



CHALLAN
MTR Form Number-6



GRN	MH003473640202425M	BARCODE			Date	13/06/2024-10:06:43	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	BNLPN3355G					
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2		Full Name	SHRI APOORV MANOHAR NAGAP AND SHRI MANOHAR SITARAM NAGAP				
Location	MUMBAI		Flat/Block No.	Flat No - 405, 4th Floor, E Wing, VEENA BEENA				
Year	2024-2025 One Time		Premises/Building	CO-OPERATIVE HOUSING SOCIETY LTD				
Account Head Details		Amount In Rs.	Road/Street	Acharya Donda Marg, Opp. Sewree Bus Depot, Sewree				
0030045501 Stamp Duty		870000.00	Area/Locality	Mumbai				
0030063301 Registration Fee		30000.00	Town/City/District					
			PIN	4 0 0 0 1 5				
			Remarks (If Any)	PAN2=BEDPS4446C--SecondPartyName=SHRI GAURAV ASHOK SOLANKI AND SHRI ASHOK SOLANKI-				
			Amount In Words	Nine Lakhs Rupees Only				
Total	9,00,000.00							
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	Ref. No.	00040572024061307817		CPADWQUVR0		
Name of Bank		Bank Date	RBI Date	13/06/2024-11:19:31		Not Verified with RBI		
Name of Branch		STATE BANK OF INDIA						
		Scroll No.	Date	Not Verified with Scroll				



Department ID :

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

Mobile No. : 9022112916

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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Gaurav Solanki

At Solanki

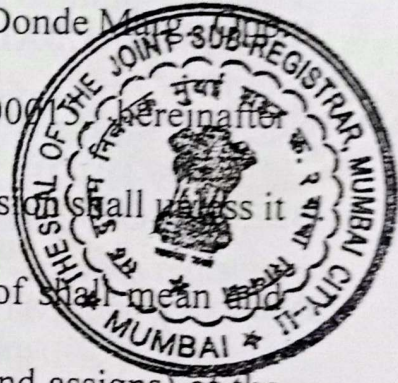
Apoorv

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at
Mumbai on this 14th day of June, 2024

BETWEEN

1) **SHRI. GAURAV ASHOK SOLANKI**, (having his PAN No. BEDPS4446C), aged about 43 years, and 2) **SHRI. ASHOK KUMAR MOHANLAL SOLANKI**, (having his PAN No. APDPS4538M, aged about 64 years, residing at Flat No. 405, 4th Floor, E – Wing, Veena Beena CHS, Acharya Donde M Sewree Bus Depot, Sewree, Mumbai – 400015, hereinafter referred to as the “**VENDORS**” (which expression shall mean and be repugnant to the context or meaning thereof shall mean and include their heirs, executor’s administrators and assigns) of the
One Part.



AND

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1) **SHRI. APOORV MANOHAR NAGAP**, (having his PAN No. BNLPN3355G) aged about 25 years and 2) **SHRI MANOHAR SITARAM NAGAP**, (having PAN No. AAXPAN8184F) aged about 59 years residing at 303, Bhavya Apartment, A. D. Marg,

Gaurav Solanki

A/c Solanki

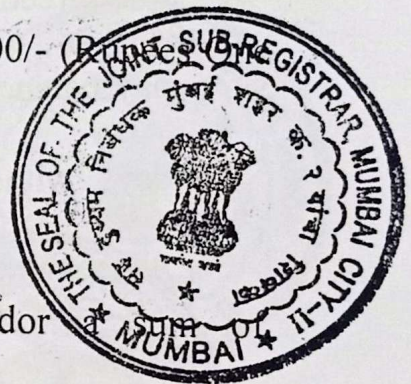
Apoorv

Manohar

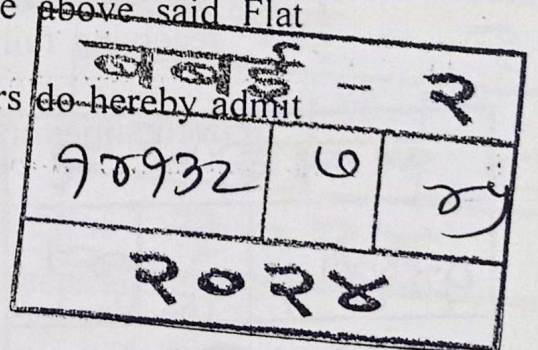
AND WHEREAS the parties now wish to put on record the terms and conditions of this agreement in writing which appear hereinafter.

NOW THIS INDENTURE WITNESSETH AS UNDER:-

1. The Vendors hereby agrees to sell and transfer and the Purchasers hereby agrees to purchase and acquire the ownership Flat bearing Flat No.405, 4th Floor, E-Wing, Veena-Beena Co-operative Housing Society Ltd., Acharya Donde Marg, Opp. Sewree Bus Depot, Sewree, Mumbai-400015, total consideration of Rs.1,45,00,000/- (Rupees Crore Forty-Five Lakh Only).



2. The Purchasers have paid to the Vendor Rs.64,55,000/- (Rupees Sixty-Four Lakhs Fifty-Five Thousand Only) as and by way of part payment out of total consideration of sale and transfer of the above said Flat Premises, the receipt of which the Vendors do hereby admit and acknowledge.



3. The balance amount will be paid by a Demand Draft / Cheque / Funds Transfer directly in the Vendor's name by the bank from where the purchaser's availing housing loan.

Gaurav Solanki

A. C. Solanki

Agroom

Electricity /Pipe Gas Meter together with deposit if any and documents of the said Flat premises to the name of Purchasers and also no objection for issuance of share certificate to the name of the Purchasers.

27. The stamp duty and registration charges on this agreement shall be payable by the Purchasers alone. The society Transfer Charges/Fees will be payable 50% equally by the both parties i.e. Vendor and Purchasers.

28. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act (No. 29 of 1963), Real State (Regulation and Development) Act XLV of 1963), and Rules framed there under or any other provisions of law applicable hereto



THE SCHEDULE OF THE PROPERTY

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ALL THAT PIECE AND PARCEL of Residential Premises comprising **One Room Kitchen with one bed room attached Toilet and Bathroom** being **"Flat No. 405 on 4th Floor, "E" Wing, belonging to VEENA-BEENA CO-OPERATIVE HOUSING SOCIETY LTD.** situated at Acharya Donde Marg, Opp. Sewree Bus Depot, Sewree, Bombay - 400 015, admeasuring **405 sq. ft.** of carpet area, lying and being situated on

Chayrav Solanki

At Solanki

Apoorv

[Signature]

Land bearing Cadastral Survey No. 216 of Parel Sewree Division, in the Registration District of Mumbai City, in the Registration District and Sub-District of Mumbai Suburban and within the Limits of "F/S" Ward Office of Municipal Corporation of Greater Mumbai. The building consists of Ground Plus 7 (Seven) Upper Floors with Lift constructed in the year 1984.

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

SIGNED AND DELIVERED BY THE] WITHIN NAMED,
"VENDORS"]

1) Shri. Gaurav Ashok Solanki

Gaurav Solanki



2) Shri. Ashok Kumar Mohanlal Solanki]

A. Solanki



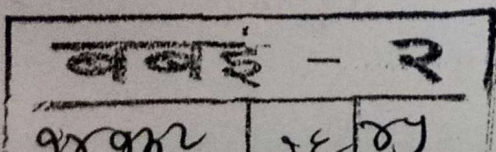
In the presence of.....

Kalpna Gaurav Solanki

Kalpna

2. Mr. Shreyans Jitendra Vora

S. J. Vora



Land bearing Cadastral Survey No. 216 of Parel Sewree Division, in the Registration District of Mumbai City, in the Registration District and Sub- District of Mumbai Suburban and within the Limits of "F/S" Ward Office of Municipal Corporation of Greater Mumbai. The building consists of **Ground Plus 7 (Seven) Upper Floors** with Lift constructed in the year 1984.

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Gaurav Solanki



2) **Shri. Ashok Kumar Mohanlal Solanki**]

A. Solanki



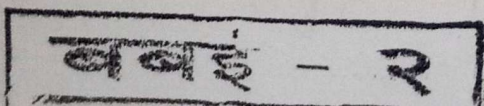
In the presence of.....

Kalpna Gaurav Solanki

Kalpna

2. Mr. Shreyans Jitendra Vora

S. J. Vora





VEENA BEENA CO-OPERATIVE HOUSING SOCIETY LTD.

(Reg. No. BOM/W-F/S) HSG (TC)/402/84-85 of 1984)

Acharya Donde Marg, Opp. Sewri Bus Depot, Sewri, Mumbai - 400 015.

Mob. 86550 03414 * Email: veenabeena84@gmail.com

E-405/07/VBCHSL/24-25

Date:- 29.04.2024

To whomsoever it may concern

Name of the Present Member : Shri Gaurav Ashok Solanki &
Shri Ashok Kumar Mohanlal Solanki

Address : Veena Beena CHS Ltd
'E' Wing, Flat No.405,
A.D. Marg, Sewri (West),
Mumbai - 400015

Flat No. : 'E' wing 405

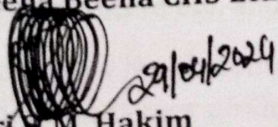
Area of the Flat : 405 sq. ft. (carpet)

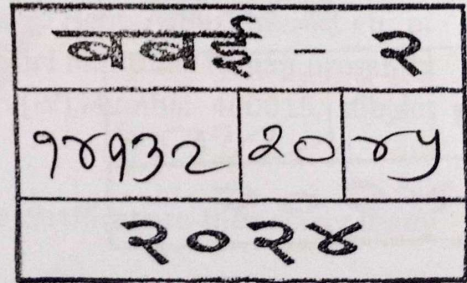
Floor of Building : Up to Seven Floor

Date of Construction : 1981-82

Details of Land : C.S. No. 216 F/S Ward, Parel,
Sewree Division Toka- Tunnure
A.D. Marg, Sewri, Mumbai- 400015

For Veena Beena CHS Ltd.,


Shri S. M. Hakim
Hon. Secretary



Share Certificate No. : 376

Duplicate Share Certificate
Original (Sh. Cert. No. 126)

Register Folio 8

VEENA-BEENA CO-OPERATIVE HOUSING SOCIETY LTD.

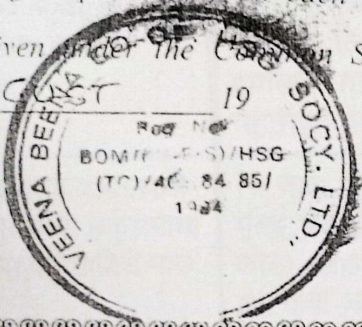
(Reg. No. BOM/(W-F/S)HSG[TC],402/84-85 of 1984)
ACHARYA DONDE MARG, SIWRI, BOMBAY-400 015.

AUTHORISED SHARE CAPITAL Rs. 31,00,000
Divided into 62,000 Shares of Rs. 50/- each

This is to certify that Shri/Smt. BHAVARLAL KESHIRIMAL JAIN

is the Registered Holder of FIVE Shares of Rupees Fifty each, Numbered from 626 to 630 inclusive, in **Veena-Beena Co-operative Housing Society Ltd.**, subject to the Provisions of the Bye-laws of the said Society and that upto this date the sum of Rupees Fifty on each Share has been paid.

Given under the Common Seal of the said Society at Bombay this 24th day of AUGUST 1984



CHAIRMAN Ashwini
SECRETARY Manoj K. Gulde

Recd Original SC - # 376
on 10/05/17



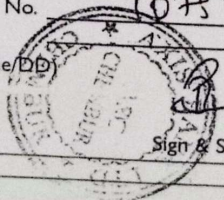
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10/3/17

Acknowledgment for Loan Account Number PHK006302107393 Shanuchitl

To be filled by Customer
 Details of Instruments Submitted (if any):
 Cheque/DD No. _____
 Date of Cheque/DD _____
 Amount Rs. _____
 Bank Name _____
 Date _____

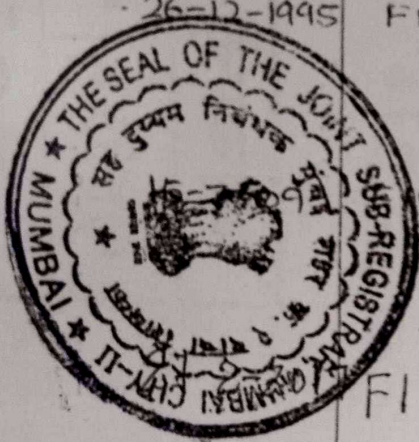
To be filled by Bank Official
 This is to acknowledge the receipt of application for :
 Service Request No. 10759343
 Amount Rs. _____
 (if any, by Cheque/DD) _____
 Sign & Seal of Bank Officer



MEMORANDUM OF TRANSFER OF THE WITHIN SHARES

2028	92922	श्री - २
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DATE	NO. OF SHARES TRANSFERRED	TO WHOM TRANSFERRED	REGISTER FOLIO NO.	SECRETARY'S SIGNATURE
26-12-1995	FIVE	Kumari Komal Singh alias Komal Rawla	2/7/126	Approved in M.C. meeting dt. 24-12-1995 For Member R. Gule HON SECRETARY 15/7/10
	FIVE	Smt. Bhavna M. Chouhan & Shri. Jignesh M. Chouhan	2/126.	Approved in M.C. meeting dt. 25/06/2009. Member R. Gule HON SECRETARY 15/7/10
	FIVE	Mr. Gaurav Ashok Solanki & Mr. Ashok Kumar Mohanlal Solanki	6/5/386	Approved in the Mtg. Com. Mtg held on 25/2/2011 HON. SECRETARY



18/06/2024

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.मुंबई शहर 2

दस्त क्रमांक : 14132/2024

नोंदणी :

Regn 63m

गावाचे नाव : परेत-शिवडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14500000
(3) बाजारभावाभाडेपट्ट्याच्या बाधितपट्ट्याकार आकारणी देणे की पट्टेदार ते नसूद करणे।	9824106.4
(4) प्र.माण, गोटहिम्मा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: 405, माळा नं: 4 था मजला, ई विंग, इमारतीचे नाव: वीणा बीना को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: आचार्य दोंडे मार्ग, शिवडी बस डेपोच्या समोर, रोड: शिवडी, मुंबई - 400 015., इतर माहिती: सदनिकेचे क्षेत्रफळ - 405 चौ फुट कारपेट. PUI: FS0701061010000 ((C.T.S. Number : 216 ;))
(5) क्षेत्रफळ	1) 45.16 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गौरव अशोक सोलंकी वय:-43; पत्ता:-प्लॉट नं: फ्लॉट नं - 405 , माळा नं: 4 था मजला , ई विंग, इमारतीचे नाव: वीणा बीना को ऑप हाऊसिंग सोसायटी लिमिटेड , ब्लॉक नं: आचार्य दोंडे मार्ग , शिवडी बस डेपोच्या समोर , रोड नं: शिवडी , मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-BEDPS4446C 2): नाव:-अशोक कुमार मोहनलाल सोलंकी वय:-64; पत्ता:-प्लॉट नं: फ्लॉट नं - 405 , माळा नं: 4 था मजला , ई विंग, इमारतीचे नाव: वीणा बीना को ऑप हाऊसिंग सोसायटी लिमिटेड , ब्लॉक नं: आचार्य दोंडे मार्ग , शिवडी बस डेपोच्या समोर , रोड नं: शिवडी , मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-APDPS4538M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अपूर्व मनोहर नागप वय:-25; पत्ता:-प्लॉट नं: 303, माळा नं: -, इमारतीचे नाव: भव्य अपार्टमेंट,, ब्लॉक नं: ए डी मार्ग, शिवडी नाका जवळ , रोड नं: शिवडी , मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-BNLPN3355G 2): नाव:-मनोहर सिताराम नागप वय:-59; पत्ता:-प्लॉट नं: 303, माळा नं: -, इमारतीचे नाव: भव्य अपार्टमेंट,, ब्लॉक नं: ए डी मार्ग, शिवडी नाका जवळ , रोड नं: शिवडी , मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-AAXPN8184F
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	14/06/2024
(11) अन्नक्रमांक, खंड व पृष्ठ	14132/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	870000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 15/06/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



(Signature)
सह. दुय्यम निबंधक
मुंबई शहर क्र. २