

324/5964

Friday, May 21, 2021
12:58 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म
Regn.:39M

21 May 2021 12:50:31 PM

बयल-१

पावती क्र.: 6661 दिनांक: 21/05/2021

गावाचे नाव: दिंडोशी

दस्तऐवजाचा अनुक्रमांक: बरल-१ -5964-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रकाशचंद्र अंबिका राय

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 900.00
पृष्ठांची संख्या: 45

एकूण: रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:18 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.7377927/-

मोबदला रु.9000000/-

भरलेले मुद्रांक शुल्क : रु. 450000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2005202105933 दिनांक: 21/05/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000755254202122M दिनांक: 21/05/2021

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

Amulsi

मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT,
DELIVERED ON 24 MAY 2021

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

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संज्यालयाचे मुद्रांक
बोरीवली

बयल
Rs 142900/-

ब मुद्रांक - दुय्यम निबंधक



Transaction ID

202105211754

पान-१

वर्षाचे वर्ष	2021
प	मुंबई उपनगर
विभाग	61-विशेषी (कोगेवली)
प्लॉट विभाग	61/286 भूभाग: उत्तम कोई मीगा, पश्चिम व दक्षिणेस गावाची मीगा, पूर्वेस हुताती मार्ग
पत्ता / व. भू क्रमांक :	मि.टी.एम. नवम् 10

क्र.सं.	विवासी सतविका	नगरालय	दुबळे	औद्योगिक	पो.प्रमाणनाचे एकक
30	142900	159450	181500	142900	चौरस मीटर

Type - Resale
First Sale Date - 22/02/2021
Resale of built up Property constructed after circular dt.02/01/2018

साला विलय पट/वाढ = 100% apply to rate= Rs.142900/-

१-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्शिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)

$$= (((142900 - 77580) * (100 / 100)) + 77580)$$

= Rs.142900/-

२ मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

$$= 142900 * 51.63$$

= Rs.7377927/-

३ मिळकतीचे मूल्य = मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मॅगनाईन मकला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस घालणी + मॅकेनिकल वाहनतळ

$$= A + B + C + D + E + F + G + H + I + J$$

$$= 7377927 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$$

= Rs.7377927/-

Home Print



सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

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CHALLAN
MTR Form Number-6



Form No. MH000755254202122M	BARCODE	Date 26/04/2021-12:56:37	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 BRL1_JT SUB REGISTRAR BORIVALI 1	PAN No.(If Applicable)	AABPR4375G	
Location MUMBAI	Full Name	PRAKASHCHANDRA AMBIKA RAI AND ANKUSH PRAKASHCHANDRA RAI	
Year 2021-2022 One Time	Flat/Block No.	FLAT NO. 402-B, A WING, MUKTANGAN CHS LTD	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
30045501 Stamp Duty	450000.00	UPPER GOVIND NAGAR	MALAD EAST, MUMBAI		4 0 0 0 9 7
30063301 Registration Fee	30000.00				

Remarks (If Any)	
PAN2=FSBPS9237M--SecondPartyName--WISHAL SANJAY SHARMA AND OTHERS-	
Amount In	Four Lakh Eighty Thousand Rupees Only
Words	
Total	4,80,000.00

Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572021043064093	CPAAMRRB5
Cheque/DD No.		Bank Date	RBI Date	30/04/2021-00:00:00	03/05/2021
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	322 , 03/05/2021		

Department ID : **Validity unknown** be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9819980799
 Note: This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document.
 टी. चालन केवल दुरु. लयात नोदणी करावयाच्या दस्तऐवजादी लागू आहे. नोदणी न करतावयाच्या वस्तुसामी सधर चालन लागू.

Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.05.21
 13:03:05 IST
 Reason: Secure
 Document
 Location: India

बरेल - १
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No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
(IS)-324-5964		0000671727202122	21/05/2021-12:58:23	IGR190	30000.00

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made on this 21st day of May 2021,
BETWEEN

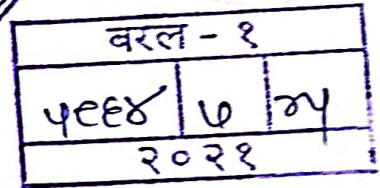
MR. VISHAL SANJAY SHARMA, MRS. RENU SANJAY SHARMA & MR. SANJAY SOHANLAL SHARMA, all adults, aged about 25 years, 52 years and 52 years respectively, Resident Indian Inhabitants, at present having residential address at G 2 Radhakunj B, Nevatia Road, Malad East, Mumbai- 400 097, hereinafter collectively called as "**THE TRANSFERORS**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include their respective heirs, executors, administrators and assigns) of the One Part

AND

MR. PRAKASHCHANDRA AMBIKA RAI & MR. ANKUSH PRAKASHCHANDRA RAI, both adults, aged about 65 years & 33 years respectively, at present having residential address at Flat No. B/303, Muktangan C.H.S Ltd., Kailashpuri Road, Upper Govind Nagar, Malad (East), Mumbai - 400 097, hereinafter collectively called "**THE TRANSFEREES**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include their respective heirs, executors, administrators and assigns) of the Other Part.

Vishal Sanjay
R.S. Sharma
Sanjay

Ankush Rai
Ankush Rai
1



WHEREAS :

❖ The Transferors are members of **MUKTANGAN CO-OPERATIVE HOUSING SOCIETY LTD** (hereinafter referred to as "the said society") registered under the Maharashtra Co-operative Societies Act, 1960 bearing registration no. MUM/W-P/HSG/TC/11949/2002-03 DATED 24.3.2003 having its address at Plot No. 154 & 156 to 159 of land bearing CTS No. 97A/50 to 52, 57, 58-2(Pt) of Village Chincholi & CTS No. 10/13, 10/14 of Village Dindoshi situated at Kailashpuri Road, Upper Govind Nagar, Malad (East), Mumbai - 400 097 & holding five fully paid



shares of Rupees fifty each, bearing distinctive numbers from 045 (both inclusive) entered in the Share Certificate No. 09 hereinafter referred to as "**the said shares**") and interest in the property of the Society that is Flat No. 402-B admeasuring 463 sq. ft. equivalent to 43.08 sq. mtrs. Carpet area on the 4th floor of the "A" wing of the building of the said Society (hereinafter the said flat no. 402-B called as "**the said flat**").

❖ The building of the said society was constructed in the year 2001 and consists of Stilt plus 8 upper floors with Lift.

❖ Ms. Ish Walia was the original owner of the said flat.

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By an Agreement for sale dated 29th March 2001, entered into between **M/S UPVAN ASSOCIATES**, a partnership firm registered under the Partnership Act, 1932 and having its office at Convent House, Yashodham, Gen. A.K. Vaidya Marg, Goregaon (East) Mumbai - 400 063, therein referred to as "The Developer" of the One Part and the above said Ms. Ish Walia, therein referred to as "the Purchaser" of the Second Part, the Developer therein agreed to

R.S. Sharma
Sanjay

Anandkumar
Anandkumar

sell the said flat i.e. flat no. 402-B on the 4th floor of the "A" wing of the building known as "Muktangan" situated at Plot No. 154 & 156 to 159 of land bearing CTS No. 97A/50 to 52, 57, 58-2(Pt) of Village Chincholi & CTS No. 10/13, 10/14 of Village Dindoshi situated at Kailashpuri Road, Upper Govind Nagar, Malad (East), Mumbai - 400 097, to the Purchaser therein for and at the consideration and on the terms and conditions contained therein. The said agreement dated 29th March 2001 is lodged for registration with the Office of the Joint Sub Registrar, Borivali, Mumbai Suburban District under serial no. PBDR-2/1732/2001 dated 30th March 2001.

- ❖ The above said Ms. Ish Walia became member of the said society when the same was formed and the said society allotted the said shares in the name of the above said Ms. Ish Walia.
- ❖ Thereafter vide an Agreement for Sale dated 31st December 2020, executed between the above said Ms. Ish Walia, therein referred to as "the Transferor" of the First part and the Transferors herein namely, **MR. VISHAL SANJAY SHARMA, MRS. RENU SANJAY SHARMA & MR. SANJAY SOHANLAL SHARMA**, therein referred to as "the Transferees" of the Second part, the Transferor therein sold, transferred all her rights, title and interest in the said flat and the said shares to the Transferees therein, the Transferors herein on the terms and conditions contained in the above said agreement dated 31st December 2020 and the Transferors herein became the lawful owners of the said flat and the said shares after payment of the full agreed consideration to the Transferor therein and they obtained vacant and peaceful possession of the said flat



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Ishwalia
R.S.Sharma
Sanjay

Sharma
Ankur Rai

from the Transferor therein. The said Agreement for Sale dated 31st December 2020 is registered with the Office of the Joint Sub-Registrar, Borivali -1 under serial No. BRL-1-2585-2021 on 22nd February 2021.

❖ Pursuant to the above said Agreement for Sale dated 31st December 2020, the Transferors herein are the Legal and Lawful members of the said Society holding the said shares which is coupled with the right of use, occupation and possession and the right to hold on ownership basis, the said flat.



WHEREAS the TRANSFERORS out of their own will have decided to sell the Said Flat on **OWNERSHIP BASIS**.

AND WHEREAS the TRANSFEREES being desirous of purchasing a residential premises, came to know of the same, approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREES that:

A) They have availed home loan from ICICI Bank Ltd., on the security of the said flat and the said shares and the amount of loan outstanding as on date is approx. Rs. 45 lakhs.

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B) Except for the above said loan from ICICI Bank Ltd., they are the absolute and lawful owners of the Said Flat and are bonafide members of the Said Society and no other person/s has/have right, title or interest in the Said Flat and they are sufficiently entitled to deal with and/ or dispose of the Said Flat.

[Handwritten signature]

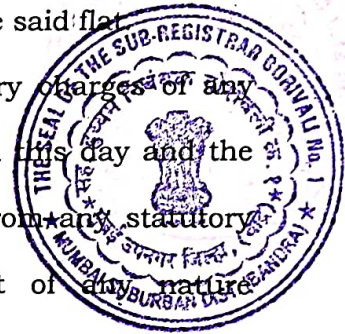
RS.Sharma

[Handwritten signature]

[Handwritten signature]

Ankurh Rai

- C) There are no suits, litigations, civil or criminal or any other proceeding pending against the TRANSFERORS personally, affecting the Said Flat.
- D) There are no attachments or Prohibitory order as against or affecting the Said Flat and except for the above said loan from ICICI Bank Ltd., the Said Flat is free from all other encumbrances or charges and/or is not the subject matter to any lis pendens or easements or attachments either before or after judgment. The TRANSFERORS have not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said flat.
- E) The TRANSFERORS have paid all the necessary charges of any nature whatsoever in respect of the said flat till this day and the TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the Said Flat.
- F) The TRANSFERORS in the past have not entered into any agreement either in the form of sale, exchange, assignment or other way whatsoever and have not created any tenancy or any other rights of the like nature in the Said Flat and have not dealt with or disposed off the Said Flat in any manner whatsoever.
- G) Neither the TRANSFERORS nor any of their predecessors in title have/had received any notice either from the Municipal Corporation and/or from other statutory body or authorities regarding the requisition and/or acquisition of the Said Flat.
- H) Subject to the repayment in full the above said loan from ICICI Bank Ltd., the TRANSFERORS have good and clear title and there



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R.S. Sharma

R.S. Sharma

R.S. Sharma

Ankur Rai

Ankur Rai

hereto.
21. This Agreement as also its formation, execution, validity, interpretation and implementation shall be governed by and construed in accordance with the laws of India.

22. Any disputes and/or differences arising out of this Agreement or from the interpretation of the terms and conditions, or non-compliance or non-payment there under, the same shall be resolved mutually and amicably by both the parties. If it cannot be



resolved mutually and amicably, the same shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 or any other relevant Arbitral law for the time being in force. The Arbitration Proceedings shall be held in English language in the City of Mumbai.

23. The Courts at Mumbai alone shall have exclusive jurisdiction to try and entertain all disputes arising between the parties hereunder.

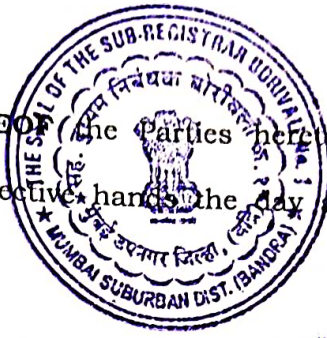
दरत - १
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SCHEDULE OF FLAT

All that piece and parcel of a Residential Flat No. 402-B admeasuring 463 sq. ft. Carpet area equivalent to 43.08 sq. mtrs. Carpet area on the 4th floor in "A" wing, in the building of the Society known as "MUKTANGAN CO-OP. HOUSING SOCIETY LTD." situated at Plot No. 154, 156 to 159 of land bearing CTS no. 97A/50 to 52, 57 58-2(Pt.) of village Chincholi & CTS nos. 10/13 & 10/14 of Village Dindoshi, Taluka Borivali, Mumbai Suburban district, Kailashpuri Road, Upper Govind Nagar, Malad (East), Mumbai - 400 097.

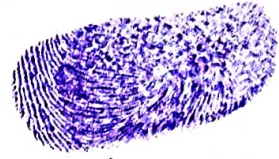
RS. Sharma
Sanjay

Ankur Rai



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

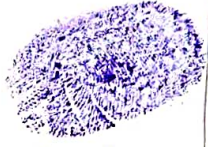
SIGNED AND DELIVERED by)
the within named Transferors,)
MR. VISHAL SANJAY SHARMA)
Income Tax PAN : FSBPS9237M)



Vishal



MRS. RENU SANJAY SHARMA)
Income Tax PAN : ECMPS0474Q)



R.S. Sharma



&)
MR. SANJAY SOHANLAL SHARMA)
Income Tax PAN : BNIPS2247B)

Sanjay

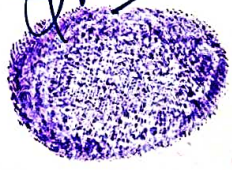


in the presence of :)
Aman Sharma)
AS)

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२०२१		

SIGNED AND DELIVERED by)
the within named Transferees ,)
MR. PRAKASHCHANDRA AMBIKA)
RAI,)
Income Tax PAN : AABPR4375G)

Prakash



&)
MR. ANKUSH)
PRAKASHCHANDRA RAI)
Income Tax PAN : AKRPR5365C)

Ankush Rai



in the presence of :)
Mr. Rahul Prakashchandra Rai)
|)

Muk. Angam

Office of the
Ex. Engr. Bldg. Proposals (Western Suburbs)
Dr. Babasaheb Ambedkar
Roadwell (West), Mumbai-400 077

NO. CHE/7510/BP(W.S)AP OF E 6 JUN '2001

To: Shri. R.T. Shetty,
C.A. to Owner.

Sub : Permission to occupy the completed bldg.
No.2 on plot No.154, 156 to 159 on land
bearing C.T.S. No.97A/50 to 52, 57, 58,
.2 (pt.), 10/13 and 14, 10 (pt.) of Village
Chincholi and Dindoshi situated at Upper
Govind Nagar, Malad (East).

Sir.

Ref : Your Arch's letter dated 12.4.2001.

The development work of building No.2 comprising of Wings 'A', 'B' and 'C' - Stilt + 8 upper floors on plot No.154, 156 to 159, bearing C.T.S.No.97A/50 to 52, 57, 58, 2(pt.), 10/13,14 and 10(pt.) of Village Chincholi & Dindoshi, situated at Upper Govind Nagar Malad(East) completed under the supervision of Shri Ashok Mody, Licenced Architect, having Lic. No. M/176, Shri V.M. Joshi, Licenced Structural Engineer, having Licence No. STR/J/26 and Lic. No. STR/J/26 and Lic. No. STR/J/26, Shri Girishkumar M. Guntla, having Licence No.G/88/SS-1, shall be occupied on the following conditions.

1. That the certificates U/s 270A & 270B of the Act shall be obtained from A.E.W.W.P/North and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.

A set of plan duly signed is returned herewith

In token of approval		
<i>yeex</i>	<i>de</i>	<i>xy</i>
Your's faithfully		

6 JUN 2001

Ex. Engineer, Bldg. Proposal
(Western Suburbs) 'P & K/W'

- Copy to :
1. Architect, Shri Ashok Mody,
 2. Asst. Mpl. Commissioner, P/North
 3. E.E.V
 4. A.A.&C.P/North & A.E.W.W.P/North
 5. A.H.S. (R-1)

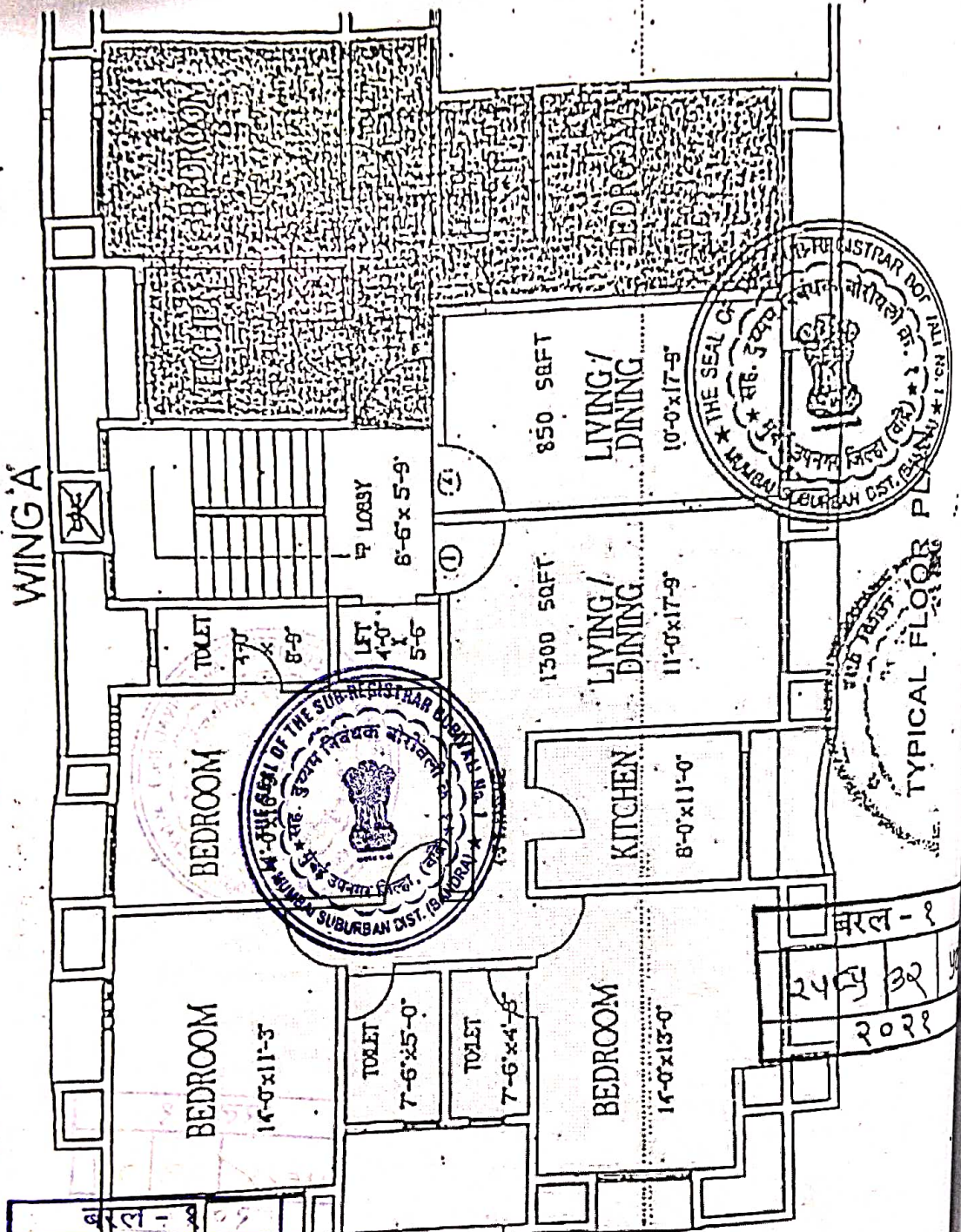
For information please.

Ex. Engr. Bldg. Proposals
(Western Suburbs)

b/c: \OCCUP\JAN\7510MAY



WING 'A'



TYPICAL FLOOR PLAN

बिल - १	०९
येर ३२	४५
२०२१	

बिल - १	१३
२४	३२
२०२१	

Flat No. 402-B

Ft. 'A' wing

Signature

Signature

गावाचे नाव : दिंडोळी

करारनामा

9000000

7377927

पत्रावरून घ्याव्या शाबतितपट्टाकार
पत्रावरून घ्याव्या शाबतितपट्टाकार
पत्रावरून घ्याव्या शाबतितपट्टाकार

1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं.402बी,ए व्दिग,4 था मजला,मुक्तांगण को-ऑप. हाऊसिंग सोसायटी लीमीटेड,कैलाशपुरी रोड,अप्पर गोविंद नगर,मालाड पूर्व,मुंबई - 400097 ... सदनिकेचे एकूण क्षेत्रफळ 463 चौ.फूट. कारपेट म्हणजेच 51.63 चौ.मी. बांधीव.(प्लॉट नंबर 154,156 ते 159). PUI: PS2114923980008 ((C.T.S. Number : 10/13 & 10/14 ;))

1) 51.63 चौ.मीटर

पत्रावरून घ्याव्या शाबतितपट्टाकार
पत्रावरून घ्याव्या शाबतितपट्टाकार

पत्रावरून घ्याव्या शाबतितपट्टाकार
पत्रावरून घ्याव्या शाबतितपट्टाकार

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कलिंगा दिनांक

पत्रावरून घ्याव्या शाबतितपट्टाकार

पत्रावरून घ्याव्या शाबतितपट्टाकार

पत्रावरून घ्याव्या शाबतितपट्टाकार

पत्रावरून घ्याव्या शाबतितपट्टाकार

पत्रावरून घ्याव्या शाबतितपट्टाकार

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1): नाव:-विशाल संजय शर्मा वय:-25; पत्ता:-प्लॉट नं: जी 2, माळा नं: -, इमारतीचे नाव: राधाकुंज वी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: निवेटिया रोड, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-FSBPS9237M
2): नाव:-रेणू संजय शर्मा वय:-52; पत्ता:-प्लॉट नं: जी 2, माळा नं: -, इमारतीचे नाव: राधाकुंज वी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: निवेटिया रोड, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ECMPS0474Q
3): नाव:-संजय सोहनलाल शर्मा वय:-52; पत्ता:-प्लॉट नं: जी 2, माळा नं: -, इमारतीचे नाव: राधाकुंज वी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: निवेटिया रोड, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BNIPS2247B

1): नाव:-प्रकाशचंद्र अंबिका राय वय:-65; पत्ता:-प्लॉट नं: बी/303, माळा नं: 3 रा मजला, इमारतीचे नाव: मुक्तांगण सी.एच.एस लीमीटेड, ब्लॉक नं: मालाड पूर्व,मुंबई, रोड नं: कैलाशपुरी रोड,अप्पर गोविंद नगर, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AABPR4375G
2): नाव:-अंकुश प्रकाशचंद्र राय वय:-33; पत्ता:-प्लॉट नं: बी/303, माळा नं: 3 रा मजला, इमारतीचे नाव: मुक्तांगण सी.एच.एस लीमीटेड, ब्लॉक नं: मालाड पूर्व,मुंबई, रोड नं: कैलाशपुरी रोड,अप्पर गोविंद नगर, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AKRPR5365C

21/05/2021

21/05/2021

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450000

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

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

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Records of this transaction have been forwarded by Email (dated 21/05/2021) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.