

387/9249

पावती

Original/Duplicate

Wednesday, June 12, 2024

नोंदणी क्र.: 39म

2:58 PM

Regn.: 39M

पावती क्र.: 9817 दिनांक: 12/06/2024

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-4-9249-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: शांती साजन चावडा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:18 PM ह्या वेळेस मिळेल.



सह दु.नि.क्र.बोरीवली4

बाजार मुल्य: रु.9719760.42 /-

मोबदला रु.17300000/-

भरलेले मुद्रांक शुल्क : रु. 1038000/-

**सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.**

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624121502465 दिनांक: 12/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001659814202425M दिनांक: 07/05/2024

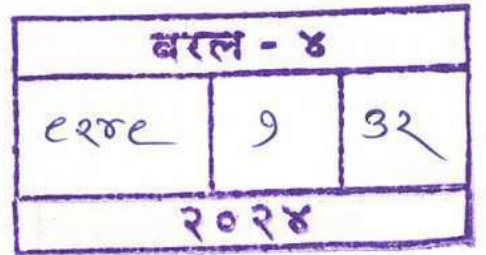
बँकेचे नाव व पत्ता:

Shanti

DELIVERED

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202406122227	12 June 2024, 11:54:39 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	62-मालाड (पुर्व) (बोरीवली)				
उप मूल्य विभाग	भुभाग: पूर्वेस द्रुतगती मार्ग,उत्तरेस वॉर्ड सीमा, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#370				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
62930	132420	151910	166300	132420	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	63.56चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 11th floor To 20th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख -					
Sale Type - Resale		First Sale Date - 27/07/2017			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.145662/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((145662-62930) * (100 / 100))+62930) = Rs.145662/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 145662 * 63.56 = Rs.9258276.72/-					
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य = 13.94चौरस मीटर = 13.94 * (132420 * 25/100) = Rs.461483.7/-					
Applicable Rules = ,10,4,16					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 9258276.72 + 0 + 0 + 0 + 461483.7 + 0 + 0 + 0 + 0 + 0					
=Rs.9719760.42/-					

Home Print





बंदरा - ४		
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CHALLAN
MTR Form Number-6



GRN	MH001659814202425M	BARCODE			Date	07/05/2024-09:37:09	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4			Full Name	SHANTI SAJAN CHAWDA AND SAJAN SAVABHAI CHAWDA			
Location	MUMBAI			Flat/Block No.	Flat No.A-1402, A Wing, HIRA KUTIR CHS LTD			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	Daftary Road, Off. Shivaji Chowk			
0030045501 Stamp Duty		1038000.00		Area/Locality	Malad East Mumbai			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4 0 0 0 9 7			
				Remarks (If Any)				
				SecondPartyName=ARATI MAHENDRA ASH AND OTHERS~				
Total		10,68,000.00		Amount In Words	Ten Lakh Sixty Eight Thousand Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172024050700165	070524M256087	
Cheque-DD Details				Bank Date	RBI Date	07/05/2024-11:18:50	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 0000000000

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

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

Shanti

A. M. Ash.

Sajan

Sumendra Ash

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0624121502465

Date 12/06/2024

Received from DHC , Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name PUNB

Date 12/06/2024

Bank CIN 10004152024061202352

REF No. 536482299

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



बंदरा - ४		
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 12th day of June, 2024 by and between the parties (1) MRS. ARATI MAHENDRA ASH, aged 70 years, PAN - ABJPA5233F, adult, Indian Inhabitant, (2) MR. HITENDRA MAHENDRA ASH, aged 48 years, PAN - ADLPA6839P, adult, Indian Inhabitant, (3) MR. SOUMENDRA MAHENDRA ASH, aged 45 years, PAN - AGAPA3672Q, adult, Indian Inhabitant, residing at Flat No.A-1402, "A" Wing, Fourteenth Floor, Hira Kutir, Daftary Road, Off. Shivaji Chowk, Malad (East), Mumbai 400 097, (which expression shall means and include their heirs, executors, administrators) hereinafter called the party of the FIRST PART as a VENDORS/TRANSFERORS.

AND

(1) MRS. SHANTI SAJAN CHAWDA, aged 26 years, PAN - BIDPC2935E, adult, Indian Inhabitant, (2) MR. SAJAN SAVABHAI CHAWDA, aged 32 years, PAN - ANQPC5996E, adult, Indian Inhabitant, residing at 2104, Neelyog Virat, Bldg. No.7B, Dhanjiwadi, Khot Kuwa Road, Malad (East), Mumbai 400 097, (which expression shall means and include their heirs, executors, administrators and assigns) hereinafter called the party of the SECOND PART as a PURCHASERS/TRANSFEREES.

A.M. Ash

1. _____

2. _____

3. _____

VENDORS

1. Shanti

2. Sajin

PURCHASERS

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WHEREAS the VENDORS/TRANSFERORS are in exclusive use and occupation and lawful possession and lawful owners and members of Flat No.A-1402 on Fourteenth Floor, "A" Wing, in the building known as "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.", Registration No.BOM/HSG/3788 OF 1972 DATED 27/09/1972, situated at Daftary Road, Off. Shivaji Chowk, Malad (East), Mumbai 400 097, constructed, lying, being and situated on the plot of land bearing C.T.S. No.370, of Village Malad East, Taluka Borivali, Mumbai Suburban District, adm. About 570 sq.ft. Carpet area equivalent to adm about 684 sq ft Built Up Area equivalent to adm about 63.56 sq.mtrs Built Up Area, Along with One Car parking space in P3 bearing No. 18

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A.M. Ash

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Shanti

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ANDWHEREAS pursuant to an Permanent Alternate Accommodation Agreement dated 27th day of July, 2017 between M/S. H. RISHABRAJ PROJECTS, a partnership firm incorporated under the provisions of the Indian Partnership Act, 1932, having its registered office at B/208, Savitri Co-operative Housing Society Ltd., M. G. Road, Kandivali (West), Mumbai 40 067, therein referred to as the "Developer" and HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., a society registered under the provisions of Maharashtra Co-operative Housing Society Act, 1960 having registration No.BOM/HSG/3788 OF 1972 dated 27/09/1972 and having its registered office at Shivaji Chowk Off. Daftary Road, Malad (East), Mumbai 400 097, therein referred to as the "Society" and (1) MRS. ARATI M. ASH, (2) MR. HITENDRA M. ASH, (3) MR. SOUMENDRA M. ASH, therein referred to as the "Existing Member"; therein the Developer & the Society agreed to allot to the Existing Member; therein the Flat No.A-1402 on Fourteenth Floor, "A" Wing, in the building known as "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.", Registration No.BOM/HSG/3788 OF 1972 DATED 27/09/1972, situated at Daftary Road, Off. Shivaji Chowk, Malad (East), Mumbai 400 097, in lieu of their old residential premises, together with all rights, title, interest, benefits and on the terms, conditions contained therein and the said Permanent Alternate Accommodation Agreement have been duly registered under Serial No.BRL-4-10363-2017 dated 27/07/2017.



AND WHEREAS "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD." have issued Share Certificate in respect of the said flat duly transferred in the name of present VENDORS/TRANSFERORS bearing Share Certificate No.25, Member Register No. 25, Registered Holder(s) of 10 Fully paid up shares of Rs 50/- each bearing No. 241 to 250 (Both Inclusive).

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1. _____

1. Shanti

[Handwritten signature]
2. _____

2. Sojan
PURCHASERS

बरल - ४		
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[Handwritten signature]
3. _____
VENDORS

AND WHEREAS the VENDORS/TRANSFERORS became lawful owners in respect of the said Flat No.A-1402 on Fourteenth Floor, "A" Wing, in the building known as "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.", Registration No.BOM/HSG/3788 OF 1972 DATED 27/09/1972, situated at Daftary Road, Off. Shivaji Chowk, Malad (East), Mumbai 400 097, constructed, lying, being and situated on the plot of land bearing C.T.S. No.370, of Village Malad East, Taluka Borivali, Mumbai Suburban District, adm. About 570 sq.ft. Carpet area equivalent to adm. about 684 sq.feet Built Up Area equivalent to adm about 63.56 sq.mtrs Built Up Area Along with One Car parking space in P3 bearing No.18.

A. M. Ash.

AND WHEREAS the VENDORS/TRANSFERORS are thus fully possessed and seized of the said flat on what is known as OWNERSHIP BASIS of the said building.

Smash

Shanti
Sajin

AND WHEREAS the PURCHASERS/TRANSFEREES have agreed to purchase and acquire all rights, title, and interest, in respect of the said flat from the VENDORS/TRANSFERORS.

AND WHEREAS the VENDORS/TRANSFERORS have agreed to sell and transfer their all right, title, and interest, in respect of the said Flat to the PURCHASERS/TRANSFEREES. And the PURCHASERS/TRANSFEREES have agreed to acquire the said flat along with the all benefits as per the earlier Agreements and the PURCHASERS/TRANSFEREES after taking inspection of the original agreements and being fully satisfied with the title of the VENDORS/TRANSFERORS and is fully conversant with all the terms and conditions contained therein.



AND WHEREAS the said flat is free from all encumbrances, and there is no litigation pending in respect of the said flat. Present VENDORS/TRANSFERORS are entitled to dispose off the said flat. The PURCHASERS/TRANSFEREES have agreed to purchase the said flat from the VENDORS/TRANSFERORS on the terms and conditions recorded herein.

A. M. Ash.

1. Shanti

2. Sajin

PURCHASERS

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3. Smash

VENDORS

NOW THIS AGREEMENT HEREWITH AS UNDER:-

1. That the VENDORS/TRANSFERORS have agreed to sale and transfer, and assign their all right, title, interest, whatsoever nature in respect of the said Flat No.A-1402 on Fourteenth Floor, "A" Wing, in the building known as "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.", Registration No.BOM/HSG/3788 OF 1972 DATED 27/09/1972, situated at Daftary Road, Off. Shivaji Chowk, Malad (East), Mumbai 400 097, constructed, lying, being and situated on the plot of land bearing C.T.S. No.370, of Village Malad East, Taluka Borivali, Mumbai Suburban District, adm. About 570 sq.ft. Carpet area equivalent to adm. about 684 sq.foot Built Up Area equivalent to adm about 63.56 sq.mtrs Built Up Area Along with One Car parking space in P3 bearing No.18 for the total Consideration of Rs.1,73,00,000/- (Rupees One Crore Seventy Three Lakhs Only) (inclusive of TDS @ 1.00% of the price and consideration i.e. Rs.1,73,000/-) hereinafter referred to as "the full and final consideration".

2. That the PURCHASERS/TRANSFEREES have paid to the VENDORS/TRANSFERORS a sum of Rs.43,00,000/- (Rupees Forty Three Lakhs Only) (inclusive of TDS @ 1.00% of the price and consideration i.e. Rs.1,73,000/-) as a part consideration and the party of the first part have received and acknowledges the receipt of the same on the day of execution of this AGREEMENT FOR SALE. The Party of the first part have admit that they have received the said part consideration from the PURCHASERS/TRANSFEREES.

3. That the PURCHASERS/TRANSFEREES shall pay balance consideration a sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only) to the VENDORS/TRANSFERORS within ____ days from the date of registration of this Agreement for Sale.

4. The PURCHASERS shall deduct 1.00% of the consideration amount i.e. Rs.1,73,000/- from the consideration as TDS under section 194IA of Income Tax Act. 1961 and shall deposit with Income Tax Authorities on behalf of the VENDORS and handover the Certificate of payment to the VENDORS.

5. That the party of the first part will hand over the peaceful possession of the said flat to the PURCHASERS/TRANSFEREES after receiving full and final consideration.



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PURCHASERS

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✓ A. M. Ash.

1. [Signature]

3. Smash
VENDORS

6. The VENDORS/TRANSFERORS do hereby covenant with the PURCHASERS/TRANSFEREES that the said flat agreed to be sold is free from encumbrances and defects in title, of any nature whatsoever and that the VENDORS/TRANSFERORS have full and absolute power to transfer and deliver possession of the said flat to the PURCHASERS/TRANSFEREES.

7. The VENDORS/TRANSFERORS do hereby covenant with the PURCHASERS/TRANSFEREES that the VENDORS/TRANSFERORS will pay the entire maintenance charges and Municipal taxes, utility bills of the flat and all the outgoings to the said "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD." till the date of possession of the said flat to the PURCHASERS/TRANSFEREES.

8. The PURCHASERS/TRANSFEREES do hereby covenant and agree with the VENDORS/TRANSFERORS that save and except as aforesaid the PURCHASERS/TRANSFEREES shall at all times, pay or cause to be paid their shares of taxes and out goings and shall also become a members of "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD." from the date and possession of this Agreement of the said flat from the VENDORS/TRANSFERORS.

9. It is hereby agreed between the parties that the VENDORS/TRANSFERORS shall always be held liable for any form of liability to the Society etc relating to the use of said Flat prior to date of possession of this agreement.

10. On day of possession of this Flat the PURCHASERS/TRANSFEREES as the owners shall be entitled to deal with the said flat in such manner as they deem fit.

11. That the PURCHASERS/TRANSFEREES do hereby further more covenant and agree with the VENDORS/TRANSFERORS that PURCHASERS/TRANSFEREES shall abide by the rules and regulations and the bye-laws of the said "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD." on admission as a members thereof and pay for and discharge and satisfy all calls, demands, contribution and dues of the said "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.".



1. Shakti

2. Sajin
PURCHASERS

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✓ A. M. Ash.

1. _____

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3. Smith

VENDORS

12. The VENDORS/TRANSFERORS shall hand over all relevant documents which is in possession of the VENDORS/TRANSFERORS, such as Original Agreements and documents and original share Certificate to the PURCHASERS/TRANSFEREES at the time of obtaining loan and/or on the day of execution of this Agreement for Sale.

13. That the VENDORS/TRANSFERORS here in above have obtained No Objection certificate from the said "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD." for transferring the said flat in the name of the PURCHASERS/TRANSFEREES and the PURCHASERS/TRANSFEREES here in above will become the members of the "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.".

14. That the VENDORS/TRANSFERORS will execute necessary deeds and documents, transfer forms, undertaking as required under the Bye-laws of the Co-operative Housing Society Act as and when require for transferring the name of the PURCHASERS/TRANSFEREES in the said building "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD." Records and/or for transferring the Share Certificate in respect of the said flat in the name of the PURCHASERS/TRANSFEREES, after receiving full and final consideration.

15. The VENDORS/TRANSFERORS agrees to get the said Flat transferred in the name of the PURCHASERS/TRANSFEREES in the records of the Society and the Premium/Transfer fee/Donation on transfer of shares payable to the said Society in this respect shall be borne and payable by the VENDORS/TRANSFERORS&PURCHASERS/TRANSFEREES

The PURCHASERS/TRANSFEREES have agreed that they shall become members of the society and shall pay the membership & entrance fees to the said society.

The parties hereby agrees to execute and sign necessary or required documents, papers and writings as may be required for the purpose of the registration and/or for more particularly conveying the said flat unto and/or to be produced before any person, party or officer or authority as may be required at the cost of PURCHASERS/TRANSFEREES.



1. Shanti

2. [Signature]

PURCHASERS

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✓ A. M. Ash.

1. _____

2. [Signature]

3. [Signature]

VENDORS

18. The VENDORS/TRANSFERORS hereby declares 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 VENDORS/TRANSFERORS further declares that no attachment has been levied on the said Flat.

19. That the VENDORS/TRANSFERORS covenants with the PURCHASERS/TRANSFEREES that all the amount standing in the name of VENDORS/TRANSFERORS and credit on this day in the books of the said society towards Deposits, Stocks, Bonds, Sinking Fund, Dividend, Repair Fund and other amounts to which the said VENDORS/TRANSFERORS are legitimately entitled in respect of their membership of the said Society, will be automatically transferred in the name of the PURCHASERS/TRANSFEREES.

20. That all the parties herein above agreed and confirmed that the terms and conditions mentioned in this AGREEMENT FOR SALE have been individually read by them and they understood by translating this AGREEMENT FOR SALE.

21. That the party of the first part will remain present before the Registrar of documents to execute the AGREEMENT FOR SALE in favour of the party of the second part and the party of the first part will remain present before the Registrar of documents to execute and to admit the execution of the same.

22. That the VENDORS/TRANSFERORS here in above will hand over entire original documents to the part of the second part at the time of obtaining loan and/or on the day of execution of this Agreement for Sale.

23. This agreement is valid subject to the realization of the cheques.

24. This agreement shall be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made there under.

25. This Agreement shall be subject to the exclusive jurisdiction of the courts at Mumbai only.



1. Shanti

2. Saji

PURCHASERS

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✓ A.M. Ash.

1. _____

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3. Smita

VENDORS

SCHEDULE OF THE PROPERTY:-

Flat No.A-1402 on Fourteenth Floor, "A" Wing, in the building known as "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.", Registration No.BOM/HSG/3788 OF 1972 DATED 27/09/1972, situated at Daftary Road, Off. Shivaji Chowk, Malad (East), Mumbai 400 097, constructed, lying, being and situated on the plot of land bearing C.T.S. No.370, of Village Malad East, Taluka Borivali, Mumbai Suburban District, adm. About 570 sq.ft. Carpet area equivalent to adm. about 684 sq.feet Built Up Area equivalent to adm about 63.56 sq.mtrs Built Up Area Along with One parking space in P3 bearing No. 18

JAK

A.M. Ash

Shanti
Sofar

IN WITNESS WHEREOF the parties hereto have set their respective hands and seals hereunto and to a duplicate hereof the day and the year first herein above written.

SIGNED AND DELIVERED BY THE
withinnamed the VENDORS/TRANSFERORS



(1) MRS. ARATI MAHENDRA ASH,

Arati M. Ash



(2) MR. HITENDRA MAHENDRA ASH,.

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[Signature]



(3) MR. SOUMENDRA MAHENDRA ASH.

Soumendra Ash



in the presence of

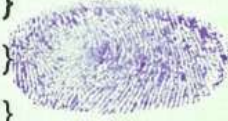
① Rakesh Kambie - *[Signature]*

② Sabil Singh - *[Signature]*

SIGNED AND DELIVERED BY THE }
Withinnamed PURCHASERS/TRANSFEREES }

(1) MRS. SHANTI SAJAN CHAWDA, }

Shanti



(2) MR. SAJAN SAVABHAI CHAWDA }

Sajan



in the presence of

① Rakesh Kamble - B

② Sabil Singh - H



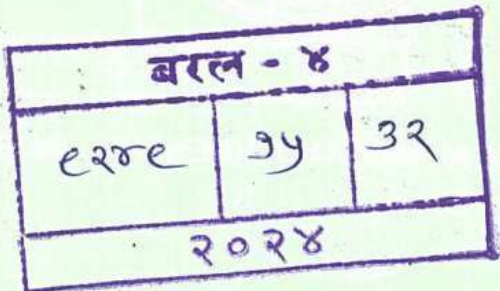
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RECEIPT

RECEIVED from the withinnamed PURCHASERS/TRANSFEREES (1) MRS. SHANTI SAJAN CHAWDA, (2) MR. SAJAN SAVABHAI CHAWDA, a sum of Rs.43,00,000/- (Rupees Forty Three Lakhs Only) (inclusive of TDS @ 1.00% of the price and consideration i.e. Rs.1,73,000/-) as a part consideration payable by the PURCHASERS/TRANSFEREES for the sale and transfer of the said Flat No.A-1402 on Fourteenth Floor, "A" Wing, in the building known as "HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.", Registration No.BOM/HSG/3788 OF 1972 DATED 27/09/1972, Along with One Car parking space in P3 bearing No. 18 situated at Daftary Road, Off. Shivaji Chowk, Malad (East), Mumbai 400 097, in the following manner:

Sr. No.	Cheque/ UTR No./REF.No.	Dated	Drawn on	Amount
1.	000009	12/04/2024	HDFC BANK	5,00,000/-
2.	DE57943627	05/05/2024	ICICI BANK	7,00,000/-
3.	MB05115123266T17223130	05/05/2024	HDFC BANK, MALAD (EAST)	1,75,666/-
4.	000010	05/05/2024	HDFC BANK, MALAD (EAST)	13,75,667/-
5.	000011	05/05/2024	HDFC BANK, MALAD (EAST)	13,75,667/-
			TDS	1,73,000/-
			Total Amount	43,00,000/-



WE SAY RECEIVED.

Arati M. Ash.

(1) MRS. ARATI MAHENDRA ASH,

(2) MR. HITENDRA MAHENDRA ASH,

(3) MR. SOUMENDRA MAHENDRA ASH

WITNESSES

-
-

10363387

सूची क्र.2

दुय्यम निबंधक : सह ड.नि. बोरीवली 4

07-06-2024

दस्त क्रमांक : 10363/2017

Note:-Generated Through eSearch Module, For original report please contact concern SRO office.

नोंदणी :

Regn:63m

गावाचे नाव : 1) मालाड

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	0.00
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1923000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: ए-1402, माळा नं: 14, इमारतीचे नाव: हीरा कुटीर को.- ऑप. हौ. सोसा. लीमीटेड, ब्लॉक नं: दफ्तरी रोड, ऑफ शिवाजी चौक, रोड : मालाड पूर्व मुंबई 400097 ((C.T.S. Number : 370 ;))
(5) क्षेत्रफळ	1) 570 चौ.फूट
(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:-एच. रीषभराज प्रोजेक्ट्स चे भागीदार हरीश रतनचंद जैन यांच्या तर्फे मुखत्यार शशि एस. मिश्रा वय:-25; पत्ता:-प्लॉट नं: बी/208, माळा नं: 2, इमारतीचे नाव: सावित्री सीएचएस लीमीटेड, ब्लॉक नं: -, रोड नं: एम.जी. रोड, कांदिवली पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400067 फॅन नं:-AAIFH3675G 2): नाव:-हीरा कुटीर को.- ऑप. हौ. सोसा. लीमीटेड चे चेयरमेन शालिनी पी पाटणकर वय:-77; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हीरा कुटीर को.- ऑप. हौ. सोसा. लीमीटेड, ब्लॉक नं: दफ्तरी रोड, ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई 400097, महाराष्ट्र, मुंबई. पिन कोड:-400097 फॅन नं:-AAAAH2123G 3): नाव:-हीरा कुटीर को.- ऑप. हौ. सोसा. लीमीटेड चे सेक्रेटरी नीलोफर अख्तर वय:-68; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हीरा कुटीर को.- ऑप. हौ. सोसा. लीमीटेड, ब्लॉक नं: दफ्तरी रोड, ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई 400097, महाराष्ट्र, मुंबई. पिन कोड:-400097 फॅन नं:-AAAAH2123G 4): नाव:-हीरा कुटीर को.- ऑप. हौ. सोसा. लीमीटेड चे खजिनदार संदीप सराफ वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हीरा कुटीर को.- ऑप. हौ. सोसा. लीमीटेड, ब्लॉक नं: दफ्तरी रोड, ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई 400097, महाराष्ट्र, मुंबई. पिन कोड:-400097 फॅन नं:-AAAAH2123G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आरती एम. आश वय:-64; पत्ता:-प्लॉट नं: ए-19, माळा नं: 4, इमारतीचे नाव: हीरा कुटीर को.- ऑप. हौ. सोसा. लीमीटेड, ब्लॉक नं: दफ्तरी रोड, ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई 400097, महाराष्ट्र, मुंबई. पिन कोड:-400097 फॅन नं:-ABJPA5233F 2): नाव:-हितेंद्र एम. आश वय:-42; पत्ता:-प्लॉट नं: ए-20, माळा नं: 4, इमारतीचे नाव: हीरा कुटीर को.- ऑप. हौ. सोसा. लीमीटेड, ब्लॉक नं: दफ्तरी रोड, ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई 400097, महाराष्ट्र, MUMBAI. पिन कोड:-400097 फॅन नं:-ADLPA6839P 3): नाव:-सौमंद्र एम. आश वय:-39; पत्ता:-प्लॉट नं: ए-20, माळा नं: 4, इमारतीचे नाव: हीरा कुटीर को.- ऑप. हौ. सोसा. लीमीटेड, ब्लॉक नं: दफ्तरी रोड, ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई 400097, महाराष्ट्र, MUMBAI. पिन कोड:-400097 फॅन नं:-AGAPA3672Q
1) दस्तऐवज करून दिल्याचा दिनांक	27/07/2017
0) दस्त नोंदणी केल्याचा दिनांक	27/07/2017
1) अनुक्रमांक, खंड व पृष्ठ	10363/2017
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	96200
3) बाजारभावाप्रमाणे नोंदणी शुल्क	19230
4) शोरा	
घांकनासाठी विचारात घेतलेला तपशील:-	
क शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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HIRA KUTIR Co-Operative Housing Society Ltd.

Registration No. BOM/HSG/3788 of 1972

Shivaji Chowk, Off. Daftary Road, Malad (East) Mumbai - 400097. E-mail : hirakutir72@yahoo.in

Date :-18/05/2024

TO WHOM SO EVER IT MAY CONCERN

Subject :- N.O.C. Letter for Sale of Flat A-1402

Sir/Madam

This is to inform you that Mrs. Arati Ash, Mr. Hitendra Ash & Mr. Soumendra Ash are Joint-Owner (Members) of the Flat No. A-1402 on 014th Floor, Having Ad-measuring Carpet Area About 594 Sq ft in our Society.

We also confirm that there are no outstanding dues/charges payable by the Member in the respect of the said flat and he/she has paid all the taxes /dues in respect of the same up to date.

We further confirm that Society having No Objection if the Owner sells/Transfer their Right the above property to Mrs. Shanti Sajan Chawda and Mr. Sajan Savahai Chawda, The New buyer Should Follow all Rules and regulations of Society, with Condition, The Property will use only for Residential Purpose and Buyer should not damage or Alter any Original Construction of the said flat.

This N.O.C. Letter issued to Mrs. Arati Ash, Mr. Hitendra Ash & Mr. Soumendra Ash as per name mentioned in the agreement copy submitted to the society office and in Reference of their application for N.O.C. Letter on dated 14th May 2024 Received in Society office.

For Hira Kutir CHS Ltd

Patel Satish P
Chairman

Mr. Satish Patel

[Signature]
Secretary

Mr. Chandrashekhar
Kushwaha

[Signature]
Treasurer

Mr. Sanjay Ruparelia

बरल - ४		
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HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No.: BOM / HSG / 3788 of 1972 Dated. 27/09/1972
Shivaji Chowk, Off. Daftary Road, Malad (East), Mumbai - 400 097.

Share Certificate

Share Certificate No.: 25 Member Register No.: 25 No. of Shares.: 10

Authorised Share Capital Rs. 1,00,000/- Divided into 2000/- Shares of Rs. 50/- each

This is to certify that Mr./Mrs./Ms. ARATI M. ASH & MR. HITENDRA M. ASH & MR. SOMENDRA M. ASH

Owner of Flat No.: A-1402 is / are the Registered Holder(s) of 10 fully paid up shares of Rs. 50
each Share bearing No.: 241 to 250 both inclusive, in HIRA KUTIR CO-OP. HSG. SOC. LTD.

Shivaji Chowk, Off. Daftary Road, Malad (East), Mumbai - 400 097. Subject to the bye-laws of the said Society.



Given under the Common Seal of the said Society at Mumbai
on this 05th day of Sept 2021

For HIRA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.

[Signature]
Secretary

[Signature]
Treasurer

Chairman

Note: Do not Laminate this Certificate & No transfer of these Shares will be registered unless accompanied by this certificate



बतल - ४		
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MEMORANDUM OF TRANSFERS OF SHARE (S) MENTIONED OVERLEAF

Date of Transfer	Transfer No.	Regn. No. of Transferor	To whom Transferred (Name (s) of Transferee (s))	Regn. No. of Transferee	Signature & Stamp
					Chairman / Secretary / Treasurer
					Chairman / Secretary / Treasurer
					Chairman / Secretary / Treasurer
					Chairman / Secretary / Treasurer



बरल - ४		
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HIRA KUSHIK मालमत्ता पत्रक

म सोनी

P.J.W.

पत्रक नं.	पत्रक क्र.	पत्रक मूल्य	पत्रक प्रकार
1192		2000.0	

पत्रक मूल्य	पत्रक प्रकार
2000.0	

पत्रक मूल्य	पत्रक प्रकार
2000.0	

पत्रक मूल्य	पत्रक प्रकार
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पत्रक मूल्य	पत्रक प्रकार
2000.0	

पत्रक मूल्य	पत्रक प्रकार
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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/WSII/0820/P/N/337(NEW)/OCC/1/New of 14 August 2020]

To,
SHRI HOZEFA N. SONI & SHRI HARISH R. JAIN PARTNER OF H RISHAB RAJ PROJECTS
B-208, Savitiri CHSL, M.G.Road, Kandivali West Mumbai-400067.

Dear Applicant/Owners,

The full development work of Residential building comprising of Wing-A & B, Stilt + 1st to 3rd floor, 3 level podiums (for parking) + 1st to 18th upper floors on plot bearing C.S.No./CTS No. (370) 370 A & D of village MALAD-E at ShivajiChowk, Off Daftary Road, Malad (East) is completed under the supervision of Shri. ASHWIN R MEHTA , Architect , Lic. No. CA/80/5956 , Shri. Rupesh R. Chowdhary , RCC Consultant, Lic. No. STR/C/40 and Shri. DILIP T DAVE , Site supervisor, Lic.No. D/54/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/WSII/0820/P/N/337(NEW)-CFO/1/New dated 23 July 2020 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, P/N Ward
 2. A.A. & C. , P/N Ward
 3. EE (V), Western Suburb II
 4. M.I. , P/N Ward
 5. A.E.W.W. , P/N Ward
 6. Architect, ASHWIN R MEHTA, 101 & 102, KRISHNA BUILDING, DAWLAT NAGAR, ROAD NO. 5&8, NEAR PURNIMA HOSPITAL, BORIVALI (E).
- For information please



Name : ANIL PRABHAKAR
DHIWAR
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 14-Aug-2020 12: 44:01

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/N Ward

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BRIHANMUMBAI MUNICIPAL CORPORATION
ASSESSMENT & COLLECTION DEPARTMENT

Online NOC PN/NDC/18-05-2024/123316 Dt 18/05/2024

Subject :- No dues certificate dt. 18/05/2024 for SACNo PN0706460100040

Sir,

With reference to your request in respect of below mentioned property.

Prop A/C No. :- PN0706460100040

Billing Name & Address :- Miss. ARATI M ASH, HITENDRA M ASH, SOMENDRA M ASH , FLAT NO.1402 A WING, -, HIRA KUTIR CHS.LTD, 370 A&D, SHIVAJI CHOWK, OFF. DAFTARY ROAD, MALAD (EAST), MUMBAI-400097

Assessee Name & Address :- HIRA KUTIR CHS.LTD.,CTS NO.370/A & D,SHIVAJI CHOWK,OFF DAFTARY ROAD, MALAD(WEST),MUMBAI-400097
370/A&D, VILLAGE MALADEAST, 370/A&D, SHIVAJI CHOWK, RCC BUILDING

It is hereby informed that, as per the office records there are no Property tax dues against the property mentioned above upto 31.03.2024 .The above No dues Certificate is subject to general issue bills for current year or amendment on account of revisions in property upto 31.03.2024 whichever is earlier. This certificate may be used as reference document only and is not valid for the use of any official or legal matters. Other departments are requested to confirm the facts with A & C Dept before proceeding further.



This is computer generated invoice no signature required.

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बृहन्मुंबई महानगरपालिका

Whatsapp

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक PN0706460100040	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL17048940 202220BIL17048941	देयक दिनांक 07/11/2022
पत्रकाराचे नाव व पत्ता : Miss. ARATI M ASH, HITENDRA M ASH, SOMENDRA M ASH FLAT NO.1402 A WING, -, HIRA KUTIR CHS.LTD, 370 A&D, SHIVAJI CHOWK, OFF. DAFTARY ROAD, MALAD (EAST), MUMBAI-400097		प्रेषक - Asstt. Assessor & Collector, P North Ward, 9th floor, Liberty Garden, Malad (West), Mumbai - 400 064. ईमेल - aacpn.ac@mcgm.gov.in दूरध्वनी क्र. 02229994000Ext.7902	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. 370/A&D, VILLAGE MALADEAST, 370/A&D, SHIVAJI CHOWK, RCC BUILDING HIRA KUTIR CHS.LTD.,CTS NO.370/A & D,SHIVAJI CHOWK,OFF DAFTARY ROAD, MALAD(WEST),MUMBAI-400097			
प्रथम करनिर्धारण दिनांक:	12/11/2020	जलजोडणी क्रमांक :	PN एकूण बांडवली मूल्य: ₹ 3881320
एकूण बांडवली मूल्य: ₹ Thirty Eight Lakh Eighty One Thousand Three Hundred Twenty Only (अक्षरी)			
दि.31/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाकी	₹ 0
देयक कालावधी:	01/04/2022	ते	31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			2135			2135
जल कर			0			0
जल लाभ कर			1339			1339
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			833			833
म.न.पा. शिक्षण उपकर			777			777
राज्य शिक्षण उपकर			679			679
रोजगार हमी उपकर			0			0
वृक्ष उपकर			39			39
पथ कर			971			971
एकूण देयक रक्कम			6773			6773
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			6773			6773
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Six Thousand Seven Hundred Seventy Three Only			₹ Six Thousand Seven Hundred Seventy Three Only		
अंतिम देय दिनांक			07/02/2023			07/02/2023



"To make payment through NEFT:

IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTPN0706460100040, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC /

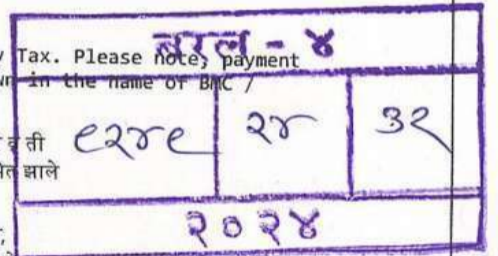
बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती वसविणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवट्यादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे 'प्रपत्र-ब' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.

The outstanding against main property, prior to flatwise billing shall be treated as collective responsibility of flat owners.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यासापेक्ष जारी करण्यात येत आहे.



महेश पाटील
करनिर्धारक व संकलक



User Category :- R

2/3 OE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARATI MAHENDRA ASH
 BAMONDAS PRABODH DAS

Permanent Account Number
ABJPA5233F

Arati M. Ash.
 Signature



Arati M. Ash.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HITENDRA MAHENDRA ASH
 MAHENDRA SANTOSH ASH

27/10/1975
 Permanent Account Number
ADLPA6839P


 Signature



Hitendra M. Ash.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOUMENDRA MAHENDRA ASH
 MAHENDRA SANTOSH ASH

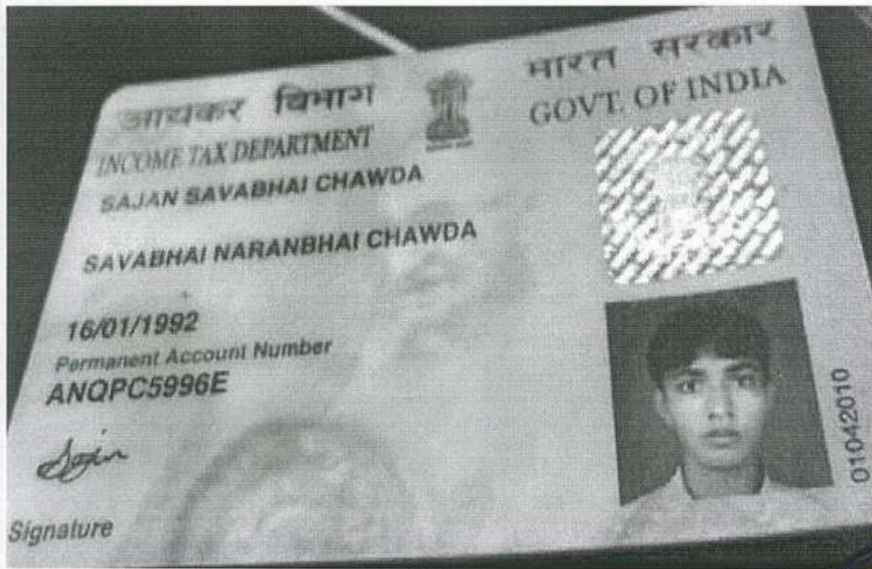
10/04/1978
 Permanent Account Number
AGAPA3672Q


 Signature



Soumendhra Ash.

वरल - ४		
२२२	२५	३२
२०२४		



✕ Sajjan



✕ Shanti

बरल - ४		
९२४९	२६	३२
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAKESH SITARAM KAMBLE
SITARAM KRISHNA KAMBLE
 01/03/1987

Permanent Account Number
BDLPK8567R


 Signatures





Form 3 [see Rule 3(a), 13]
LEARNER LICENCE

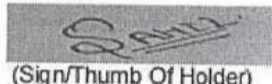
LL No. : MH47 /0018585/2022 DOI: 06-02-2022
 Name : SAHIL BILENDRA SINGH
 Father's Name : BILENDRA SINGH


Address : Tirupati Welfare Society, Gandhi Nagar
 Tekadi Cutting No.10 Near Gauri Hall Kurar
 Village MALAD EAST Mumbai
 Maharashtra,400097

Temp. Add : Tirupati Welfare Society, Gandhi Nagar
 Tekadi Cutting No.10 Near Gauri Hall Kurar
 Village MALAD EAST Mumbai
 Maharashtra,400097

D.O.B. : 03-12-2002 B.G. : Unknown

Identification Marks :


 (Sign/Thumb Of Holder)



बदल - ४		
२२०६	२७	३२
२०२४		



CHALLAN
MTR Form Number-6



RN	MH001659814202425M	BARCODE		Date	07/05/2024-09:37:09	Form ID	25.2
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Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4		Full Name	SHANTI SAJAN CHAWDA AND SAJAN SAVABHAI CHAWDA			
Location	MUMBAI		Flat/Block No.	Flat No.A-1402, A Wing, HIRA KUTIR CHS LTD			
Year	2024-2025 One Time		Premises/Building				
Account Head Details		Amount In Rs.	Road/Street	Daftary Road, Off. Shivaji Chowk			
030045501	Stamp Duty	1038000.00	Area/Locality	Malad East Mumbai			
030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4	0	0	9
			Remarks (If Any)	SecondPartyName=ARATI MAHENDRA ASH AND OTHERS-			
			Amount In	Ten Lakh Sixty Eight Thousand Rupees Only			
			Words				
		10,68,000.00					



Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	03006172024050700165	070524M256087	
Cheque/DD No.		Bank Date	RBI Date	07/05/2024-11:18:50	08/05/2024	
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date	1 , 08/05/2024			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
दर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सादर चलन लागू ही.

Validity unknown

Digitally signed by
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2024.06.12 14:58:29 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-9249	0001888606202425	12/06/2024-14:58:11	IGR193	30000.00
2	(IS)-387-9249	0001888606202425	12/06/2024-14:58:11	IGR193	1038000.00
Total Defacement Amount					10,68,000.00



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

Receipt of Document Handling Charges

PRN 0624121502465

Receipt Date 12/06/2024

Received from DHC, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 9249 dated 12/06/2024 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name PUNB

Payment Date 12/06/2024

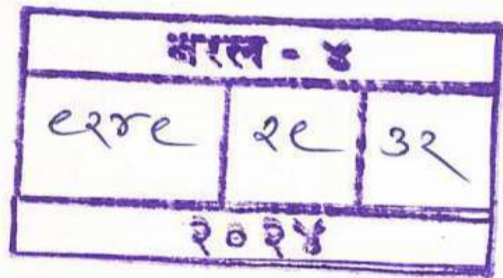
Bank CIN 10004152024061202352

REF No. 536482299

Deface No 0624121502465D

Deface Date 12/06/2024

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



7/9249

वार, 12 जून 2024 2:58 म.नं.

दस्त गोषवारा भाग-1

वरल-4

दस्त क्रमांक: 9249/2024

दस्त क्रमांक: वरल-4 /9249/2024

पंजीर मूल्य: रु. 97,19,760/-

मोबदला: रु. 1,73,00,000/-

केलेले मुद्रांक शुल्क: रु.10,38,000/-

नि. सह. दु. नि. वरल-4 यांचे कार्यालयात

पावती:9817

पावती दिनांक: 12/06/2024

क्रं. 9249 वर दि.12-06-2024

सादरकरणाचे नाव: शांती साजन चावडा

जी 2:56 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

Shanti

त हजर करणाऱ्याची सही:

एकुण: 30640.00

दु.नि.का-बोरीवली4

सह दु.नि.का-बोरीवली4

ताचा प्रकार: करारनामा

शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमुद न
ल्या कोणत्याही नागरी क्षेत्रात

क्रा क्रं. 1 12 / 06 / 2024 02 : 56 : 55 PM ची वेळ: (सादरीकरण)

क्रा क्रं. 2 12 / 06 / 2024 02 : 58 : 02 PM ची वेळ: (फी)

वरल - ४		
२२०२	३०	३२
२०२४		

प्रतिज्ञापत्र

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

Anata M. Ash.

Shanti

लिहून देणार

लिहून घेणार

Secundra Ash





12/06/2024 3 07:50 PM

दस्त गोपवारा भाग-2

बरल-4

दस्त क्रमांक:9249/2024

दस्त क्रमांक :बरल-4/9249/2024

दस्तावा प्रकार :-करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:आरती महेंद्र आश पत्ता:प्लॉट नं: सदनिका क्र - ए - 1402, ए विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: हिरा कुटीर, ब्लॉक नं: दफ्तरी रोड ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ABJPA5233F	लिहून देणार वय :-70 स्वाक्षरी:-		
2	नाव:हितेंद्र महेंद्र आश पत्ता:प्लॉट नं: सदनिका क्र - ए - 1402, ए विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: हिरा कुटीर, ब्लॉक नं: दफ्तरी रोड ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ADLPA6839P	लिहून देणार वय :-48 स्वाक्षरी:-		
3	नाव:सौमेंद्र महेंद्र आश पत्ता:प्लॉट नं: सदनिका क्र - ए - 1402, ए विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: हिरा कुटीर, ब्लॉक नं: दफ्तरी रोड ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AGAPA3672Q	लिहून देणार वय :-45 स्वाक्षरी:-		
4	नाव:शांती साजन चावडा पत्ता:प्लॉट नं: सदनिका क्र - 2104, माळा नं: -, इमारतीचे नाव: नीलयोग विराट, बिल्डिंग नं - 7 बी, ब्लॉक नं: धनजीवाडी, खोत कुवा रोड, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:BIDPC2935E	लिहून घेणार वय :-26 स्वाक्षरी:-		
5	नाव:साजन सवाभाई चावडा पत्ता:प्लॉट नं: सदनिका क्र - 2104, माळा नं: -, इमारतीचे नाव: नीलयोग विराट, बिल्डिंग नं - 7 बी, ब्लॉक नं: धनजीवाडी, खोत कुवा रोड, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ANQPC5996E	लिहून घेणार वय :-32 स्वाक्षरी:-		

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे नोंद करतात.

क्र.3 ची वेळ:12 / 06 / 2024 03 : 04 : 50 PM

दस्त:-


दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमत अधिकारित - अधिकार प्रमाणीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे

No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार आरती महेंद्र आश	12/06/2024 03:05:47 PM	आरती महेंद्र आश F 1250382906033524736
2	लिहून देणार हितेंद्र महेंद्र आश	12/06/2024 03:05:49 PM	हितेंद्र महेंद्र आश M 1250383037155794944
3	लिहून देणार सौमेंद्र महेंद्र आश	12/06/2024 03:06:08 PM	सौमेंद्र महेंद्र आश M 1250383120672837632
4	लिहून घेणार शांती साजन चावडा	12/06/2024 03:06:27 PM	शांती साजन चावडा F 1250383195935367168

बरल - ४

२२०२ ३१ ३२



5	लिहून घेणार साजन सवाभाई चावडा	12/06/2024 03:06:55 PM	साजन सवाभाई चावडा M 1250383318895583232	
---	----------------------------------	------------------------	---	--

शिकका क्र.4 ची वेळ:12 / 06 / 2024 03 : 06 : 58 PM

शिकका क्र.5 ची वेळ:12 / 06 / 2024 03 : 07 : 30 PM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का-बोरीवली4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHANTI SAJAN CHAWDA AND SAJAN SAVABHAI CHAWDA	eChallan	03006172024050700165	MH001659814202425M	1038000.00	SD	0001888606202425	12/06/2024
2		DHC		0624121502465	640	RF	0624121502465D	12/06/2024
3	SHANTI SAJAN CHAWDA AND SAJAN SAVABHAI CHAWDA	eChallan		MH001659814202425M	30000	RF	0001888606202425	12/06/2024

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

9249 /20

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



बरल - ४		
२२०२	३२	३२
२०२४		

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण ३२ पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

बरल-४/ २२०२ १२०२४
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. १२/०६/२०२४.
दिनांक:

सह. दुय्यम निबंधक, बोरीवली क्र. ४,
मुंबई उपनगर जिल्हा.



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 9249/2024

नोंदणी :

Regn:63m

2/06/2024

गावाचे नाव : मालाड

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	17300000
3) बाजारभाव (भाडेपट्ट्याच्या अवतितपट्टाकार आकारणी देतो की पट्टेदार ते सुद करावे)	9719760.42
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: ए - 1402, ए विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: हिरा कुटीर को ऑफ ह्री सोसा लि, ब्लॉक नं: दफ्तरी रोड ऑफ शिवाजी चौक, रोड : मालाड पूर्व मुंबई - 400097, इतर माहिती: सोवत 1 कार पार्किंग स्पेस P3 वरिंग नं 18... मौजे - मालाड पूर्व PUI: PN0706460100040 ((C.T.S. Number : 370 ;))
5) क्षेत्रफळ	1) 63.56 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:-आरती महेंद्र आश वय:-70; पत्ता:-प्लॉट नं: सदनिका क्र - ए - 1402, ए विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: हिरा कुटीर, ब्लॉक नं: दफ्तरी रोड ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ABJPA5233F 2): नाव:-हितेंद्र महेंद्र आश वय:-48; पत्ता:-प्लॉट नं: सदनिका क्र - ए - 1402, ए विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: हिरा कुटीर, ब्लॉक नं: दफ्तरी रोड ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ADLPA6839P 3): नाव:-सौमंद्र महेंद्र आश वय:-45; पत्ता:-प्लॉट नं: सदनिका क्र - ए - 1402, ए विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: हिरा कुटीर, ब्लॉक नं: दफ्तरी रोड ऑफ शिवाजी चौक, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGAPA3672Q
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शांती साजन चावडा वय:-26; पत्ता:-प्लॉट नं: सदनिका क्र - 2104, माळा नं: -, इमारतीचे नाव: नीलयोग विराट, विलिंडिंग नं - 7 वी, ब्लॉक नं: धनजीवाडी, खोत कुवा रोड, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BIDPC2935E 2): नाव:-साजन सबाभाई चावडा वय:-32; पत्ता:-प्लॉट नं: सदनिका क्र - 2104, माळा नं: -, इमारतीचे नाव: नीलयोग विराट, विलिंडिंग नं - 7 वी, ब्लॉक नं: धनजीवाडी, खोत कुवा रोड, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ANQPC5996E
9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2024
10) दस्त नोंदणी केल्याचा दिनांक	12/06/2024
11) अनुक्रमांक, खंड व पृष्ठ	9249/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1038000
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.

खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHANTI SAJAN CHAWDA AND SAJAN SAVABHAI CHAWDA	eChallan	03006172024050700165	MH001659814202425M	1038000.00	SD	0001888606202425	12/06/2024
2		DHC		0624121502465	640	RF	0624121502465D	12/06/2024
3	SHANTI SAJAN CHAWDA AND SAJAN SAVABHAI CHAWDA	eChallan		MH001659814202425M	30000	RF	0001888606202425	12/06/2024

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