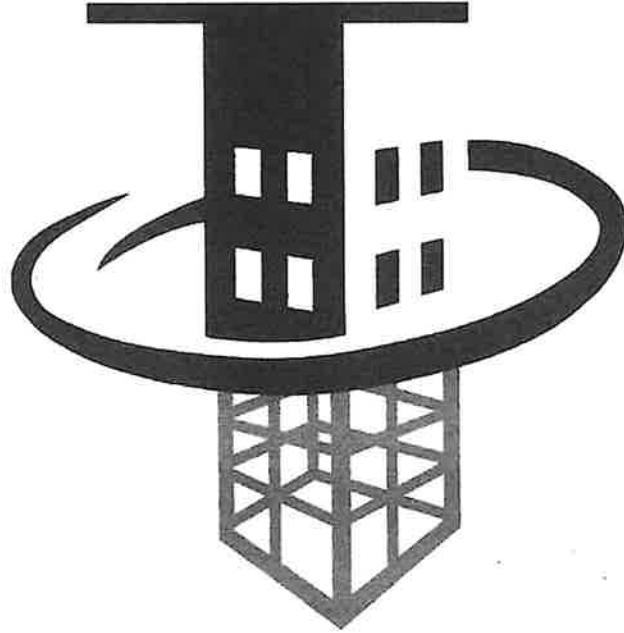


PHONE NO.+91-9820570570/022-28653410

SHOP NO.14, AKRUTI APARTMENT,
MATHURADAS ROAD, KANDIVALI (WEST), MUMBAI 400 067

RASHIDA YUNUS LAXMIDHAR
(ADVOCATE, HIGH COURT)



389/17664

पावती
Friday, August 09, 2024
6:22 PM

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 19802 दिनांक: 09/08/2024

गावाचे नाव: कांदिवली

दस्तऐवजाचा अनुक्रमांक: बरल-6-17664-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रमेश पंकजकुमार मेहता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, खंबनेल प्रिंट, सूची-२ अंदाजे
6:42 PM ह्या वेळेस मिळेल.
सह. दु. नि. बोरीवली 6

बाजार सुल्य: रु.6734455/-

मोबदला रु.10000000/-

भरलेले सुद्रांक शुल्क : रु. 600000/-

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा,

1) देयकाचा प्रकार: DHC रकम: रु.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0824076018317 दिनांक: 09/08/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006462317202425P दिनांक: 09/08/2024

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202408096269			09 August 2024, 04:15:12 PM	
बरल-6					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	79.कांदीवली बोरोवली				
उप मूल्य विभाग	भुभाग: उत्तरेस 90 फूट वि घो. रस्ता. पुर्वे व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड				
सर्व्हे नंबर / न. भू. क्रमांक	सि.टी.एस. नंबर#1068				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
67730	143500	165020	186400	143500	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधवगम क्षेत्र (Built Up)-	46.93 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधवगमाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 (0) वर्षे	व. प्रकाराचा दर -	Rs 30250/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs 143500/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = (((143500-67730) * (100 / 100))) + 67730 = Rs 143500/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 143500 * 46.93 = Rs 6734455/-					
Applicable Rules = 1004					
एकत्रित अंतिम मूल्य .. मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + फ्लॉअर-मजला क्षेत्र मूल्य + रस्ताच्या मालीम मूल्य + वरील मालीचे मूल्य + बंदीस्त वाहन तळमि मूल्य + खुल्या जमिनीवरील वक्तव तळमि मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांदस्त बाजामिनी + गेवेंकिले गाठनेतळ = A + B + C + D + E + F + G + H + I + J = 6734455 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 6734455/-					

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CHALLAN
MTR Form Number-6



GRN	MH006462317202425P	BARCODE	[Barcode]		Date	07/08/2024-21:19:30	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					BRL6_JT SUB REGISTRAR BORIVALI 6			
Location					MUMBAI			
Year					2024-2025 One Time			
Account Head Details			Amount In Rs.		Payer Details			
0030045501 Stamp Duty			600000.00		TAX ID / TAN (If Any)			
0030063301 Registration Fee			30000.00		PAN No.(If Applicable)			
Full Name					RASESH PANKAJKUMAR MEHTA and RIDDHI			
Premises/Building					RASESH MEHTA			
Flat/Block No.					Flat No.C/103 1st Floor MADHUVIHAR CHSL			
Road/Street					M. G. Cross Road No.4, Behind Patel Nagar			
Area/Locality					Kandivali (West), Mumbai			
Town/City/District					Kandivali (West), Mumbai			
PIN					4 0 0 0 6 7			
Remarks (If Any)					SecondPartyName=VIPIN DAMJI GOGRI~			
Total					Amount In Words			
Total					Six Lakh Thirty Thousand Rupees Only			
Payment Details					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN Ref. No.			
Cheque/DD No.					10000502024080708708 3688043735739			
Name of Bank					Bank Date RBI Date			
Name of Branch					07/08/2024-21:19:49 Not Verified with RBI			
					Bank-Branch			
					STATE BANK OF INDIA			
					Scroll No. , Date			
					Not Verified with Scroll			

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[Stamp]

[Seal of Sub-Registrar Borivali No. 6]

Department ID : Mobile No. : 9820570570
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.

Al Ramueta



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

Receipt of Document Handling Charges

PRN 0824076018317

Receipt Date 09/08/2024

Received from JSRB, Mobile number 9820570570, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 17664 dated 09/08/2024 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 07/08/2024

Bank CIN 10004152024080717303

REF No. 458602120043

Deface No 0824076018317D

Deface Date 09/08/2024

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

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0824076018317	Date 07/08/2024
Received from JSRB, Mobile number 9820570570, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 07/08/2024
Bank CIN 10004152024080717303	REF No. 458602120043
This is computer generated receipt, hence no signature is required.	

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: AGREEMENT FOR SALE :

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this 9th day of AUGUST, 2024 **:BETWEEN:** MR. VIPIN DAMJI GOGRI, aged 69 years, Indian Inhabitant of Mumbai, residing at Flat No.C/103, 1st Floor, Madhuvihar Co-Operative Housing Society Limited, M. G. Cross Road No.4, Behind Patel Nagar, Kandivali (West), Mumbai 400 067, hereinafter called as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the FIRST PART;

:AND:

MR. RASESH PANKAJKUMAR MEHTA, aged 38 years, & MRS. RIDDHI RASESH MEHTA, aged 35 years, Indian Inhabitants of Mumbai, residing at Flat No.C/3, Ground Floor, Madhuvihar Co-Operative Housing Society Limited, M. G. Cross Road No.4, Behind Patel Nagar, Kandivali (West), Mumbai 400 067, hereinafter called as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the SECOND PART;


Ramesh Mehta


M. S. Jayantilal Investments

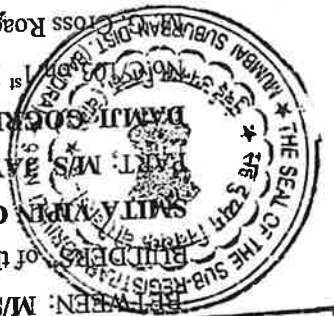

3. By virtue of the above MR. VIPIN DAMJI GOGRI, "THE TRANSFEROR" herein, became the sole, absolute and exclusive owner, fully seized, possessed of and well and sufficiently entitled to a Flat No.C/103 on 1st Floor in the building known as MADHUVIHAR CO-OP. HSG. SOC. LTD., situated at M. G. Cross Road No.4, Behind Patel Nagar, Kandivali (West), Mumbai 400 067, what is called "ON OWNERSHIP BASIS" (which is referred to as "THE SAID FLAT").

That the above said Gift Deed dated 8th June, 2021 was registered with the Sub-Registrar of Assurances Bortvalli No.6 under Document Serial No.BRL6-7690-2021 dated 08/06/2021 vide Receipt No.8384.

2. By a Gift Deed dated 8th June, 2021 made and entered into: BETWEEN: MRS. SMITA VIPIN GOGRI, therein referred to as the "DONOR" of the ONE PART; AND: MR. VIPIN DAMJI GOGRI, "THE TRANSFEROR" herein, therein referred to as the "DONEE" of the OTHER PART; MRS. SMITA VIPIN GOGRI gifted all her 50% undivided rights in Flat No.C/103 on 1st Floor in the building known as MADHUVIHAR CO-OP. HSG. SOC. LTD., situated at M. G. Cross Road No.4, Behind Patel Nagar, Kandivali (West), Mumbai 400 067, in favour of her husband MR. VIPIN DAMJI GOGRI together with all shares, rights, title, interest, benefits etc., on the terms and conditions mentioned therein.

The above said Articles of Agreement dated 5th December, 1989 was registered with the Sub-Registrar of Assurances under document serial No.P/11419/89.

BETWEEN: M/S. JAYANTILAL INVESTMENTS, therein called as "THE TRANSFEROR" of the ONE PART; AND: MR. VIPIN DAMJI GOGRI & MRS. SMITA VIPIN GOGRI, therein called as "THE PURCHASER" of the OTHER PART; M/S. JAYANTILAL INVESTMENTS agreed to sell and MR. VIPIN DAMJI GOGRI & MRS. SMITA VIPIN GOGRI agreed to purchase Flat No.4, Behind Patel Nagar, Kandivali (West), Mumbai 400 067, situated at 1st Floor in the building known as "MADHUVIHAR", together with all rights, title, interest, benefits etc., on the terms and conditions and for the consideration mentioned therein.



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2	2

4. "THE TRANSFEROR" is the bonafide registered member of **MADHUVIHAR CO-OP. HSG. SOC. LTD.**, a society formed and registered under the provision of Maharashtra Co-operative Societies Act, 1960 vide Registration No.BOM/WR/HSG/TC/7172 dt. 20-1-93, (hereinafter referred to as "THE SAID SOCIETY") and by virtue of membership of the said society "THE TRANSFEROR" are holding five fully paid up qualifying shares of Rs.50/- each bearing distinctive Nos. from 226 to 230 (both inclusive) entered into the Share Certificate No.046 issued by the said society dated 6th April, 1993, (hereinafter referred to as "THE SAID SHARES").

5. "THE TRANSFEROR" declares that his membership in the said society is valid and subsisting and not terminated by the said society and he has not received any notice of expulsion from the membership of the said society or any other notice restraining him from transferring the said Flat and the said shares.

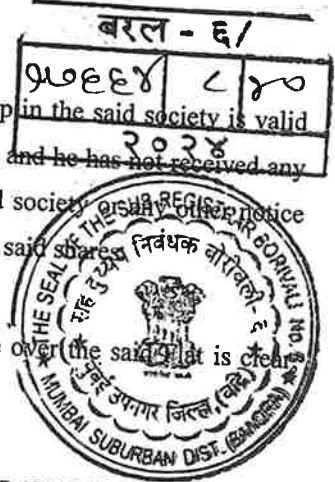
6. "THE TRANSFEROR" further declares that his title over the said Flat is clear, marketable and free from all encumbrances.

7. "THE TRANSFEROR" has agreed to sell to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase from "THE TRANSFEROR" the said Flat No.C/103 on 1st Floor in the building known as **MADHUVIHAR CO-OP. HSG. SOC. LTD.**, situated at M. G. Cross Road No.4, Behind Patel Nagar, Kandivali (West), Mumbai 400 067, together with all rights, title, interest, benefits, shares, sinking fund amount, electricity deposits, gas deposits, etc., on the following terms and conditions mutually agreed upon by and between the parties hereto.

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

1. "THE TRANSFEROR" has agreed to sell, transfer and assign to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase and acquire the said Flat No.C/103 on 1st Floor in the building known as **MADHUVIHAR CO-OP. HSG. SOC. LTD.**, situated at M. G. Cross Road No.4, Behind Patel Nagar, Kandivali (West), Mumbai 400 067, together with all the rights, title, interest, benefits, shares, sinking fund amount, electricity deposits, gas deposits, etc., at the lump sum price or consideration of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)**.

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B



2. Both the parties hereby agree that "THE TRANSFEREES" shall deduct Income

Tax at Source @ 1% of the full consideration i.e. Rs.1,00,000/- from the total Consideration amount, as provided under Section 194-IA of the Income Tax Act, and deposit the same in the Government treasury as mentioned hereinabove.

"THE TRANSFEREES" further undertakes to issue TDS Certificate to "THE TRANSFEROR" within 30 days from the date of registration of this Agreement.

DATE	19/6/20
THE TRANSFEREES	
THE TRANSFEROR	

"THE TRANSFEROR" do hereby admits and acknowledges to have received from "THE TRANSFEREES" the sum of Rs.19,00,000/- (RUPEES NINETEEN LAKHS ONLY) on or before execution of this Agreement being the part consideration amount for sale of the said Flat as per details mentioned in the receipt appearing hereunder.



4. "THE TRANSFEREES" agree and undertake to pay to "THE TRANSFEROR" the sum of Rs.80,00,000/- (RUPEES EIGHTY LAKHS ONLY) within 30 days as and by the way of Housing Loan Disbursement and/or any other alternate ways, being the balance full & final consideration amount for sale of the said Flat.

5. "THE TRANSFEROR" agrees and undertakes to handover to "THE TRANSFEREES" the vacant and peaceful possession of the said Flat against receiving the consideration amount in full.

6. "THE TRANSFEROR" hereby declares that he has in no way created any charge, claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charges, lien, mortgage and encumbrances; Should there be any claim from any person or persons, Government, Semi-Government authorities against the said Flat "THE TRANSFEROR" do hereby agrees and undertakes to indemnify "THE TRANSFEREES" against such claim.

7. "THE TRANSFEREES" are entitled to become the co-members of the said society and also agree to abide by the rules, regulations and byelaws of the said society.

8. "THE TRANSFEROR" agrees and undertakes to sign and execute all acts and Agreements in favour of "THE TRANSFEREES" and/or in favour of the society and/or in favour of other Government/Semi-Government authorities for the effective transfer of the said Flat and all incidentals thereof in the names of "THE TRANSFEREES".

Signature
[Handwritten mark]

9. "THE TRANSFEROR" agrees and undertakes to co-operate for getting the said Flat transferred in the records of the said society in the name of "THE TRANSFEREES" and to get "THE TRANSFEREES" admitted as the members of the said society in place of "THE TRANSFEROR" and such transfer charges or donation payable to the said society on account of transfer of names will be borne and paid by both the parties in equal proportion.

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10. "THE TRANSFEROR" has agreed to pay the society's dues, arrears and outgoings like maintenance, Municipal taxes, electricity charges, dues, etc. pertaining to the said Flat till the date of possession of the said Flat and thereafter such charges will be paid by "THE TRANSFEREES" and both the parties keep indemnified each other in this respect.



11. "THE TRANSFEROR" shall handover to "THE TRANSFEREES" the original Agreement, Share Certificate and other documents including but not limited to Society NOC in the format provided by the Bank pertaining to the said Flat as and when demanded by the Bank/Financial Institution of "THE TRANSFEREES".

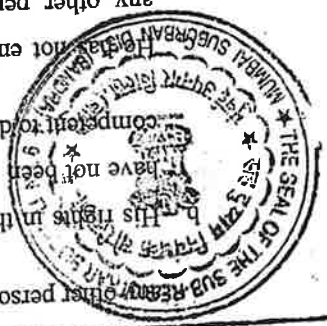
12. "THE TRANSFEROR" hereby declares that there is no prohibitory order by any Government and/or local authority or injunction by any court restraining him from handing over and/or transferring the said Flat. "THE TRANSFEROR" further declares that no attachment has been levied on the said Flat and further agrees to keep "THE TRANSFEREES" indemnified against any loss suffered by them on account of any liability of whatsoever nature if found in future for the period prior to handing over possession to "THE TRANSFEREES".

13. Notwithstanding any act, Agreement, matter or thing whatsoever made, done, committed or omitted or knowingly or willingly suffered to the contrary by him, "THE TRANSFEROR" or by any person lawfully or equitably claiming or to claim by, from, through, under or in trust for him, "THE TRANSFEROR" now has in himself good right, full power and absolute authority to grant, sell, transfer, convey, assure and assign the said Flat to "THE TRANSFEREES" and handover quiet, vacant and peaceful possession thereof to "THE TRANSFEREES" in pursuance hereof as owners.

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- i. There is no dispute between him and the said society or any other persons in any matter concerning the holding and enjoyment of the said Flat or the payment of dues on account thereof.
 - h. He has not received any claim or demand whatsoever from any other person on the footing of their being entitled to or having any claim or demand over the said Flat.
 - g. He has not charged, mortgaged or encumbered the said property in any manner whatsoever or offered the same as security for payment of any money or for performance or any obligation and as on date the said Flat is totally unencumbered.
 - f. Neither Income Tax nor any other public authority have issued any order restraining him from selling or disposing off the said Flat and there are no attachment or other prohibitory order issued by any competent court or authority preventing or restraining him from selling, disposing off or transferring the possession of the said Flat as contemplated hereunder.
 - e. There are no proceedings pending in any court or other forum or before any authority in respect of or concerning the said Flat and/or his right, title and interest thereto and therein.
 - d. His right and authority to grant, sell and transfer the said Flat in favour of "THE TRANSFERREES" are absolutely clear and marketable and free from all encumbrances, claims and reasonable doubt.
- (except with "THE TRANSFERREES" herein).
- granting on Leave and License to occupy the said Flat in respect thereof any other persons for any purpose including for sale, letting out or entering into any Agreement or arrangement whatsoever with any other persons/competent to do so.
- His rights in the said Flat are perfectly valid and subsisting and the same have not been terminated or cancelled by the society or any other persons/competent to do so.
- not entered into any Agreement or arrangement whatsoever with any other persons/competent to do so.



14. "THE TRANSFEROR" has represented to "THE TRANSFERREES" that:

1	He is exclusively entitled to the said Flat and is competent and entitled to sell, transfer and assign the same to "THE TRANSFERREES" as provided herein without having to obtain the consent concurrence or permission of other persons/competent to do so.
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- j. He has paid all the dues on account of or in respect of the said Flat for the period upto the date hereof and in any event if any amount is ~~not~~ due and outstanding for the period upto the date hereof he will pay the same.

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2028		

15. "THE TRANSFEREES" shall pay the necessary Stamp Duty as leviable by the concerned Government authority on this Agreement and shall also lodge the Agreement for registration and shall pay the registration fees. "THE TRANSFEROR" agrees to co-operate with "THE TRANSFEREES" for completing the registration formalities.



16. Both the parties agree and confirm that the recitals appearing hereinabove form integral part of this Agreement as if the same are set out in the body of the Agreement and both the parties hereto deem to have recorded, repeated and confirm the recitals appearing hereinabove.
17. Both the parties hereto declare and confirm that they have understood the contents of this Agreement fully in their vernacular language and/or in English Language and they are fully aware about the legal status of the Property and it shall be binding upon them and their legal heirs.

: PROPERTY SCHEDULE :

Flat No.C/103 admeasuring 505 sq. ft. Built-up area on 1st Floor in the building known as MADHUVIHAR CO-OP. HSG. SOC. LTD., situated at M. G. Cross Road No.4, Behind Patel Nagar, Kandivali (West), Mumbai 400067, constructed on all that piece and parcel of land bearing C.T.S. No.1068/1, Survey No.1A, Hissa No.1,2 & 4 (pt.), of Village: Kandivali, Taluka: Borivali Mumbai Suburban District.

The building consists of Ground + 6 (six) upper floors with lift and the year of construction is 1987-88.

[Handwritten signature]
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IN WITNESS WHEREOF the parties hereto has set and subscribed their respective hands

on the day and the year first herein above written.

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२०२४ - २१		



SIGNED, SEALED AND DELIVERED
 By the withnamed "THE TRANSFEROR"
 MR. RASESH PANKAJKUMAR MEHTA
 (PAN No. ATAPM3889L)
 MRS. RIDDHI RASESH MEHTA
 (PAN No. APAPM9125P)
 In the presence of
 MAHESH K. TEJANI
 (PAN No. ATAPM103H)

Vipin Gogri




SIGNED, SEALED AND DELIVERED
 By the withnamed "THE TRANSFERREES"
 MR. RASESH PANKAJKUMAR MEHTA
 (PAN No. ATAPM3889L)
 MRS. RIDDHI RASESH MEHTA
 (PAN No. APAPM9125P)
 In the presence of
 Rishi P. Mehta

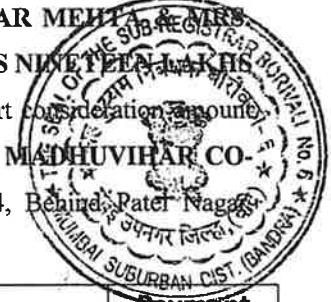
Rishi P. Mehta




: RECEIPT:

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२०२४	

RECEIVED with thanks from MR. RASESH PANKAJKUMAR MEHTA & MRS. RIDDHI RASESH MEHTA, a sum of Rs.19,00,000/- (RUPEES NINETEEN LAKHS ONLY) on or before execution of this Agreement being the part consideration amount for sale of Flat No.C/103 on 1st Floor in the building known as MADHUVIHAR CO-OP. HSG. SOC. LTD., situated at M. G. Cross Road No.4, Behind Pater Nagar, Kandivali (West), Mumbai 400 067, as within mentioned.



Sr. No.	Date	Reference No.	Bank	Amount	Payment Mode
1	10-07-24	HS92419250106723	ICICI Bank	100000	NEFT
2	02-08-24	SBIN124215151634	SBI	200000	NEFT
3	02-08-24	P215240340173282	Canara Bank	200000	NEFT
4	05-08-24	P218240340910380	Canara Bank	200000	NEFT
5	05-08-24	Q1TDZWT98887	Axis Bank	200000	NEFT
6	06-08-24	SBIN524219762831	SBI	200000	NEFT
7	06-08-24	D6Y33V5P7480	Axis Bank	200000	NEFT
8	06-08-24	DHA9284117	ICICI Bank	200000	NEFT
9	07-08-24	DHB9555172	ICICI Bank	200000	NEFT
10	07-08-24	P220240341703345	Canara Bank	200000	NEFT

TOTAL: Rs.19,00,000/- (RUPEES NINETEEN LAKHS ONLY)

I SAY RECEIVED

Vipin Gogri

(MR. VIPIN DAMJI GOGRI)
THE TRANSFEROR

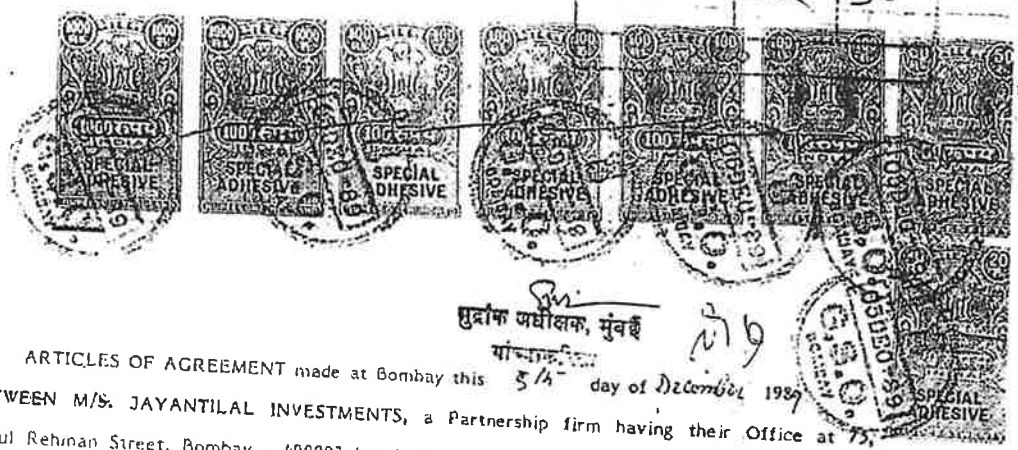
WITNESSES :

Preeti P Mehta
(Preeti P Mehta)

Mahesh K Tejani
MAHESH K TEJANI



बसल - ६/
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मुद्रांक जर्दीलक, मुंबई
यांच्याकडून
३/४ - day of December 1979

ARTICLES OF AGREEMENT made at Bombay this 3/4 day of December 1979
BETWEEN M/S. JAYANTILAL INVESTMENTS, a Partnership firm having their Office at 75,
Abdul Rehman Street, Bombay - 400003 hereinafter called "the Builders" (which expression shall
unless it be repugnant to the context or meaning thereof be deemed to mean and include the
said firm the survivors or survivor of them and the executors and administrators of the last
survivor their or his assigns) of the One Part and *Mr. Vipin D. Gogri &*
Mrs. Smita Vipin Gogri hereinafter called "the Purchaser" (which expression
shall unless it be repugnant to the context or meaning thereof be deemed to mean and include
his/her heirs, executors, administrators and permitted assigns) of the Other Part.



S.V.G.

WHEREAS :

1. By an Agreement for Sale dated 15th May 1978 (1) Joseph Francis Mendes and Juliet widow of Paul Cyprin Mendes (hereinafter referred to as "the Owners") to sell to Messrs. Adarsh Builders (hereinafter referred to as "the Builders") an immoveable property being agricultural land bearing Survey No.1A, Hissa Nos.1, 2 and 4 (part) C.T.S. No. 1068 of Village Kandivli, Taluka Borivli in Greater Bombay admeasuring 2 Acres and 9 Gunthas equivalent to 10769 Sq. Yds. i.e. 9004.26 Sq. Mtrs. or thereabouts hereinafter referred to as "the Said Agricultural Land" and described in the First Schedule hereunder written. The said Agreement is supplemented by a Supplemental Agreement dated 4th January, 1979 (registered at Bombay at Sub-Registry under serial No. S-32)
2. By a Tripartite Agreement for Sale dated 26th August 1980 executed between "Owners" herein Mr. J. F. Mendes and Mrs. Juliet Mendes of the First Party, confirming party herein M/s. Adarsh Builders of the Second Part and M/s. Jayantilal Investments of the Third Part, the said Owners and their confirming party have agreed to sell to the Builders herein the piece and parcel of land bearing Survey No. 1A, Hissa Nos. 1 and 2 and C.T.S. No. 1068 of Village Kandivli admeasuring 10289.57 Sq.Mtrs. or thereabouts more particularly described in the Second Schedule hereunder written and forming part of the Agricultural Land described in the First Schedule hereunder written on the terms and conditions as mentioned therein. The said Agreement is registered at the Sub-Registry, Bombay under serial No. S-1933 of 1980.

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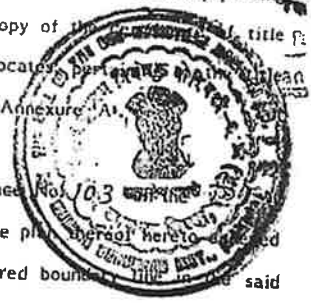
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Builders are constructing the said building on the said property more particular described in the Fourth Schedule hereunder written in accordance with the plans and specifications which have been kept at their office at 75, Abdul Rehman Street, Above Sta Bank of India, Bombay - 400 003 and at building site for inspection and which the Purchaser has seen and approved and the Purchaser has also agreed that the Builders may make variations and modifications as may be required to be done by the Government, Municipal Corporation of Greater Bombay or any other local authorities or as the Builders may deem desirable and this shall operate as an irrevocable consent of the Purchaser shall not raise any objection in respect of the correctness of the area of the said area and area mentioned in these presents of the property described in the First, the Second and the Third Schedules hereunder written as well as of the properties described in the First, the Second and the Third Schedules hereunder written shall be deemed to have been accepted by the Purchaser.

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2. The Purchaser has prior to the execution of the Agreement satisfied himself/herself about the title of the said property and he/she shall not be entitled further to investigate the title of the said property and no requisition or objection shall be raised on any matter relating thereto. The Purchaser shall be deemed to have purchased the said flat/shop/parking space on the conditions set out in the recitals above. A copy of the title deed issued by M/s. Kirit N. Damania & Co., Solicitors and Advocates, hereinafter referred to as said J.F. Mendes and Another is hereto annexed and marked Annexure 'A'.



3. The Purchaser hereby agrees to acquire flat/shop/parking space No. 103 of the said Building as shown on the plan and marked as Annexure 'B' and surrounded by a red coloured boundary line of the said building as per the plan and specifications seen and approved by him at and for a lumpsum price of Rs. 247000/- (Rupees Two Lakh forty seven thousand only only). The said price is fixed on lumpsum basis and has no bearing whatsoever on the actual area of the said flat/shop/parking space etc.

S.V.G.
S.V.G.

The said price shall be paid by the Purchaser to the Builders in the manner given belows

- A. A sum equal to Rs. 100000/- (Rupees one lakh only) of the total Purchase Price as deposit or earnest on the execution of this Agreement.
- B. A sum equal to Rs. 147000/- (Rupees one lakh forty seven thousand only) of the total Purchase Price immediately on completion of Plinth.

S.V.G.
S.V.G.



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09-08-2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

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दस्त क्रमांक : 7690/2021

नोंदणी :

Regn:63m

गावाचे नाव : कांदिवली

(1) विलेखाचा प्रकार	बक्षीसपत्र	
(2) मोबदला	0	बरल - ६/ २०२४
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3145516.8	२०२४
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदर प्लॉट नं: 1 ला मजला, इमारतीचे नाव: मधुविहार को ऑ हौ स वि बाजुला एम जी क्रॉस रोड नं 4, रोड : कांदिवली पश्चिम एकुण क्षेत्रफळ 505 चौ फूट बिल्टअप पैकी 252.5 चौ फूट अविभाजित संपुर्ण हिस्सा पत्नी आपल्या पतीला सदर देत आहे. ((C.T.S. Number : 1068/1 ;))	
(5) क्षेत्रफळ	23.46 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:-स्मिता विपीन गोगरी वय:-58 पत्ता:-प्लॉट नं: 3, माळा नं: , इमारतीचे नाव: राजपूत कोरी दयाती महल, ब्लॉक नं: गोवंडी स्टेशन रोड, रोड नं: गोवंडी पुर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400088 पॅन नं:-ANAPG5859Q	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विपीन दामजी गोगरी वय:-66; पत्ता:-प्लॉट नं: 407, माळा नं: 4 था मजला, इमारतीचे नाव: पगरव एस व्ही रोड, ब्लॉक नं: पाटकर कॉलेज जवळ, रोड नं: गोरगाव पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AERPG7103H	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/06/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	08/06/2021	
(11) अनुक्रमांक, खंड व पृष्ठ	7690/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.	



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Madhuvihar Co-Operative Housing Society Ltd
REG. NO. WR/HSG/TC/7172 of 1992-93 Dt. 20-01-93
M.G. Cross Road No.4, Behind Patel Nagar, Kandivli (West), Mumbai - 400 067



TO WHOMSOEVER IT MAY CONCERN

This is to certify that as per the Society record, C-103 on First Floor, admeasuring 505sq. ft. built up area at Madhuvihar Co Operative Housing Society Ltd., M.G. Cross Road No. 4, Behind Patel Nagar, Kandivali - West, Mumbai - 400067 owned by MR. VIPIN D. GOGRI.

The Building consist of Ground plus 6 (six) upper floors with lift, the construction year of building is 1987-88. Society has no outstanding in the name of Flat Owner as on 30.05.2024.

The society has NO OBJECTION to sale of said flat.

Thanking you
Yours faithfully,

For Madhuvihar Co-Operative Housing Society Ltd

Mamun B. Khat

Th...



Hon. Secretary/ Hon. Chairman / Hon. Treasurer.



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Certificate No. 046 Folio No. 046

No. of Shares

MADHUVIHAR

CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. BOM/WR/HSG/TC/7172 dt. 20-1-93

M. G. X Road No. 4, Behind Patel Nagar, Kandivli (West), Bombay-400 067.

Authorised Capital Rs. 15,00,000/- (Divided into 30,000 shares of Rs. 50/- each)

This is to certify that SHRI VIPIN D.GOGRI & SMT. SMITA V.GOGRI

of Bombay is the Registered Holder of FIVE Shares
 Rupees Fifty each numbered from 226 to 230 (both inclusive)
 in MADHUVIHAR CO-OPERATIVE HOUSING SOCIETY LTD., M. G. X Road No.
 behind Patel Nagar, Kandivli (West), Bombay subject to the Bye-Laws of the said
 Society and that upon each of such shares the sum of Rupees Fifty has been paid

Given under Common Seal of the said Society at Bombay.

this SIXTH day of APRIL 1993

Chairman

[Signature]

Secretary

[Signature]

Member of the Managing Committee

[Signature]

NOTE : No transfer of the Shares to which the foregoing certificate relates can be registered unless accompanied by this certificate.



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ASST. REGISTRAR
 Certified
 HSP/15/5



3/4/83
 W.M.R./South, 4) A. & M.R./South
 & others
 under your O.A. to Shri J. R. M. ...
 Exempted Registrar Bangalore, ...
 8d/- 2/2
 Yours respectfully,

1. That the certificate u/s 270A of B.M.C. Act shall be obtained from M. W. R./South and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout/subdivision/arrangement shall be complied with.
3. That the water supply for premises for which occupation is granted shall be connected so soon as normal requirements and to comply for short supply of water shall be interrupted in future.
4. That the Co-op. H.R. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

By direction, I have to inform you that the permission to occupy the completed portion of ground + upper 6 floors consisting wings A, B, C & D and wing E only ground floor, (excluding flat No. 1 and 3 in wing C and flat No. 1 and 2 in wing D at ground floor in plan submitted by you on the Dec. 28, 1978 is hereby granted. Please note that the permission is without prejudice to action under Section 353A/471 of B.M.C. Act and subject to the following conditions:-

Ref: Your letter No. 2/788 dtd. 20.4.83.

Subj: Permission to occupy the completed block on plot bearing Allaga Kamlaya (N) at No. 1089/1 of Kamlaya (N) at Madan Street, Bangalore.



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No. CE/6295/HS-II/48
 BANGALORE MUNICIPAL CORPORATION
 Bangalore (West), Bangalore - 560002

बरल - ६/
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Sl. No.	Name of the Party	Address	Particulars	Amount	Date
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Sl. No.	Date	Particulars	Debit	Credit	Balance
1	31/07/2017	...	419479		419479
2	31/07/2017	...	408286		408286
3	31/07/2017	...	404566		404566
4	31/07/2017	...	419479		419479
5	31/07/2017	...	0		0
6	31/07/2017	...	0		0
7	31/07/2017	...	0		0
8	31/07/2017	...	0		0
9	31/07/2017	...	0		0
10	31/07/2017	...	0		0
11	31/07/2017	...	0		0
12	31/07/2017	...	0		0
13	31/07/2017	...	0		0
14	31/07/2017	...	0		0
15	31/07/2017	...	0		0
16	31/07/2017	...	0		0
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18	31/07/2017	...	0		0
19	31/07/2017	...	0		0
20	31/07/2017	...	0		0
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22	31/07/2017	...	0		0
23	31/07/2017	...	0		0
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41	31/07/2017	...	0		0
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45	31/07/2017	...	0		0
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47	31/07/2017	...	0		0
48	31/07/2017	...	0		0
49	31/07/2017	...	0		0
50	31/07/2017	...	0		0

Rs 1922 (1B) 66 CM MEURIN ST KND(W) HOUSE MADHUVAHAR SHR. FALC MENDIS
 01/04/2017 to 31/03/2018



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 2017208106264050
 29/05/2017

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Blawater

पतिज्ञापना

• सपर प्रस्तावित हा नोंदणी १९०८ अंतर्गत अखिलेखा लागू होण्यास नोंदणीस
 बाधिले जाऊ नये. • प्रस्तावित संपत्ती मालकी, साक्षीदार व
 साक्षीदार जोडलेल्या कागदपत्रांची सत्यता, संपत्ती सत्यता, वैधता
 कागदपत्रांची बाबीसाठी सपर निपादक •
 सपर प्रस्तावित

लिखित वेगळे : *Vipin G...*

लिखित वेगळे : *[Signature]*

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मुद्रांक शुल्क: (१) कालावधी मर्यादापारानंतरच्या दिवसात किंवा त्यानंतर असेल त्या काळावधी कालावधी किंवा ३०-दिने
 (दोन) मध्य मर्यादा न केलेल्या काळावधी नोंदणी शुल्कात

फाईल नं. १ ०९ / ०८ / २०२४ ०६ : २१ : १३ PM ची वेळ: (मादतीकरण)

फाईल नं. २ ०९ / ०८ / २०२४ ०६ : २२ : ३६ PM ची वेळ: (फी)

सह. मुख्य निबंधक, बाराबिर्ली क्र. ६
 मुंबई उपनगर जिल्हा.
[Signature]

सह. मुख्य निबंधक, बाराबिर्ली क्र. ६
 मुंबई उपनगर जिल्हा.
[Signature]

पत्रांक: ३०८००.००

पुस्तकी संख्या: ४०

दस्तऐवजाची फी

नोंदणी फी

सादरकरणासाठी लागू असलेल्या नोंदणी शुल्काचा निहाय

पत्रांक: ३००००.००

पत्रांक: ८००.००

पत्रांक: १९८०२

पत्रांक: ०९/०८/२०२४

दस्तऐवजाची संख्या: ६

पत्रांक: ६:२१ म.नं. बा. नं. ०९/०८/२०२४

पत्रांक: १७६६४ नं. दि. ०९-०८-२०२४

पत्रांक: ६, ७, ८, ९, १०, ११, १२, १३, १४, १५, १६, १७, १८, १९, २०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००

पत्रांक: ३०८००.००	पत्रांक: ६, ७, ८, ९, १०, ११, १२, १३, १४, १५, १६, १७, १८, १९, २०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००
पुस्तकी संख्या: ४०	पुस्तकी संख्या: ४०
दस्तऐवजाची फी	दस्तऐवजाची फी
नोंदणी फी	नोंदणी फी
सादरकरणासाठी लागू असलेल्या नोंदणी शुल्काचा निहाय	सादरकरणासाठी लागू असलेल्या नोंदणी शुल्काचा निहाय
पत्रांक: ३००००.००	पत्रांक: ३००००.००
पत्रांक: ८००.००	पत्रांक: ८००.००
पत्रांक: १९८०२	पत्रांक: १९८०२
पत्रांक: ०९/०८/२०२४	पत्रांक: ०९/०८/२०२४

पत्रांक-६

पत्रांक-१

पत्रांक: १७६६४/२०२४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RASESH PANKAJKUMAR MEHTA and RIDDHI RASESH MEHTA	eChallan	10000502024080708708	MH006462317202425P	600000.00	SD	0003620181202425	09/08/2024
2		DHC		0824076018317	800	RF	0824076018317D	09/08/2024
3	RASESH PANKAJKUMAR MEHTA and RIDDHI RASESH MEHTA	eChallan		MH006462317202425P	30000	RF	0003620181202425	09/08/2024

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

