

367/2659

पावती

Original/Duplicate

Monday, March 01, 2021

नोंदणी क्र.: 39म

12:37 PM

Regn.: 39M

पावती क्र.: 2856 दिनांक: 01/03/2021

गावाचे नाव: एक्सर

दस्तऐवजाचा अनुक्रमांक: बरल-2-2659-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अशोक लल्लुभाई मकवाना

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकूण:

रु. 31120.00

आपणास मूळ दस्त, थंवेनेल प्रिंट, सूची-२ अंदाजे

12:55 PM ह्या वेळेस मिळेल.

सह दु.नि.का-वोरीवली2

वाजार मुल्य: रु.5440913.92 /-

मोवदला रु.7200000/-

भरलेले मुद्रांक शुल्क : रु. 216000/-

राह दु.नि.का-वोरीवली - २.

मुंबई उपनगर जिल्हा.

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 01/03/2021

1) देयकाचा प्रकार: DHC रक्कम: रु.1120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0103202104346 दिनांक: 01/03/2021

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012351683202021E दिनांक: 01/03/2021

वँकेचे नाव व पत्ता:

A. L. Mahimuray



CHALLAN
MTR Form Number-6



GRN	MH012351683202021E	BARCODE		Date	27/02/2021-13:30:17	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)					
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2	PAN No.(If Applicable)	AGNPM9247L				
Location	MUMBAI	Full Name	ASHOK LALLUBHAI MAKWANA AND OTHER				
Year	2020-2021 One Time	Flat/Block No.	FLAT NO 503 5TH FLOOR B WING PRASHAM				
		Premises/Building	CHSL				

Account Head Details	Amount In Rs.							
0030045501 Stamp Duty	216000.00	Road/Street	KASTUR PARK SHIMPOLI					
0030063301 Registration Fee	30000.00	Area/Locality	BORIVALI WEST MUMBAI					
		Town/City/District						
		PIN	4	0	0	0	9	2
		Remarks (If Any)	PAN2=ADQPJ3224L~SecondPartyName=DASARATH L JANI AND OTHER~CA=7200000					
		Amount In	Two Lakh Forty Six Thousand Rupees Only					
Total	2,46,000.00	Words						

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332021022713606	2664645384		
Cheque/DD No.		Bank Date	RBI Date	27/02/2021-13:30:57	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 9967067792
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता याचलानासाठी/सदर चलान लागू नाही.



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 01st day of MARCH 2021.

BETWEEN

(1) MR. DASARATH L. JANI aged about 76 years (2) MRS. HARSHIKA D. JANI, aged about 69 years Indian Inhabitant, residing at, Flat No.503, 5th Floor, "B" Wing, PRASHAM CO-OPERATIVE HOUSING SOCIETY LIMITED, lying, being and situated at, Kastur Park, Shimpoli, Borivali (West), Mumbai - 400 092. hereinafter called "the VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heirs, executors, administrators and assigns) of the FIRST PART ;

AND

(1) MR. ASHOK LALLUBHAI MAKWANA aged about 56 years AND (2) MRS. SUSHILA ASHOK MAKWANA, aged about 57 years, Indian Inhabitants, residing at, Flat No. 501, 5th Floor, Amazon Society, Jayraj Nagar, Borivali (West), Mumbai - 400 091, hereinafter called "the PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective legal heirs, executors, administrators and assigns) of the SECOND PART ;

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D. L. Jani
A. L. Makwana
Sushila

D. L. Jani
Harshika

A. L. Makwana
Sushila

WHEREAS :-

- (i) Pursuant to an Article of Agreement dated 26th day of December - 2004 made BETWEEN M/S. AKSHITA REALTORS PVT. LTD., therein referred to as "THE PROMOTERS" of the One Part AND (1) MR. DASARATH L. JANI (2) MRS. HARSHIKA D. JANI, therein referred to as "THE FLAT/UNIT PURCHASERS" of the Other Part, purchased the premises, bearing Flat No.503, 5th Floor, "B" Wing, PRASHAM CO-OPERATIVE HOUSING SOCIETY LIMITED, lying, being and situated at, Kastur Park, Shimpoli, Borivali (West), Mumbai - 400 092, (hereinafter referred to as "the said premises") together with all the rights, title and interest for the consideration and on the terms and condition contained therein and as per the schedule as mentioned herein under. And the said Agreement was registered in the office of the Sub-Registrar of Assurances Borivali-3, under Serial No. BDR-6/700/2005.



- (ii) That (1) MR. DASARATH L. JANI (2) MRS. HARSHIKA D. JANI were the registered members of PRASHAM CO-OPERATIVE HOUSING SOCIETY LIMITED, and bearing Registration No. MUM / WR / HSG / TC / 13380 / 05 - 06 / 2006 (hereinafter referred to as "the said Society") and are the Registered Holder of five fully paid up shares of Rupees Fifty each, bearing Share Certificate No. 52, Distinctive Nos. From 256 to 260 (both inclusive), (hereinafter referred to as "the said shares").

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v) The Vendors shall be liable to secure permission from the said society for the transfer of the said premises and the shares in favour of the Purchasers after the completion of the sale, as per society's rules and regulations.

vi) That the Vendors shall indemnify and keep indemnified the Purchasers from and against all actions, claims, demands, costs, charges and expenses, etc.

6. The Purchasers hereby agree and undertake to become members of the said **PRASHAM CO-OPERATIVE HOUSING SOCIETY LIMITED**, and abide by the rules, regulations, bye-laws of the Society.

7. The Vendors further undertake to pay all the outgoing, maintenance charges and other outgoing in respect of the said premises up to the date of the completion of the sale. After completion of the sale the Purchasers shall be liable and responsible to pay the necessary outgoing, bills in respect of the said premises.



The Vendors agree and undertake that they will execute such further writings, transfer forms, declarations or documents as may be necessary for the purpose of effectually transferring all his rights, title and interest in respect of the said premises.

9. The Vendors represent to and assure the Purchasers and declare and confirms that;

a) They will give written permission or No Objection Certificate to transfer existing meter of Adani Electricity / Tata Power Limited in favour of Purchasers.

बरल - २/		
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Sub-Registrar of Assurances.		

Handwritten signatures and initials below the table.

Handwritten signatures: A. M. Malhotra and S. M. K. K. K.

10. The Vendors hereby declare that they shall receive the payment as per this Agreement and shall hand over the possession of the said premises along with all the original documents pertaining to the said premises to the Purchasers.
11. That the Vendors hereby declare and undertake that if any stamp duty or penalty is due and pending on all the previous documents and agreements and/or any taxes, charges, bills in respect of the said premises, the same shall be cleared and payable by the Vendors herein and the Purchasers shall not be responsible for the same.
12. The society transfer charges in respect of this transfer shall be borne and payable by the Purchasers and Vendors equally. The stamp duty and the registration charges shall be borne by the Purchasers alone.
13. The Vendors hereby declare that they have produced and submitted the relevant annexure for the procedure of Registration, which are genuine and shall indemnify for the same to the Government Department and competent authority. And they agree to take full responsibility and ready to take all the consequences which may occurs in future.



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SCHEDULE OF THE PROPERTY २०२१

Flat No.503, 5th Floor, "B" Wing, PRASHAM CO-OPERATIVE HOUSING SOCIETY LIMITED, lying, being and situated at, Kastur Park, Shimpoli, Borivali (West), Mumbai - 400 092, area admeasuring **380 Sq.ft. Carpet** and the building was constructed in the year **2006** and the building is having **Ground + 7 Floors** with lift, on the plot of land bearing F.P. No. 276-A of TPS-III, C.T.S No.511/80 of Village Eksar, Taluka Borivali, Mumbai Suburban District.

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A. L. Mulkani

7 Jumekeena

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written;

SIGNED, SEALED AND DELIVERED by the within named "VENDORS"

Y. D. Jani

(1) MR. DASARATH L. JANI

PAN : ADQPJ3224L

Y. D. Jani

(2) MRS. HARSHIKA D. JANI

PAN : AAIPJ3962A

in the presence of.....

SIGNED, SEALED AND DELIVERED by the within named "PURCHASERS"

A. L. Makwana

(1) MR. ASHOK LALLUBHAI MAKWANA

PAN : AGNPM9247L

Sushila Makwana

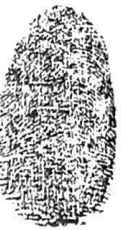
(2) MRS. SUSHILA ASHOK MAKWANA

PAN : AMZPM5480D

in the presence of.....

WITNESSES : -

- Y. D. Jani*
- Y. D. Jani*



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PRASHAM CO-OPERATIVE HOUSING SOCIETY LIMITED

(REGN. NO. MUM / WR / HSG / TC / 13380 / 05-06 / 2006)

FP No. 276-A, TPS-III, KASTUR PARK, AMARKANT JHA MARG, BORIVLI (W), MUMBAI - 400 092.

DATE: 13-02-2021

REF NO.:

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **Mr. Dasarath L Jani**, and Mrs. Harshika D Jani are the bonafide members of our society. They are the owners of the Flat No. 503, on the 5th floor, Wing 'B', of our Society. They wish to sell their Flat to **Mr. Ashok Lallubhai Makwana** and **Mrs. Sushila Ashok Makwana** the information required for Registration and Stamp duty payable is furnished below.

Owners Name	: Mr. Dasarath L Jani
	: Mrs. Harshika D Jani
Flat No.	: Flat No .B/503, 5 th Floor,
• Area of Flat	: 380 Sq. ft. Carpet up
• C.T.S. No.	: 511/80/B
• Final Plot No.	: 276-A
• LIFT	: Having Lift
• Village	: Eksar
• Taluka	: Borivali
• Municipal Ward No.	: R/Central ward
• Year of Construction	: 2004
• Floors	: Stilt + 7 upper Floor
• Share Certificate No.	: 052 (Shares from 256 to 260)
• Mode of Purchase of Flat	: Ownership Basis.



Mr. Dasarath L Jani & Harshika D Jani are the bonafide members of our society paid and have their maintenance bill till 31st December 2020. We have No Objection for sale of said Flat to **Mr. Ashok Lallubhai Makwana** and **Mrs. Sushila Ashok Makwana**. This letter is given on the request of our members **Mr. Dasarath L Jani & Harshika D Jani** on their application.

PRASHAM CO-OP. HSG. LTD.

[Signature]
SECRETARY

TREASURER

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PRASHAM CO-OP. HOUSING SOCIETY LTD.
 F.P.NO.276-1, KASTUR PARK, AMARKAT JHAMARG, BORIVALI (WEST), MUMBAI --400 092.
 (Regn No: (MUM/WR/HSG/TC/13380/05-06/2006))

BILL

Bill No. : 210
 Name : D. L. JANI
 Bldg No. : Wing: B Floor: 5TH
 For the period OCT,2020 TO DEC,2020

Date : 15/11/2020
 Area : 0.00 Sq.Ft.
 Flat No: B-503
 Due Date: 15/12/2020

SR	PARTICULARS	RATE	AMOUNT
1	MUNICIPAL TAXES	0.00	0.00
2	MAINTENANCE CHARGES	0.00	3,970.00
3	WATER CHARGES	0.00	500.00
4	SINKING FUND	0.00	200.00
5	REPAIR FUND	0.00	500.00
6	PARKING CHARGES	0.00	150.00
7	SUB LET CHARGES	0.00	397.00
8	ARREARS OF M.TAX & MAINT.CHGS	0.00	0.00
9	SPECIAL BUILDING REPAIR FUND	0.00	0.00
10	OTHERS/CHQ.RETURN CHARGES	0.00	0.00
11	(+)INTEREST ON ARREARS @21.00 %.....		0.00



E. & O.E	NET AMOUNT	5,717.00
Notes : CHEQUES IN FAVOUR OF SOCIETY'S NAME, PLEASE PAY YOUR BILL ON OR BEFORE DUE DATE TO AVOID INT.@18% P.	(+) ARREARS #	0.00
	(+) ADVANCE	0.00
	(-) ADVANCE	0.00
A	TOTAL AMOUNT.....	5,717.00

Rupees Five Thousand Seven Hundred Seventeen only

Bill No =

RECEIPT

Received with thanks from D. L. JANI

Rcpt. No.	Date of Receipt	Cheque No.	Name of the Bank
93	27/08/2020	115540	THE SHAMRAO VITHAL CO-OP.BANK

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Amount		
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93 27/08/2020 115540 THE SHAMRAO VITHAL CO-OP.BANK 5717.00

Total Rs. 5717.00

Rupees Five Thousand Seven Hundred Seventeen only
 For PRASHAM CO-OP. HOUSING SOCIETY LTD.

HON. SECRETARY / HON. TREASURER.

All Cheques are subject to realisation
 NOTE :

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

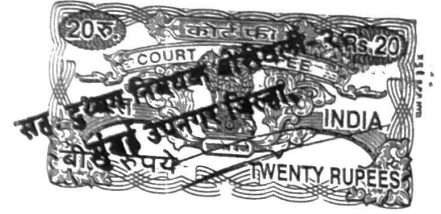
दस्त क्रमांक : 2659/2021

नोंदणी :

Regn:63m

गावाचे नाव : एक्सर

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	7200000
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5440913.92
4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 503, माळा नं: 5वा मजला,बी विंग, इमारतीचे नाव: प्रशम को-ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम,मुंबई 4C0092, रोड : कस्तूर पार्क,शिंपोली((C.T.S. Number 511/80 ;))
5) क्षेत्रफळ	1) 42.38 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 पता.	1): नाव:-दशरथ एल. जानी वय:-76; पता:-प्लॉट नं: सदनिका क्र.503, माळा नं: 5वा मजला,बी विंग, इमारतीचे नाव: प्रशम को-ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: कस्तूर पार्क,शिंपोली, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-ADQPJ3224L 2): नाव:-हर्षिका डी. जानी वय:-69; पता -प्लॉट नं: सदनिका क्र.503, माळा नं: 5वा मजला,बी विंग, इमारतीचे नाव: प्रशम को-ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: कस्तूर पार्क,शिंपोली, महाराष्ट्र. मुंबई. पिन कोड:-400092 पॅन नं:-AAIPJ3962A
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता	1): नाव:-अशोक लल्लुभाई मकवाना वय:-56; पता:-सदनिका क्र.501, 5वा मजला, अमेझॉन सोसायटी, बोरीवली पश्चिम, जयराज नगर, बोरीवली, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400091 पॅन नं:-AGNPM9247L 2): नाव:-सुशीला अशोक मकवाना वय:-57; पता:-सदनिका क्र.501, 5वा मजला, अमेझॉन सोसायटी, बोरीवली पश्चिम, जयराज नगर, बोरीवली, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400091 पॅन नं:-AMZPM5480D
9) दस्तऐवज करून दिल्याचा दिनांक	01/03/2021
10) दस्त नोंदणी केल्याचा दिनांक	01/03/2021
11) अनुक्रमांक,खड व पृष्ठ	2659/2021
12) बाजारभावाप्रमाणे मुद्राक शुल्क	216000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेरा	



मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



करी प्रत

सह दुय्यम निबंधक बोरीवली- 2
सह उपनगर कार्यालय.