



Tuesday, April 07, 2015  
4:32 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3274 दिनांक: 07/04/2015

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-4-2732-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मुकूल अरविंद श्रोत्री

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 820.00

पृष्ठांची संख्या: 41

एकूण: रु. 30820.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 4:45 PM ह्या वेळी मिळेल.

सह दुय्यम निबंधक, घोरीवली 4

औदयोगिक

मीटर / फूट

बाजार मूल्य: रु.4675095 /-

भरलेले मुद्रांक शुल्क : रु. 325000/-

मोबदला: रु.6500000/-

सह दुय्यम निबंधक, घोरीवली क्र. ४,

सुंदह उपनगर जि.सु.

ही

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000034305201516S दिनांक: 07/04/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 820/-

/ वाढ

*M. S. Moti*

**DELIVERED**



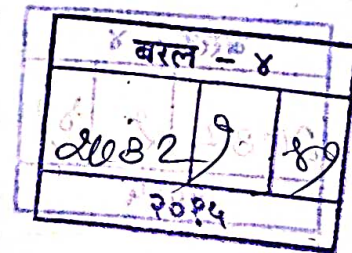
18. देय मुद्रांक शुल्क:- \_\_\_\_\_

भरलेले मुद्रांक शुल्क:- 3,24,000/-

19. देय नोंदणी फी:- 30,000/-

लिमीट

सह दुय्यम निबंधक घोरी - ४





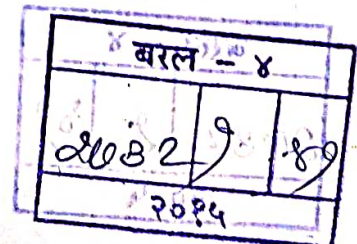
महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 2015.

1. दस्ताचा प्रकार :- कवावनामा अनुच्छेद क्रमांक 24 वा
2. सादरकर्त्याचे नाव :- सुकुल अरावेद
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- शाळास पूव
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- ४०४/४१४
6. मूल्य दरविभाग (झोन) :- ६२/२९९ उपविभाग \_\_\_\_\_
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ मी. दर :- १०३५००/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ४५.१६ कार्पेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- \_\_\_\_\_ गच्ची :- \_\_\_\_\_ पोटमाळा :- \_\_\_\_\_
10. मजला क्रमांक :- प्रथम मजला उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- \_\_\_\_\_ घसारा :- \_\_\_\_\_
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- \_\_\_\_\_ ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- \_\_\_\_\_  
2. नवीन इमारतीत दिलेले क्षेत्र :- \_\_\_\_\_  
3. भाड्याची रक्कम :- \_\_\_\_\_
15. लिह अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- \_\_\_\_\_  
निवासी/अनिवासी 2. अनामत रक्कम / आगावू भाडे :- \_\_\_\_\_  
3. कालावधी :- \_\_\_\_\_
16. निर्धारित केलेले बाजारमूल्य :- ४६७५०९५/-
17. दस्तामध्ये दर्शविलेली मोबदला :- ६५,००,०००/-
18. देय मुद्रांक शुल्क :- \_\_\_\_\_ भरलेले मुद्रांक शुल्क :- ३,२५,०००/-
19. देय नोंदणी फी :- ३०,०००/-

लिपीक



सह दुय्यम निबंधक जोरी - ४



**महाराष्ट्र शासन**  
**GOVERNMENT OF MAHARASHTRA**  
**ई-सुरक्षित बँक व कोषागार पावती**  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

Bank/Branch: IBKL - 6910626/Borivali [West]  
 Pmt Txn id : 60757477  
 Pmt DtTime : 04-APR-2015@13:55:45  
 ChallanIdNo: 69103332015040450605  
 District : 7101-MUMBAI

**14032440094536**

Stationery No: 14032440094536  
 Print DtTime : 04-Apr-2015@17:26:25  
 GRAS GRN : MH000034305201516S  
 Office Name : IGR193-BRL4\_JT SUB REGI

StDuty Schm: 0030045501-75/STAMP DUTY  
 StDuty Amt : R 3,25,000/- (Rs Three, Two Five, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable Consideration: R 65,00,000/-  
 Prop Descr : B 33,PETHE NAGAR,KEDARMAL ROAD,MALAD EAST,MUMBAI,,Maharashtra,400909

Duty Payer: PAN-AWVPS9439A,MUKUL ARVIND SHROTRI  
 Other Party: PAN-AHCPJ2358P,DWARKANATH R JAGUSTE

Bank official1 Name & Signature  
*(B A Bhandari)*

*Abhijit Khankal*



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



*Mukul Shrotri*

*Dwarkanath Jaguste*

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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

*Mukul Shrotri*

*Dwarkanath Jaguste*



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 7<sup>th</sup> day of April, 2015

**BETWEEN**

**DWARKANATH RAGHUNATH JAGUSTE**, aged 79 years, an adult, Indian Inhabitant, Owner of Flat no. B-33, Third Floor, PETHENAGAR CO. OP. HOUSING SOCIETY LIMITED, situated at Kedarmal Road, Malad (East), Mumbai 400 097, hereinafter called and referred to as the "TRANSFEROR" (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **ONE PART**;

**AND**

**MR. MUKUL ARVIND SHROTRI**, aged 39 years, an adult, Indian Inhabitant, presently residing at B-45, Fourth Floor, Pethenagar Co. op. Hsg. Soc. Ltd., Kedarmal Road, Malad (East), Mumbai 400 097, hereinafter called and referred to as the "TRANSFeree" (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **OTHER PART**;

घरल - ४		
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*Mukul Shrotri*

*DWarkanath Jaguste*



WHEREAS by an Articles of Agreement for sale dtd. 07<sup>th</sup> Day of August, 1972 entered between PETHE ENGINEERING & CONSTRUCTION CO. (therein referred to as "THE VENDORS") and DWARKANATH RAGHUNATH JAGUSTE (therein referred to as "THE PURCHASER"). The said VENDORS gave the possession in respect of Flat no. B-33, Third Floor, PETHENAGAR CO. OP. HOUSING SOCIETY LIMITED, Kedarmal Road, Malad (East), Mumbai 400 097 to DWARKANATH RAGHUNATH JAGUSTE. The said VENDORS had put the said DWARKANATH RAGHUNATH JAGUSTE, as the Owner, thereof in respect of Flat no. B-33, the terms and conditions mentioned in the said Agreement for Sale.

WHEREAS in the circumstances the TRANSFEROR is seized and possessed and/or otherwise well and sufficiently entitled to and of the said Flat no. B-33, Third Floor, PETHENAGAR CO. OP. HOUSING SOCIETY LIMITED, situated at Kedarmal Road, Malad (East), Mumbai 400 097, (hereinafter called and referred to as "the said Flat") for the sake of brevity;

WHEREAS this Agreement shall be subject to the provision of the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder.

WHEREAS M/s Pethe Engineering & Construction Co. were the original owners and landlords, and were seized and possessed or otherwise well and sufficiently entitled to the land, hereditaments and premises as owners, being land admeasuring 4,671 sq. yards (i.e. 3903.95 sq. mtrs.) or thereabouts, situated, lying and being at Kedarmal Road, Malad (East), Mumbai 400 097, Mumbai Suburban District, bearing Survey no. 302, C. S. No. 404, Hissa no. 1, 2 & 3, P Ward No. 7079, Street No. 93/2B, and bounded as follows, that is to say on or towards the North by plot bearing survey no. 303 on or towards the North by Plot bearing Survey no. 303 on or towards the South by existing passage and 60 ft. then proposed road carved out of S. No. 299 on or towards the east by 44 ft. then proposed road curve out of S. no. 300 and on or towards the west by Kedarmal Road.

The said M/s Pethe Engineering & Construction Co. have developed the said premises and constructed buildings thereon comprising of Ground floor and four upper floors, as per plans and specifications approved and sanctioned by the B. M. C. and have obtained occupation certificate in respect of the said buildings.

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M/s Pethe

Dwarkanath Jaguste



AND WHEREAS the TRANSFEROR is bonafide member of PETHENAGAR CO. OP. HOUSING SOCIETY LIMITED, the society duly registered under M.C.S. Act, 1960 vide Registration No. BOM/HSG/3156 OF 1971 dated 23-09-1971 and having Share Certificate no. 57 bearing distinctive nos. 281 to 285 (hereinafter referred to as "the said Society and the said Shares")

AND WHEREAS the TRANSFEROR has agreed to sell and transfer and assign all his right, title and interest in respect of the above said Flat & said Shares in favour of the TRANSFEREE on certain terms and conditions mutually agreed by and between the parties and the parties have hereunto reduced the same In writing which are as under:-

**NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-**

1. The TRANSFEROR hereby agrees to sell and TRANSFEREE hereby agrees to purchase and acquire the said Flat no. B-33, Third Floor, PETHENAGAR CO. OP. HOUSING SOCIETY LIMITED, situated at Kedarmal Road, Malad (East), Mumbai 400 097, described in the Schedule hereunder written together with the permanent and absolute right of the use and occupation of the said Flat "AS IT IS" for the agreed consideration of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only).
  - a) That the TRANSFEREE have paid a sum of Rs.7,51,000/- (Rupees Seven Lakhs Fifty One Thousand Only) by cheque as and by way of token / part payment amount to the TRANSFEROR, for the execution of this agreement. The TRANSFEROR duly acknowledges the receipt at the foot thereof.
  - b) That the TRANSFEREE have paid a sum of Rs.1,84,000/- (Rupees One Lakh Eighty Four Thousand Only) by cheque as and by way of part payment amount to the TRANSFEROR, on or before execution of this agreement for sale.
  - c) It is hereby agreed by and between the parties that the TRANSFEREE shall pay the balance consideration amount of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) to the TRANSFERORS after sanctioning the loan from the concerned Bank, on or before 30 bank working days from date of execution of this agreement.
  - d) Nothing contained in this shall be considered as a transfer, assignments, demise, sale or conveyance of the said right, title and

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*M. S. Amte*

*[Signature]*



interest in the said Flat till the balance amount is paid by the TRANSFEREE herein as agreed herein before and if TRANSFEREE fails to make the above mentioned payment in time said Agreement for Sale shall considered as void / cancelled.

2. The TRANSFEREE will pay the TDS @ 1% on the agreement value of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only) which is equivalent to Rs.65,000/- (Rupees Sixty Five Thousand Only). The said TDS amount of Rs.65,000/- (Rupees Sixty Five Thousand Only) will be deducted from the agreed consideration of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only) to be paid to the TRANSFEROR and TDS Certificates to that effect will be handed over to the TRANSFEROR by the TRANSFEREE.
3. The TRANSFEROR has obtained the consent from the Managing Committee of the said society for transfer of the said Flat and of the five shares held by them in the said society to the TRANSFEREE. The TRANSFEROR will obtain No Objection Certificate ("NOC") from society stating no dues pending towards said society against the said flat and will hand over the same to TRANSFEREE.
4. The TRANSFEROR has confirmed that there is no outstanding loan on the said flat.
5. The TRANSFEROR shall deliver vacant and peaceful possession of the said Flat against the full and final payment and shall also execute the transfer form of the said shares, including NOC from society, as and by way of the completion of the sale. In the event of his failure to deliver the possession of the said Flat as aforesaid, the TRANSFEREE shall be entitled to specific performances of this Agreement and/or damages without prejudice to their other rights and remedies available to their in Law or Equity.
6. In consideration of the above amount TRANSFEROR shall assign and transfer all his rights, title and interest in respect of the above said Flat including his tenancy, occupancy, possessor, ownership rights, membership, title and interest in respect of the said Flat in favor of the TRANSFEREE and thereafter the TRANSFEROR will has no right, title and interest therein.

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*Mrs. Shreeta*

*Dr. Jagdish*



25. The Stamp Duty and Registration charges if any shall be borne by the TRANSFEREE in respect of the said Flat to the concerned authority alone.

**SCHEDULE OF THE PROPERTY**

Flat no. B-33, admeasuring 405 sq. ft. carpet area, Third Floor, PETHENAGAR CO. OP. HOUSING SOCIETY LIMITED, situated at Kedarmal Road, Malad (East), Mumbai 400 097, and lying and bearing C. T. S. No. 404, Village: Malad (East), Taluka: Borivali in the Registration District of Mumbai Suburban, the building consists of Ground plus Four Upper Floors without lift, the said building constructed in year \_\_\_\_\_.

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

SIGNED SEALED AND DELIVERED by )

The within named "TRANSFEROR" )

DWARKANATH RAGHUNATH JAGUSTE \

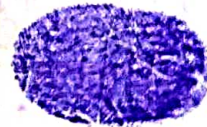
PAN - AHCPJ2358P

In the presence of .....

*Crunchesh Gopal pai  
Manglore Stores,  
Station Road -  
Goregaon W. S. Ltd*



*D.R. Jaguste*



SIGNED SEALED AND DELIVERED by )

Within named "TRANSFEREE"

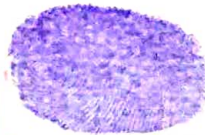
MR. MUKUL ARVIND SHROTRI

PAN - AWVPS9439A

In the presence of .....



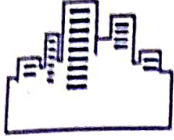
*Mukul Shrotri*



*Chandreshkhar S. Sakharia  
10/1097, Indraprastha Court,  
Gurgaon (Haryana) - 122002  
C.S. Sakharia*

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2682	93	89
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दुरध्वनी : २६६० २११९

# पेठेनगर सहकारी सहनिवास संस्था मर्यादित

PETHENAGAR CO.-OP. HSG. SOC. LTD.

(रजि. क्र. ३१५६ ता. २३-९-७१)

(OFFICE COPY)

संदर्भ \_\_\_\_\_

ता. 31/3/2015

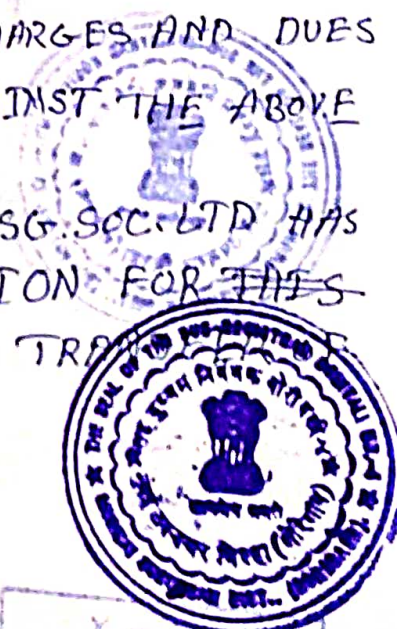
TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT AS PER THE REGISTER OF THE SOCIETY AND SHARE CERTIFICATE REGISTER MR. DWARKANATH RAGHUNATH JAGUSTE OWNER OF THE FLAT NO "33" IN BUILDING "B" OF PETHENAGAR C.H.S.LTD.

ALL TYPES OF SOCIETY CHARGES AND DUES ARE PAID TILL DATE AGAINST THE ABOVE SAID FLAT NO B-33

PETHE NAGAR CO.OP. HSG. SOC. LTD HAS NO ANY KIND OF OBJECTION FOR THIS ANY TRANSACTION AND TRANSFER OF SHARES.

THANKING YOU



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For Pethenagar Co-op. Hsg. Society Ltd

Maulhari T.  
SECRETARY

२०१५		
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२०१५		
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**PETHENAGAR CO-OP. HOUSING SOCIETY LTD.**

(Regd. under the Maharashtra Co-operative Societies Act. of 1960)

Regd. No. Bom./Hsg./3156 of 1971 dated 23-9-1971

Kedarmal Road, Malad (East), Bombay - 64.

Authorised Share Capital Rs. 100 000/-

Member's Reg. No. \_\_\_\_\_

Divided into 2000 Shares of  
Rs. 50/- Each

Share Certificate No 57

This is to Certify that Shri/Lt. JAGUSTE DWARKANATH  
RAGHUNATH. is/are the Registered Holder(s) of  
FIVE Shares numbered 281 to 285 inclusive in the  
Pethenagar Co-operative Housing Society Limited upon  
which the sum of Rupees Fifty per share has been fully paid,  
subject to the Bye-laws of the Society.

Given under the Common Seal of the said Society at Bombay  
this 4<sup>th</sup> day of SEPT. 1980

U. Shahapurkar Chairman

M. N. Nam Hon. Secretary

[Signature] Member of Committee



घराल - ४		
263270	89	
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07/04/2015 4 35:35 PM

दस्त गोषवारा भाग-2

बरल-4

दस्त क्रमांक:2732/2015

दस्त क्रमांक :बरल-4/2732/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मुकूल अरविंद श्रोत्री पत्ता:प्लॉट नं: बी-45 , माळा नं: 4था , इमारतीचे नाव: पेठेनगर को ऑप हौ सो लि , ब्लॉक नं: केदारमल रोड , रोड नं: मालाड पूर्व मुंबई , महाराष्ट्र, मुंबई. पॅन नंबर:AWVPS9439A	लिहून घेणार वय :-39 स्वाक्षरी:-		
2	नाव:द्वारकानाथ रघुनाथ जागुष्टे पत्ता:प्लॉट नं: बी-33 , माळा नं: 3रा , इमारतीचे नाव: पेठेनगर को ऑप हौ सो लि , ब्लॉक नं: केदारमल रोड , रोड नं: मालाड पूर्व मुंबई , महाराष्ट्र, मुंबई. पॅन नंबर:AHCPJ2358P	लिहून देणार वय :-79 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात  
शिक्का क्र.3 ची वेळ:07 / 04 / 2015 04 : 26 : 18 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविली

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गणेश गोपाल वै वय:58 पत्ता:मंगलोर स्टोर स्टेशन रोड गोरेगाव पश्चिम मुंबई पिन कोड:400104	स्वाक्षरी		
2	नाव:चंद्रशेखर - साडविलकर वय:50 पत्ता:10/1007 इंद्रप्रथ गोरेगांव पूर्व मुंबई पिन कोड:400104	स्वाक्षरी		

शेकका क्र.4 ची वेळ:07 / 04 / 2015 04 : 27 : 39 PM

शेकका क्र.5 ची वेळ:07 / 04 / 2015 04 : 28 : 21 PM नोंदणी पुस्तक 1 मध्ये

हद निका-बोरीवली4

EPayment Details.

Payment Number

Defacement Number



गावाचे नाव : मालाड

- |   |  |
|---|--|
| (1) विनेखाचा प्रकार   | करारनामा   |
| (2) मोबदला  | रु.6,500,000/-   |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे)  | रु.4,675,095/-   |
| (4) भू-मापन,पॉटहिस्मा व घरक्रमांक(असल्यास)  | 404/414, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : मदतिका नं: बी-33, माळा नं: 3रा, इमारतीचे नाव: पेठेनगर को ऑप ही सो लि, ब्लॉक नं: केदारमल रोड, रोड नं: मालाड पूर्व मुंबई 400097   |
| (5) क्षेत्रफळ   | 45.17 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:- द्वारकाताथ रघुनाथ जागुटे ; वय: 79;<br>पत्ता :-प्लॉट नं: बी-33, माळा नं: 3रा, इमारतीचे नाव: पेठेनगर को ऑप ही सो लि, ब्लॉक नं: केदारमल रोड, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई.<br>पिन कोड:- 400097<br>पॅन नंबर: AHCPJ2358P |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1) नाव:- मुकूल अरविंद श्रीवी ; वय: 39;<br>पत्ता:-प्लॉट नं: बी-45, माळा नं: 4था, इमारतीचे नाव: पेठेनगर को ऑप ही सो लि, ब्लॉक नं: केदारमल रोड, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई.<br>पिन कोड:- 400097;<br>पॅन नं:- AWWPS9439A;      |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 07/04/2015   |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 07/04/2015   |
| (11) अनुक्रमांक, खंड व पृष्ठ  | 2732/2015  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | रु.325,000/-   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | रु.30,000/-  |
| (14) शेरा   |  |

खरी प्रत

साह दुय्यम निबंधक ब.र.व.ली-४,  
मुंबई - पनगर, जवहा.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

