

Receipt (pavti)

520/18623

Tuesday, July 09, 2024

10:36 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 19651

दिनांक: 09/07/2024

गावाचे नाव: चेंबूर

दस्तावेजाचा अनुक्रमांक: करल5-18623-2024

दस्तावेजाचा प्रकार : ॲग्रीमेंट टू सेल ऑफ प्लॅट

सादर करणाऱ्याचे नाव: रूपेश ज्ञानोबा जेधे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

**DELIVERED**

एकूण:

रु. 30800.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

10:55 AM ह्या वेळेस मिळेल.

Joint S.R. Kurla-5

वाजार मुल्य: रु.3724861.4 /-

मोवदला रु.4950000/-

भरलेले मुद्रांक शुल्क : रु. 297000/-

सह दुय्यम निबंधक वर्ग-2

कुर्ला क्र. 5

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724081819951 दिनांक: 09/07/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004858113202425M दिनांक: 09/07/2024

वँकेचे नाव व पत्ता:



09/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 18623/2024

नोंदणी :

Regn 63m

गावाचे नाव : चेंबूर

(1) विलेखाचा प्रकार	अॅग्रीमेंट दू सेल ऑफ फ्लॅट
(2) मोबदला	4950000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3724861.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 32, माळा नं: 3, इमारतीचे नाव: गुरुदेव अपार्टमेंट(बी)को-ऑप हाउसिंग सोसायटी लि., ब्लॉक नं: आरसी मार्ग, चेंबूर नाका, चेंबूर, रोड : मुंबई - 400071 PUI: MW0804074000031 (( C.T.S. Number : 419, 419/1 to 31 ; ))
(5) क्षेत्रफळ	1) 225 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रुती अभिजीत प्रभुदेसाई वय:-42; पत्ता:-प्लॉट नं: 96/3386, माळा नं: ए विंग, इमारतीचे नाव: सूर्यदर्शन को-ऑप एचएसजी सोसायटी लि., ब्लॉक नं: नेहरू नगर, कुर्ला पूर्व, रोड नं: न्यू इंग्लिश स्कूलजवळ, महाराष्ट्र, मुंबई. पिन कोड:-400024 पॅन नं:-AGCPJ2683A 2): नाव:-अभिजित अरविंद प्रभुदेसाई वय:-45; पत्ता:-प्लॉट नं: 96/3386, माळा नं: ए विंग, इमारतीचे नाव: सूर्यदर्शन को-ऑप एचएसजी सोसायटी लि., ब्लॉक नं: नेहरू नगर, कुर्ला पूर्व, रोड नं: न्यू इंग्लिश स्कूलजवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-AJVPP3538J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रूपेश जानोबा जेठे वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पंचमुखी राहिवाशी सेवा संघ, ब्लॉक नं: समर्थ नगर, पाठीमागे सुमन नगर, रोड नं: एस.टी. रोड, चेंबूर, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AMKPJ6706G
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	09/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	18623/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	297000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेरा	

सह दुय्यम निबंधक  
कुर्ला क्र. ६  
वीस रुपये  
INDIA  
COURT FEE  
RS.20  
TWENTY RUPEES

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह दुय्यम निबंधक वर्ग ३  
कुर्ला क्र. ६

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Rupesh Dnyanoba Jedhe	eChallan	00040572024070870522	MH004858113202425M	297000.00	SD	0002656049202425	09/07/2024
2		DHC		0724081819951	800	RF	0724081819951D	09/07/2024
3	Rupesh Dnyanoba Jedhe	eChallan		MH004858113202425M	30000	RF	0002656049202425	09/07/2024

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





CHALLAN  
MTR Form Number-6

करल - ५  
दस्त क. १८६२३  
२ १००

GRN	MH004858113202425M	BARCODE		Date	08/07/2024-10:26:11	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	KRL5_JT SUB REGISTRAR KURLA NO 5	PAN No.(If Applicable)	AMKPJ6706G
Location	MUMBAI	Full Name	Rupesh Dnyanoba Jedhe
Year	2024-2025 One Time	Flat/Block No.	Flat No. 32, 3rd floor, B wing, Gurudev Apartment
		Premises/Building	(B) CHS.

Account Head Details	Amount In Rs.	Road/Street
0030045501 Stamp Duty	297000.00	R.C Marg, Chembur Naka, Chembur
0030063301 Registration Fee	30000.00	Mumbai
		Town/City/District
		PIN
		Remarks (If Any)
		PAN2=AGCPJ2683A-Secondary Name:Shriju
		Prabhudesai-CA=4950000-Marketva
		Abhijit
		Amount In
		Words
Total	3,27,000.00	Three Lakh Twenty Seven Thousand Rupees Only



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No.
Cheque/DD No.		Bank Date	RBI Date
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 8433531447  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चतान केवल दुय्यम नितंधक कार्यालयात नोंदणी करावयाच्या दस्ताराठी लागू आहे. नोंदणी न करावयाच्या दस्ताराठी सदर चतान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-520-18623	0002656049202425	09/07/2024-10:36:19	IGR561	30000.00

GRN : MH004858113202425M Amount : 3,27,000.00

Bank : STATE BANK OF INDIA

Date : 08/07/2024-10:26:11

2	(IS)-520-18623	0002656049202425	09/07/2024-10:36:19	IGR561	297000.00
Total Defacement Amount					3,27,000.00

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दस्त क्र. 9CE23 / 2024
४/७०





CHALLAN  
MTR Form Number-6

करल - ५  
दस्त क्र. १८६२३  
३/७/२४

GRN	MH004858113202425M	BARCODE			Date	08/07/2024-10 26:11	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	KRL5_JT SUB REGISTRAR KURLA NO 5			PAN No.(If Applicable)	AMKPJ6706G			
Location	MUMBAI			Full Name	Rupesh Dnyanoba Jedhe			
Year	2024-2025 One Time			Flat/Block No.	Flat No. 32, 3rd floor, B wing, Gurudev Apartment			
				Premises/Building	(B) CHS,			
Account Head Details		Amount In Rs.		Road/Street				
0030045501 Stamp Duty		297000.00		R. C. Marg, Chembur Naka, Chembur				
0030063301 Registration Fee		30000.00		Area/Locality				
				Mumbai				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				PAN2=AGCPJ2683A-SecondPartyName=Shruti Abhiit				
				Prabhudesai-CA=4950000-Marketval=3724861				
				Amount In				
				Three Lakh Twenty Seven Thousand Rupees Only				
Total		3,27,000.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA								
Cheque-DD Details				Bank CIN	Ref. No.	00040572024070870522	CPADYMIY4	
Cheque/DD No.				Bank Date	RBI Date	08/07/2024-11:14:56	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 8433531447  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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दस्त क्र. १८६२३ / २०२४
०/१६०



## **AGREEMENT FOR SALE**

**THIS AGREEMENT** made at Mumbai this 9<sup>th</sup> day of July 2024 BETWEEN 1) Mrs. Shruti Abhijit Prabhudesai (PAN: AGCPJ2683A), aged 42 years and 2) Mr. Abhijit Arvind Prabhudesai (PAN: AJVPP3538J), aged 45 years both Indian Inhabitants residing at 96/3386, A Wing, Suryadarshan CHS, Nehrunagar, Kurla East, Near New English School, Mumbai 400 024 hereinafter referred to as the "Vendors" (which expression shall unless repugnant to the context shall mean and include their legal heirs, representatives, executors., and/or administrators) of the Party of the FIRST PART

AND

Mr. Rupesh Dnyanoba Jedhe (PAN: AMKPJ6706G), aged 32 years Indian Inhabitant residing at Panchmukhi Rahiwashi Sewa Sangh, Samarth Nagar, Behind Suman Nagar, S.T Road, Chembur, Mumbai 400 071 hereinafter referred to as the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof shall mean and includes their legal heirs and representatives, executors, administration and or assigns) of the party OF THE OTHER PART;

**WHEREAS** Mr. Sudhir Vasu Shetty doing business in the name and style of M/S Charisma Builders developed property securing at Chembur Naka, R.C. Marg, Chembur, Mumbai-400071 bearing CTS no. 419(1) to 419(31), formerly bearing survey no. 41 of Chembur Division and formerly assessed as old no. 7,8,9 and 10 and new nos. F58, F59, F60 and F61 under S.R.A. scheme;

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

Whereas <sup>9/8/23</sup> Mr. Suryopal Rambharose Singh acquired in above scheme flat no. 32, 3rd floor, B-wing, "The Gurudev B Co. Op. Hsg. Society (proposed), D.R.C. Marg, Chembur Naka, Chembur, Mumbai-400071, admeasuring 225 sq. ft. carpet (hereinafter referred to as the 'said premises'), from Builder/Developer Mr. Sudhir Vasu Shetty doing business in the name and style of M/S Charisma Builders by agreement dated 1st Feb. 2001;

And Whereas Smt. Sushila Hiriyanna Shetty and Mrs. Shruti Ramesh Shetty purchased the said premises from Mr. Suryopal Rambharose Singh by sale deed dated 5<sup>th</sup> November 2003. The said deed is registered in the office of the Sub-Registrar of assurances at Kurla under Sr. No. 08322 dated 5<sup>th</sup> November 2003;

And Whereas Mr. Hasmukh Indradev Gupta purchased the said premises from Smt. Sushila Hiriyanna Shetty and Mrs. Shruti Ramesh Shetty by sale deed dated 23rd June 2006. The said deed is registered in the office of the sub- Registrar of assurances at kurla under Sr. No. 04186 dated 23rd June 2006;

And Whereas Mr. Gregory John Dante purchased the said premises from Mr. Hasmukh Indradev Gupta by sale deed dated 6<sup>th</sup> June 2008. The said deed is registered in the office of the sub- Registrar of assurances at kurla under Sr. No. 04662 dated 6<sup>th</sup> June 2008;

And Whereas Mr. Lekhraj Premkumar Kundaliya purchased the said premises from Mr. Gregory John Dante by agreement for sale dated 24<sup>th</sup> June 2013. The said agreement is registered in the office of the sub- Registrar of assurances at kurla under Sr. No. 5387 dated 25<sup>th</sup> June 2013.

And Whereas Mr. Lekhraj Premkumar Kundaliya sold the said premises to Mrs. Shruti Abhijit Prabhudesai and Mr. Abhijit Arvind Prabhudesai i.e. the vendors herein by agreement for sale dated 18<sup>th</sup> Feb 2014. The said agreement is registered in the office of the sub-Registrar of assurances at kurla under Sr. No. 1454 dated 18<sup>th</sup> Feb 2014;

AND WHEREAS a co-operative society of various flat purchasers in the said building came to be formed and registered under the

*[Signature]*

*[Signature]*

*[Signature]*



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दस्तावेज क्र. १८८०४/२०२४
२/४०

provisions of the Maharashtra State Co-operative Societies Act 1960 and known as Gurudev Apartment (B) Co-op Housing Society Ltd. having its registered office at B Wing, R.C. Marg, Chembur Naka, Chembur, Mumbai- 400 071 under Regd. No. MUM/SRA/HSG (TC)/12722 / YEAR 2016- Reg. Date 06-10-2016 (hereinafter referred to as the "said society")

AND WHEREAS the Vendors are the members of the said society and holding 10 shares issued by the said society under Share Certificate No. 32, bearing Distinctive Nos. from 311 to 320 (both inclusive) of Rs.50/- each in the joint names of the vendors herein and the vendors herein are members of the said society. The said flat and said shares are more particularly described in the schedule hereunder written and are herein after collectively referred to as "the said premises".



AND WHEREAS by virtue of the aforesaid fact the Vendors herein are absolutely possessed of and seized of and otherwise well and sufficiently entitled to Flat No. 32, 3<sup>rd</sup> Floor, B Wing, Gurudev Apartment (B) Co-op Housing Society Ltd., R.C. Marg, Chembur Naka, Chembur, Mumbai 400071, admeasuring 225 Sq. Ft. Carpet, including 4 wheeler parking space lying and being on plot of land bearing CTS No. 419, 419/1 to 31, i.e. the said premises and have full right to sell and transfer the said Premises to the Purchaser herein. The Purchaser herein has agreed to purchase the above said Premises.

AND WHEREAS Vendors have agreed to sell, transfer and convey their right, title and interest in the said Premises and the said shares together with the right to park the Vehicle in the compound of the society along with the benefits of the deposits made by the vendors with the society, Adani Electricity Mumbai Limited, Mahanagar Gas Limited and various local authorities, etc. for the beneficial enjoyment of the said flat on the terms and conditions agreed more particularly set out in this agreement.

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

*[Handwritten signatures]*

1. The Vendors agreed to sell and transfer and the Purchaser agrees to purchase acquire the 10 shares of Rs. 50/- each held under Share Certificate bearing No. 032 and bearing distinctive numbers from 311 to 320 (both inclusive) of the Gurudev Apartment (B) Co-op Housing Society Ltd. being a society duly registered under the Maharashtra State Co-Operative Societies Act 1960, Registration No. MUM/SRA/HSG (TC)/12722/YEAR 2016 Reg. Date 06-10-2016 and Flat No. 32, 3rd Floor, B Wing, Gurudev Apartment (B) Co-Op Housing Society Ltd., R.C. Marg, Chembur Naka, Chembur, Mumbai-400071, admeasuring 225 Sq. Ft. Carpet, including 4 Wheeler Parking space at the agreed price of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only).

2. The ~~sale~~ consideration of Rs 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) has been agreed to be paid by the Purchaser to the Vendors in the following manner:-
- a) a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) as part payment towards the sale of the said premises by the Purchaser to the Vendors before the execution of the agreement (the payment and receipt whereof the Vendors do hereby admit and acknowledge the receipt of the same and discharge the Purchaser in lieu thereof )
  - b) a sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) paid by the Purchaser to the Vendors on or before the execution of this agreement the payment and receipt thereof the Vendors do hereby admit and acknowledge and discharge the purchasers from the payment thereof forever.
  - c) a sum of Rs 29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand only) being balance payment towards the sale of said premises to the Vendors on or before 15<sup>th</sup> August, 2024 by Bank for and on behalf the Purchaser directly or by the Purchaser and against possession of the said premises.

3. The Purchaser has informed the Vendors that they shall be availing of housing loan for the purpose of making balance

*[Handwritten signatures]*

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39/180

payment as mentioned in clause 2 (d) hereinafter and the Vendors have agreed to furnish all cooperation to the Purchaser/Bank in this regard including but not limited to furnishing such papers, documents and writings that may be required by the Bank for the disbursement of the loan directly to the Vendors.

4. The Vendors shall deliver the quiet, vacant and peaceful possession of the said premises against the full and final payment as per clause 2 (c) and shall also sign and execute the transfer forms of the said shares and other required documents and writings for completion of the sale. In the event of their failure to deliver the possession of the said premises as aforesaid, the Purchaser shall be entitled to specific performance of this Agreement and/or damages without prejudice to their other rights and remedies available to them in Law or Equity.



5. The Vendors have made application for obtaining the consent of the Managing Committee of the said flat to the transfer of the said flat to the Purchasers and shall obtain the same prior to the completion of the sale as contemplated herein. Upon the completion of the aforesaid, and receipt of the balance consideration the Vendors shall hand over to the Purchasers (a) the Society transfer forms, (b) all the other Original documents relating to the said premises in the possession of the Vendors, (c) possession letter (d) latest paid maintenance bill.

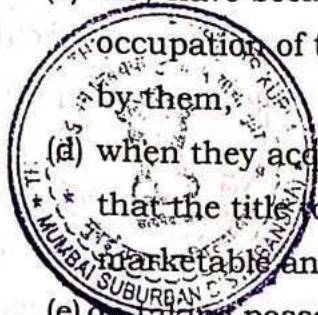
6. All the dues including taxes, and society's maintenance charges, Municipal Taxes, Mahanagar Gas Consumption Charges and Electricity charges up to the date of possession will be paid by the Vendors and thereafter the Purchaser will be liable to pay the same.

*[Handwritten signatures: Raj, Desai, Ravi]*

7. The Purchaser will hold the said premises subject to the bye-laws of the society and the Managing Committee from time to time and as a member of the society.

8. The Vendors have represented to the Purchaser that: -

- (a) they are the absolute owners of the said Premises and no other person has any interest therein,
- (b) there is no encumbrance on the said Flat,
- (c) they have been in exclusive and peaceful possession and occupation of the said premises since it has been acquired by them,
- (d) when they acquired the said premises they were satisfied that the title to the said premises was clear and marketable and is even now clear and marketable,
- (e) on taking possession of the said premises the Purchaser will be entitled to occupy the same without any claim or interruption from the vendors or anybody claiming under them,
- (f) they have paid all dues of the society up to date and they will indemnify and keep indemnified the Purchaser against any claim made for any period prior to the completion of the sale in respect of the said Premises.
- (g) no order of attachment against the said Premises is in existence up to date or any suit, decrees for proceedings are pending in any court or otherwise.
- (h) the said Premises is not acquired by Municipal Authorities, Government or any Revenue Authorities and no notice of the acquisition is received by the vendors under the provisions of land acquisition or otherwise.
- (i) at present there is no subsisting Mortgage, Loan Agreement, Charge or any encumbrances, liability on the said shares and the said Premises.
- (j) the said Premises is not affected by any LIS PENDENS or insolvency proceeding or any prohibitory orders in any manner and whatsoever from anybody whatsoever including Department of Income-Tax, Sales-Tax, Central and/or State



*[Handwritten signatures]*

करल - ५  
7/2/2028  
93 150

Excises, Customs or any other Taxation authorities or other Institutions, Banks, Courts and/or Tribunals restraining the Vendors from transferring, dealing with or disposing of the said premises and/or the said shares fully paid.

9. The Vendors are aware that relying upon the said representations the Purchaser has agreed to purchase the said premises/flat and acquire the same. The purchaser alone shall be entitled to all monetary and non-monetary benefits arising out of the redevelopment of the society and the vendors shall not make any claim to the same.



10. The Vendors hereby covenants with the Purchaser that the vendors shall from time to time and at all times whenever called upon by the Purchaser and /or his advocates/s or solicitor/s do and execute or cause to be done and executed and performed at the costs of the Purchaser all such further acts, deeds and things and writings whatsoever for further and more perfectly conveying and assuring the said Premises unto and to the use of the Purchaser as shall or may be reasonably required. Upon the receipt of full and final payment the Vendors shall authorize the Purchaser and hereby give general authority irrevocably to represent themselves and to sign, execute and deliver any letters, writings or documents or forms to the society or any other authority which may be required to be executed in respect of the said premises on behalf of the Vendors.

11. All the funds lying with the Adani Electricity Mumbai Limited, Mahanagar Gas Limited, the Sinking Fund, Repair Fund, Festival Fund and/or any other deposits lying with the said account of the said building shall stand transferred in the name of Purchaser on completion of the this Sale Agreement and the Vendors shall not claim any right, title, interest, share or claim of any nature or benefit whatsoever in respect thereof.

*[Handwritten signatures]*

12. करल  
दस्त क्र. 92823/2028

The Vendors herein states that all future FSI rights which may arise in respect of the said Society Building, if any, any additional increases in the areas of the Premises, if any, any benefits accrued therefrom will belong to the Purchasers and the Vendors will not claim any right , title interest, claim, share and/or benefit of any nature whatsoever from the said increase in the area of the Premise, any benefits arising from FSI rights granted to the Society by the Builders, and/or by the Government authorities vide any provisions relating to floor space index and/or transfer of development rights or under any scheme of things which may arise and /or occur in



due course of time and the same shall solely belong to the Purchaser herein and the Vendors shall not have any claim thereto

The Stamp Duty and Registration charges for registering this Agreement for Sale shall be borne and paid by the Purchaser only.

14. It is hereby agreed between the parties here to that the society transfer charges/ premium are payable in respect of the transfer of the said Premises the same shall be borne and paid by the Purchaser only.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

Flat No. 32 on the third floor in the "B" Wing of the Gurudev Apartment (B) Co-op Housing Society Ltd. R.C. Marg, Chembur Naka, Chembur, Mumbai- 400071, admeasuring 225 Sq. ft. carpet, including 4 wheeler parking space, in a building constructed in the year 2002, lying and being on plot of land bearing CTS No. 419, 419/1 to 31, formerly bearing survey no. 41 of Chembur division, formerly assessed under old Nos. 7,8,9 and 10 and new Nos. F-58, F-59, F-60 and F-61 in chembur division within Greater Mumbai in the Sub-District of Mumbai city and Suburban alongwith Ten Shares of

*Handwritten signature*

*Handwritten signature*  
8

*Handwritten signature*

Rs. 50/- each issued under Share Certificate No. 032 bearing distinctive Nos. 311 to 320 (both inclusive).

**IN WITNESS WHEREOF**, the parties hereto have set and subscribed their respective hands the day the year first hereinafter mentioned

9/5/23  
2023  
08/12

**SIGNED AND DELIVERED** by the withinamed "**VENDORS**"

1. Mrs. Shruti Abhijit Prabhudesai  
(PAN: AGCPJ2683A), and



*Shruti*



2. Mr. Abhijit Arvind Prabhudesai  
(PAN: AJVPP3538J)



*Abhijit*



In the presence of

- [Signature]*
- [Signature]*

**SIGNED AND DELIVERED** by the withinamed "**PURCHASER**"

Mr. Rupesh Dnyanoba Jedhe  
(PAN: AMKPJ6706G)

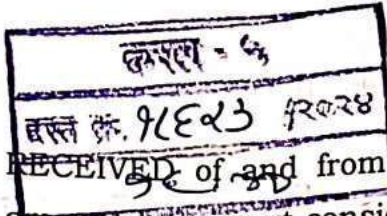


*Rupesh*



In the presence of

- [Signature]*
- [Signature]*



## RECEIPT

the withinamed Purchasers the following amount being part consideration for transfer of aforesaid ten shares and flat bearing No. 32, on the third floor in the "B" Wing of the Building known as Gurudev Apartment "B" Co-operative Housing Society Ltd., R. C. Marg, Chembur Naka, Chembur Mumbai - 400 071 admeasuring about 225 square feet carpet area.

Sr No	Particulars	Date	Bank Name	Amount
1	RTGS	18 <sup>th</sup> June 2024	SBI	10,00,000/-
2	RTGS	21 <sup>st</sup> June 2024	SBI	5,00,000/-
3	RTGS	02 <sup>nd</sup> July 2024	SBI	5,00,000/-

Witnesses .

①

Mr. Shivaji Vishvas Gharat

②

Mr. Mayur Manohar Dhanawade

We say Received:

Mrs. Shruti A. Prabhudesai

Mr. Abhijit A. Prabhudesai  
(Vendors)







18 February, 2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 1454/2014

नॉदणी 63 करल - ५

Regn-63m

दस्त क्र. 9 (६२३) / २०२४

१५/००

गावाचे नाव : चेंबूर

(1) विलेखाचा प्रकार अॅग्रीमेंट दू सेल

(2) मोबदला रु.3,200,000/-

(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु.2,669,576/-

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्याम) 419,419/1to31., पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: 32, माळा नं: 3ग,बी-विंग, इमारतीचे नाव: दि गुरुदेव बी को ऑप हाऊ सोमा (प्रपोज्ड) , ब्लॉक नं: आर मी मार्ग, चेंबूर, माळा चेंबूर, रोड नं: मुंबई - 400071

(5) क्षेत्रफळ 25.09 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.

1) नाव:- लेखराज प्रेमकुमार कुंडलिया ; वय: 35;

पत्ता :-प्लॉट नं: 61/ए, माळा नं: -, इमारतीचे नाव: कलेक्टरेट कॉलनी, बँक पोर्शन, ब्लॉक नं: चेंबूर, माळा चेंबूर, मुंबई, ...

पिन कोड:- 400074

पॅन नंबर: ARCPK3825C

(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता

1)नाव:- श्रुती अभिजीत प्रभुदेसाई ; वय:31;

पत्ता:-3386 एंड 3388, -, बिल्डिंग नं 96,सूर्यदर्शन मी एच एम लिमिटेड, नेहरू नगर, कुर्ला-ईस्ट, मुंबई, नेहरू नाग Maharashtra, Mumbai, Non-Government.;

पिन कोड:- 400024;

पॅन नं:- AGCPJ2683A;

2)नाव:- अभिजीत अरविंद प्रभुदेसाई ; वय:35;

पत्ता:-प्लॉट नं: 3386 एंड 3388, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 96,सूर्यदर्शन मी एच एम लिमिटेड, ब्लॉक नगर, कुर्ला-ईस्ट, रोड नं: मुंबई, ...

पिन कोड:- 400024;

पॅन नं:- AJVPP3538J;

(9) दस्तऐवज करुन दिल्याचा दिनांक 18/02/2014

(10) दस्त नोंदणी केल्याचा दिनांक 18/02/2014

(11) अनुक्रमांक, खंड व पृष्ठ 1454/2014

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क रु.160,000/-

(13) बाजारभावाप्रमाणे नोंदणी शुल्क रु.30,000/-

(14) शेरा



खरी प्रत

सह दुय्यम निबंधक, कुर्ला-३  
मुंबई उपनगर जिल्हा,

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

520/18623

मंगळवार, 09 जुलै 2024 10:36 म.पू.

दस्त गोषवारा भाग-1

करल5

दस्त क्रमांक: 18623/2024

करल-५

दस्त क्र. 9623/2024

92/100

दस्त क्रमांक: करल5 /18623/2024

वाजार मूल्य: रु. 37,24,861/-

मोवदला: रु. 49,50,000/-

भरलेले मुद्रांक शुल्क: रु.2,97,000/-

दु. नि. मह. दु. नि. करल5 यांचे कार्यालयात

अ. क्र. 18623 वर दि.09-07-2024

गेजी 10:35 म.पू. वा. हजर केला.

पावती:19651

पावती दिनांक: 09/07/2024

मादरकरणाराचे नाव: रूपेश जानोवा जेधे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची मही:

Joint S.R. Kurla-5

सह दुय्यम निबंधक वर्ग २

कुर्ला क्र. ५

दस्ताची प्रकार: अग्रीमेटे टू मेल ऑफ फ्लॅट

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

शिक्रा क्र. 1 09 / 07 / 2024 10 : 35 : 06 AM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 09 / 07 / 2024 10 : 35 : 46 AM ची वेळ: (फी)



मातृशान्ति

प्रस्तुत दस्तावेज भारतीय नोंदणी अधिनियम १९०८ व महाराष्ट्र नोंदणी नियम १९६९ स्थित तरतुदीनुसार निष्पादीत करून नोंदणीस सादर केलेल्या दस्तावेजात जोडलेली कागदपत्रे, नकाशे त आदी वस्तूंचे व वैधतेबाबतची खात्री दस्ताने देण्यात आली असून, त्याची सर्वस्व जातदाराने स्विकारल्याने दस्ताने देणाऱ्या केंद्र अथवा एकाच ठिकाणी दस्ताने देणाऱ्या अधिसूचना व उल्लेखन होत नसून

लिहून घेणाऱ्या

१) *[Signature]*  
२) *[Signature]*

लिहून घेणार

१) *[Signature]*  
२) *[Signature]*



दस्न गोपवाग भाग-2

करल 5  
दस्न क्रमांक: 18623/2024

09/07/2024 10:40:28 AM

दस्न क्रमांक : करल 5/18623/2024

दस्नाचा प्रकार :- अंगीमेत टू मेन ऑफ फ्लॅट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वाक्षरी	स्वाक्षरी	टप्पा प्रमाणित
1	नाव: रुपेश जानोबा जेधे पत्ता: फ्लॅट नं: -, माळा नं: -, इमारतीचे नाव: पंचमुखी गह्रिवाशी मेवा मध, ब्लॉक नं: समर्थ नगर, पाटीलमार्ग मुमन नगर, रोड नं: एम.टी. रोड, चेंबूर, महाराष्ट्र, MUMBAI. फोन नंबर: AMKPJ6706G	निवृत्त देणार वय :- 32 स्वाक्षरी:-			
2	नाव: भुती अभिजीत प्रभुदेसाई पत्ता: फ्लॅट नं: 96/3386, माळा नं: ए विंग, इमारतीचे नाव: सूर्यदर्शन को-ऑप एचएमजी सोमायटी लि., ब्लॉक नं: नेहरू नगर, कुर्ना पूर्व, रोड नं: न्यू इग्लिश स्कूलजवळ, महाराष्ट्र, मुम्बई. फोन नंबर: AGCPJ2683A	निवृत्त देणार वय :- 42 स्वाक्षरी:-			
3	नाव: अभिजित अरविंद प्रभुदेसाई पत्ता: फ्लॅट नं: 96/3386, माळा नं: ए विंग, इमारतीचे नाव: सूर्यदर्शन को-ऑप एचएमजी सोमायटी लि., ब्लॉक नं: नेहरू नगर, कुर्ना पूर्व, रोड नं: न्यू इग्लिश स्कूलजवळ, महाराष्ट्र, MUMBAI. फोन नंबर: AJVPP3538J	निवृत्त देणार वय :- 45 स्वाक्षरी:-			

वरील दस्नगोवज करून देणार नथाकथीन अंगीमेत टू मेन ऑफ फ्लॅट चा दस्न गोवज करून दिल्याचे कतुल करतात.  
शिक्रा क्र.3 ची वेळ: 09/07/2024 10:37:48 AM

ओळख:-  
खालील इमम असे निवेदीत करताना की ते दस्नगोवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	स्वाक्षरी	स्वाक्षरी	टप्पा प्रमाणित
1	नाव: शिवाजी विश्वास घरत वय: 32 पत्ता: 27/3, पानवळकर चाळ, ट्रिल रोड, चुनाभट्टी, सायन, मुंबई पिन कोड: 400022				
2	नाव: मयूर मनोहर धनावडे वय: 32 पत्ता फ्लॅट नं व 204, स्वर गंगा आम्., सेक्टर 18, ऑप्ट. गोकुल डेरी, जवळ आच्छादय बँक, कमोथे, पनवेल, रैगड, महाराष्ट्र पिन कोड: 410209				

शिक्रा क्र.4 ची वेळ: 09/07/2024 10:38:27 AM

शिक्रा क्र.5 ची वेळ: 09/07/2024 10:38:48 AM नोंदणी पुस्तक 1 मध्ये

सह दुर्यम निबंधक वर्ग 2  
कुर्ला क्र. 5

करल - 5  
दस्त क्र. 9623/2024  
80/100

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Rupesh Dnyanoba Jedhe	eChallan	00040572024070870522	MH004858113202425M	297000.00	SD	0002656049202425	09/07/2024
2		DHC		0724081819951	800	RF	0724081819951D	09/07/2024
3	Rupesh Dnyanoba Jedhe	eChallan		MH004858113202425M	30800	RF	0002656649202425	09/07/2024

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges] एकूण 800 पाने आहेत.

पुस्तक क्र. 9 करल- 5/9623/2024 या क्रमांकावर नोंदला.

दिनांक: 09/07/2024

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

साह दुर्यम निबंधक वर्ग 2 कुर्ला क्र. 5 मुंबई उपनगर जिल्हा 7/9/2024