

of Assurances Mumbai under serial No. BBJ/5185/98 on 04/12/1998.

(ii) That (1) MR. JEEVANLAL VANMALIDAS LAKHANI (Since Deceased) & (2) MRS. KUSUMBEN JIVANLAL LAKHANI (Since Deceased), were the registered members of SHREE RAJ CRYSTAL CO-OPERATIVE HOUSING SOCIETY LIMITED, and bearing Registration No. BOM / (W-R) / HSG / TC / 11410 year 2001-02, dt 15.10.2001 (hereinafter referred to as "the said Society") and was holding 5 fully paid up shares of Rupees Fifty each, bearing Share Certificate No. 047 and bearing Distinctive Nos. from 231 to 235 (both inclusive)(hereinafter referred to as "the said shares").

(iii) That MR. JEEVANLAL VANMALIDAS LAKHANI died intestate on 08/11/2020 at Mumbai leaving behind MRS. KUSUMBEN JIVANLAL LAKHANI & (2) YOGESH JEEVANLAL LAKHANI, as his legal heir and successors.



(iv) That MRS. KUSUMBEN JIVANLAL LAKHANI died intestate on 28/07/2021 at Mumbai leaving behind MR. YOGESH JEEVANLAL LAKHANI, as her only legal heir and successor.

(v) That Public Notice was given by the officer bearers of the society in Navshakti on 23/12/2021, inviting claim of any person on the said premises and membership rights of Deceased member.

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Handwritten notes and signatures: "Navshakti", "Alokshita", "Sham", and a signature.

(vi) That being only legal heir MR. YOGESH JEEVANLAL LAKHANI had submitted (1) Affidavit & (2) Indemnity Bond dated 12/02/2022 and applied for the transfer of the membership rights of the deceased members in respect of the said premises.


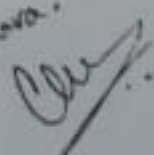
(vii) That Mrs. Vaidehi V. Valan, u - Advocate High Court have given her opinion for the transferring the membership rights in favour of MR. YOGESH JEEVANLAL LAKHANI, and on that basis the office bearers of society had transferred membership rights of the deceased members in respect of the said premises in favour of MR. YOGESH JEEVANLAL LAKHANI on 26/06/22.



(viii) That on the basis of above transfer Vendor became the sole owner of the said premises and is in the exclusive and absolute possession of the said premises and benefits and that neither the Vendor had till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said premises or any part or portion thereof, in any way or any manner whatsoever.

(ix) Upon the strength of the representation and declaration made by the Vendor to the Purchaser, the parties have negotiated for sale and Purchase of the said premises with all incidental benefits and right, title, interest, claim, estate, possession and property rights in respect thereof at law equity and otherwise at or for the consideration payable to the Vendor with the vacant and peaceful possession of the said

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Alshika
Sharma


सूची क्र.2

दुय्यम निबंधक : सह.दु.वि. बोरीवली 2
 एत क्रमांक : 11355/2023
 मोरणी :
 Regn.63m

गावाचे नाव : बोरीवली

करारनामा
 6000000
 5643719.58

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: बी/505, माळा नं: 5वा मजला, इमारतीचे नाव: श्री राज क्रिस्टल को-ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम,मुंबई 400091, रोड : रॉयल कॉम्प्लेक्स,एक्सर रोड, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 550 चौ. फूट सुपर विन्ट-अप. PUI: RC0306701080000 ((C.T.S. Number : 330,331 ;))

1) 40.89 चौ.मीटर

1): नाव:-योगेश जीवनलाल नाखानी वय:-59; पत्ता:-प्लॉट नं: सदनिका क्र.ए/801, माळा नं: 8वा मजला, इमारतीचे नाव: राज सनफ्लॉवर, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: रॉयल कॉम्प्लेक्स,एक्सर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AAAPL3109P

1): नाव:-निरव योगेश नुरघिया वय:-40; पत्ता:-प्लॉट नं: सदनिका क्र.सी/612, माळा नं: 6वा मजला, इमारतीचे नाव: श्री राज क्रिस्टल को-ऑप.हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: रॉयल कॉम्प्लेक्स,एक्सर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AEIPT1110N

2): नाव:-अधिता निरव नुरघिया वय:-38; पत्ता:-प्लॉट नं: सदनिका क्र.सी/612, माळा नं: 6वा मजला, इमारतीचे नाव: श्री राज क्रिस्टल को-ऑप.हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: रॉयल कॉम्प्लेक्स,एक्सर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-BZOPS0456G

3): नाव:-धरा चंद्रकांत शाह वय:-31; पत्ता:-प्लॉट नं: सदनिका क्र.डी/704, माळा नं: 7वा मजला, इमारतीचे नाव: इरीस ब्लॉक, ब्लॉक नं: बंगलुरु,कर्नाटक, रोड नं: इटीए गार्डन्स,बिप्री मिल्स,मगडी रोड,फोर्ड शोरूम, कर्नाटक, बेंगलोर. पिन कोड:-560023 पॅन नं:-8PLPS0788E

4): नाव:-चंद्रकांत शाह (एचयूएफ) वय:-66; पत्ता:-प्लॉट नं: सदनिका क्र.डी/704, माळा नं: 7वा मजला, इमारतीचे नाव: इरीस ब्लॉक, ब्लॉक नं: बंगलुरु,कर्नाटक, रोड नं: इटीए गार्डन्स,बिप्री मिल्स,मगडी रोड,फोर्ड शोरूम, कर्नाटक, बेंगलोर. पिन कोड:-560023 पॅन नं:-AAAHC5984R

जोडत घेतलेल्या दिनांक

24/07/2023

जोडत घेतलेल्या दिनांक

24/07/2023

जमिनीच्या वृत्त

11355/2023

जमिनीच्यावरील मुद्रांक शुल्क

360000

जमिनीच्यावरील मोदणी शुल्क

30000



जमिनीच्या वरील घेतलेल्या तपशील:-

जमिनीच्या वरील निवडलेल्या अनुच्छेद :-

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र.-२
 मुंबई उपनगर जिल्हा.

premises with said benefits with legal rights to have and call for all relevant deeds, documents, papers and writing from the Vendor and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

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

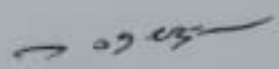

1. The Vendor hereby agrees to sell and the Purchasers agree to purchase all the rights, title and interest of the Vendor in the said Flat No. B/505, 5th Floor, in the building known as **SHREE RAJ CRYSTAL CO-OPERATIVE HOUSING SOCIETY LIMITED**, situated at, Royal Complex, Eksar Road, Borivali (West), Mumbai - 400 091., at and for the total consideration of **Rs.60,00,000/- (Rupees Sixty Lakhs Only)**. The Purchasers shall pay to the Vendor the said sum of **Rs.60,00,000/- (Rupees Sixty Lakhs Only)** in the following manner:-

a. **Rs.40,00,000/- (Rupees Forty Lakhs Only)** being part / advance Payment in respect of the premises by way of cheque/NEFT/IMPS on or before Execution of these presents (the Vendor shall admit and acknowledge the receipt hereunder).

b. **Rs.60,000/- (Rupees Sixty Thousand Only)** being the further part payment which will be paid to the Income Tax Department, Government of India towards the Tax Deducted at Source (TDS) as per the provisions of Income Tax Act within 7



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99384	@ 1%	80
2023		

 Alakshita Sharma

Valuation ID		20230724164			मूल्यांकन पत्रक (राहरी क्षेत्र - बांधीव)		24 July 2023 09:06:48 AM
सूचनांकनाचे वर्ष	2023						
जिल्हा	मुंबई उपनगर						
सुप्य विभाग	83-बोरीवली, बोरीवली						
उप सुप्य विभाग	मुभाय परदेश राधापी घट, पूर्व एकनाय रोड, दक्षिण लोकमान्य टिळक रोड, पश्चिम टिळक रोड						
बांधी घट नं. भू. क्रमांक	सि टी एस नंबर(31)						
वार्षिक सुप्य दर लक्ष्यानुसार सुप्यदर रु.	सुप्य जमीन	कार्यालय	दुकाने	औद्योगिक	लोकमान्य घटक	बांधी	
56220	131450	151170	178800	11430	बांधी		
बांधीव क्षेत्राची माहिती							
बांधकाम क्षेत्र/Type	40-बांधीव	मिळकतीचा प्रकार	मिळकतीचा प्रकार	मिळकतीचा प्रकार	बांधी		
बांधकामाचे वर्गीकरण	1-अथवा सी सी	मिळकतीचे दर	0.10 रु/चौर	बांधकामाचा दर	Rs. 38022/-		
उपचाराचे सुविधा	आहे	मातृदर	56 Rupee To 1000 Rupee				
दरवा सुप्य							
Note Type - Remark	First Sale Date - 04/12/1998						
Note/Remark of built up Property constructed after circular dt 02/01/2018							
दरवा सुप्य घट/घट	= 10.5% apply in rate= Rs. 138022/-						
दरवा सुप्य मिळकतीचा प्रति चौ. मीटर सुप्यदर	= (वार्षिक सुप्यदर - सुप्य जमीनीचा दर) + दरवा सुप्यदर टक्केवारी + सुप्य जमीनीचा दर = (1 (138022-56220) * (100 / 100)) + 56220) = Rs. 138022/-						
A) मुळा मिळकतीचे सुप्य	= वरील दरवा सुप्य दर * मिळकतीचे क्षेत्र = 138022 * 40.89 = Rs. 5643719.58/-						
Applicable Rules	= 30.4						
एकत्रित अंतिम सुप्य	= मुळा मिळकतीचे सुप्य + दरवा सुप्य + वेडिंगईन भावला क्षेत्र सुप्य + लक्ष्यानुसार गन्बीचे सुप्य + वरील गन्बीचे सुप्य + बांधीव बांधकाम टक्केवारी सुप्य + सुप्य जमीनीचा दर बांधीव लक्ष्यानुसार सुप्य + इमारती भौतिक सुप्य जागेचे सुप्य + बांधीव बांधकाम + मॅकेनिकल वाहतूक = A + B + C + D + E + F + G + H + I + J = 5643719.58 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 5643719.58/-						

Home Form



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CHALLAN
MTR Form Number-6



IN	AKH055568276202324E	BARCODE	[Barcode]		Date	22/07/2023-13:13:41	Form ID	25.3
Department	Inspector General Of Registration			Payer Details				
Mode of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			PAN No. (If Applicable)	AEIPT1110N			
Location	MUMBAI			Full Name	NIRAV Y TURAKHIA AND OTHERS			
Year	2023-2024 - One Time			Flat/Block No.	FLAT NO B505 5TH FLOOR SHREE RAJ			
				Premises/Building	CRYSTAL CHSL			
Account Head Details		Amount In Rs.						
300045501	Stamp Duty	360000.00		Road/Street	ROYAL COMPLEX EKSAR ROAD			
300063301	Registration Fee	30000.00		Area/Locality	BORIVALI WEST MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 9 2			
				Remarks (If Any)	PAN2=AAAPL3109P-SecondPartyName=YOGESH LAKHANI-CA=6000000			
				Amount In	Three Lakh Ninety Thousand Rupees Only			
Total		3,90,000.00		Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332023072212024		2819615922
Cheque/DD No.				Bank Date	RBI Date	22/07/2023-13:14:11		Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID: [Blank]
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालन घेवळ दुय्यम लिबधक कार्यालय नोदणी क्वावयल्या क्वावयली लागु आहे. नोदणी न क्वावयल्या दस्तावळी सादर चालन लागु नाही.



बरल - २/
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367/11355

Monday, July 24, 2023

10:54 AM

पावती

Original/Duplicate

सीरणी नं. 39म

Regn. 39M

गावाचे नाव: बोरीवली

पावती नं. 12191 दिनांक: 24/07/2023

दस्तऐवजाचा अनुक्रमांक: बरत-2-11355-2023

दस्तऐवजाचा प्रकार: बरारनामा

मादर करमान्याचे नाव: निरव योगेश तुरखिया

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1200.00

पृष्ठांशी संख्या: 60

एकूण:

₹. 31200.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे
11:15 AM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक-बोरीवली-२

बाजार मूल्य: ₹. 5643719.58/-

मोबदला ₹. 6000000/-

भरलेले मुद्रांक शुल्क: ₹. 360000/-

सह. दुय्यम निबंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹. 1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2207202301730 दिनांक: 24/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005566276202324E दिनांक: 24/07/2023

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELEVERED ON 24/7/23

MHC05586276202324E	Amount : 3,90,000.00	Bank : IDBI BANK	Date : 22/07/2023-13:13:41
(S)-367-11355	0002886945202324	24/07/2023-10:54:41	IGR191
Total Defacement Amount			3,90,000.00



बरल - २/		
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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NIRAV Y TURAKHIA AND OTHERS	eChallan	69103332023072212024	MH005566276202324E	360000.00	SD	0002886945202324	24/07/2023
2		DHC		2207202301730	1200	RF	2207202301730D	24/07/2023
3	NIRAV Y TURAKHIA AND OTHERS	eChallan		MH005566276202324E	30000	RF	0002886945202324	24/07/2023

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

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 24th day of July, 2023.

BETWEEN

22/7
WFO
Dhara
Akshita

MR. YOGESH JEEVANLAL LAKHANI, aged about 59 years, (PAN – AAAPL3109P) Indian Inhabitant, residing at Flat A/801, 8th Floor, Raj Sunflower, situated at, Royal Complex, Eksar Road, Borivali (West), Mumbai - 400 091., and owner of Flat No. B/505, 5th Floor, in the building known as SHREE RAJ CRYSTAL CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at, Royal Complex, Eksar Road, Borivali (West), Mumbai - 400 091., hereinafter called "the VENDOR" (which expression shall unless it be repugnant to the context, shall have the meaning thereof mean and include his legal heirs, executors, administrators and assigns) of the ONE PART ;



AND

(1) MR. NIRAV YOGESH TURAKHIA aged about 40 years, (PAN : AEIPT1110N) (2) MRS. AKSHITA NIRAV TURAKHIA aged about 38 years, (PAN : BZOPS0456G) residing at Flat No. C/612, 6th Floor, in the building known as SHREE RAJ CRYSTAL CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at, Royal Complex, Eksar Road, Borivali (West), Mumbai - 400 091., (3) MISS DHARA CHANDRAKANT SHAH aged about 31 years, (PAN : BPLPS0788E) (4) CHANDRAKANT SHAH (HUF) (PAN : AAAHC5984R) through its Karta MR. CHANDRAKANT SHAH aged about 66

Nirav
Akshita
Dhara
Chandra

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बरल - २/		
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CHALLAN
MTR Form Number-6



CHALLAN No. MH005566276202324E | BARCODE | Date: 22/07/2023-13:13:41 | 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: BRL2_JT SUB REGISTRAR BORIVALI 2	PAN No.(If Applicable): AEIPT1110N	
Location: MUMBAI	Full Name: NIRAV Y TURAKHIA AND OTHERS	
Period: 2023-2024 One Time	Flat/Block No.: FLAT NO B505 5TH FLOOR SHREE RAJ	
	Premises/Building: CRYSTAL CHSL	

Account Head Details	Amount in Rs.	Road/Street
0045501 Stamp Duty	360000.00	ROYAL COMPLEX EKSAR ROAD
0063301 Registration Fee	30000.00	BORIVALI WEST MUMBAI
		Town/City/District
		PIN: 4 0 0 0 9 2

Remarks (if Any)	
PAN2=AAAPL3109P-SecondPartyName=YOGESH	
LAKHANI-CA=6000000	
Amount In	Three Lakh Ninety Thousand Rupees Only
Words	
Total	3,90,000.00

Payment Details: IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN: RE6030332023072212024	2819615922
Cheque/DD No.	Bank Date: RBI Date: 22/07/2023 11:11	Not Verified with RBI
Name of Bank	Bank/Branch: IDBI BANK	
Name of Branch	Scroll No., Date: Not Verified with Scroll	

Department ID:
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हे चालन केवल दृश्य निवाक कार्यालयात नोंदणी करण्याच्या दस्तऐवजी लागू आहे. नोंदणी न करता या दस्तऐवजी सदर चालन लागू होई.
 Mobile No.: 9957067792

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-367-11355	0002886945202324	24/07/2023-10:54:41	IGR101	30000.00

बरल - २/
 ११३५५ ३ ६०
 Print Date 24-07-2023 11:00:03
 २०२३

years (PAN :ALDPS8451M), residing at residing at Flat No. D/704, 7th Floor, IRIS Block, Eta Gardens, Binny Mills, Magad Road, Ford Showroom, Bangaluru, Karnataka - 560023 Indian Inhabitants, hereinafter called "the PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective legal heirs, executors, administrators and assigns) of the OTHER PART

WHEREAS :-

(i) Pursuant to an Articles of Agreement dated 20th day of August - 1992 and made and entered between M/S. LAXMINARAYAN ENTERPRISES, therein referred to as "THE DEVELOPERS" of the ONE PART AND (1) MR. JEEVANLAL VANMALIDAS LAKHANI (Since Deceased) & (2) MRS. KUSUMBEN JIVANLAL LAKHANI (Since Deceased), therein referred to as "THE FLAT PURCHASER" of the OTHER PART, had



purchased the flat, bearing Flat No. B/505, 5th Floor, in the building known as SHREE RAJ CRYSTAL CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at, Royal Complex, Eksar Road, Borivali (West), Mumbai - 400 091., (hereinafter referred to as "the said premises") together with all the rights, title and interest for the consideration and on the terms and

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conditions mentioned therein and more particularly described in the Schedule hereunder written. And the said Agreement was Adjudicated in the office of Collector under the case No. AS/16484/95 on 04/12/1998, and by executing Deed of Confirmation on 04/12/1998, registered in the office of Sub-Registrar

Handwritten signature and name: Akshita Khanna. There is also a circular stamp with initials 'N.S.' and another signature below it.