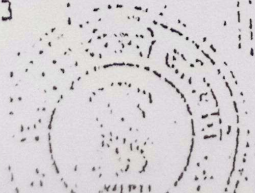
Executive Engineer, Building Proposals (Western Suburbs) 'K' East 'P' Wards.

[Signature]

श्री. नरेश चंद्रकांत ठोंगे
 आयुक्त, ए. ए.
 अंतर्गत
 175, सी. टी. एस. नं. 175, हाजास
 वसतीगृह, हाजास, जोगेश्वरी (पूर.) 9/



30/10.4.93



513/14153

भावती

Friday, October 21, 2022

6:28 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

भावती क्र.: 15120

दिनांक: 21/10/2022

गान्वाचे नाव: भजास

दस्तऐवजाचा अनुक्रमांक: वदर17-14153-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: राजकुमार चक्रवती

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांचो संख्या: 31

एकूण:

रु. 30620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:40 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 3723974.24/-

मोबदला रु. 4350000/-

करलेले मुद्रांक शुल्क: रु. 261000/-

सह. दु. नि. का. अंधेरी-६

वि. पुष्प निव्वक, अंधेरी - ६

मुंबई मन्यत्र विद्या.

1) देयकाचा प्रकार: DHC रकम: रु. 620/-

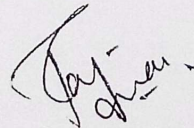
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2110202200692 दिनांक: 21/10/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: M-H009259777202223M दिनांक: 21/10/2022

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 21/10/22

10/21/2022

FORM A: PERSONAL DETAILS

APPLICANT

Existing Customer: Yes No

If Yes, CIF No/ Account No.

Name: First Name Middle Name Last Name
 VIJAYA RAJKUMAR CHAKRAWARTI

Date of Birth: PAN:
 12031990 BHYPM12824A

Mobile:
 91167785204

e-mail:
 VIJAYARAJKUMAR4996@gmail.com

Name of Spouse:
 RAJKUMAR

Name of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.
 784598965484

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1:
 602/16A PARTHMESH HOUSING SOCIETY

Address 2:
 COLONY PMGP ANDHRA EAST

Existing Customer: Yes NoIf Yes, CIF No/ Account No.

First Name

Middle Name

Last Name

Name: RAJKUMAR CHAKRAWARTIDate of Birth: 06091982 PAN: BCAPCA083IMobile: 91167544245e-mail: CHEFRIL1983@gmail.comName of Spouse: VIJAYAName of Father: Gender: Male Female Third GenderMarital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 3241778115512) Voter ID No. 3) Passport No.: 4) Driving License No. 5) MGNREGA Job card No. 6) Letter issued by National Population Register Containing Name and Address:

Residential Status:

 Resident Indian (RI) Non-Resident Indian (NRI) Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

 Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

