





500Rs.

CHALLAN  
MTR Form Number-0

RN MH005411876202426P	BARCODE	Date 18/07/2024-20:21:21	Form ID
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Department Inspector General Of Registration	Payer Details		
Non-Judicial Stamp	TAX ID / TAN (If Any)		
Type of Payment Fine and Penalties IGR Rest of Maharashtra	PAN No.(If Applicable)		
Office Name THD1_JT DIST REGISTRAR THANE URBAN	Full Name	PUSHPADEVI R AGRAWAL	
Location THANE	Flat/Block No.	FLAT NO. G-03, MOTI APARTMENT	
Year 2024-2025 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	NAVGHAR ROAD
30055301 Penalties	2400.00	Area/Locality	BHAYANDAR EAST
		Town/City/District	
		PIN	4 0 1 1 0 5
		Remarks (If Any)	ABHAY YOJNA FILE NO. 26220/2023
		Amount In	Two Thousand Four Hundred Rupees Only
	2,400.00	Words	

Payment Details SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	10000502024071809111 3339548698838
	Bank Date	RBI Date	18/07/2024-20:21:29 22/07/2024
	Bank-Branch	SBIEPAY PAYMENT GATEWAY	
	Scroll No. , Date	1015727 , 22/07/2024	

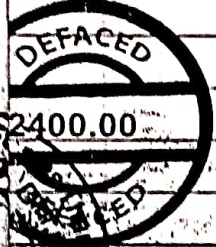
Department ID : Mobile No. : 9819738141  
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 हे चलान फेवळ दुय्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तांसाठी लागू आहे. नोंदणी न करायच्या दस्तांसाठी सदर चलान लागू नाही.

Signature Not Verified

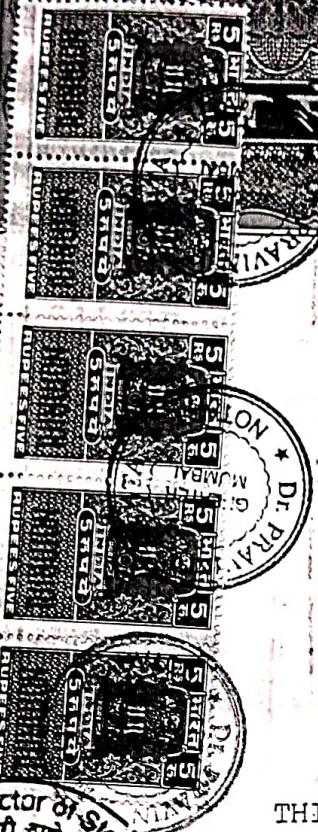
Digitally signed by DG  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURY, MUMBAI 02  
 Date: 2024.07.18 16:02:28 IST  
 Reason: GRAB Secure Document  
 Location: India

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0003099382202425	24/07/2024-16:02:05	IGR108	2400.00
Total Defacement Amount					2,400.00







श्री. मिलिंद सुधाकर खरनार  
गीता दोंवर, सी-२०९, वरई (प.)

26 APR 2001

क्र. नं. 41 दिनांक  
नाम Pushpadevi R. Agrawal  
रा. Bhayandar

Impounded u/s 33 of  
Maharashtra Stamp Act

AGREEMENT FOR SALE & TRANSFER  
Collector of Stamps  
\*\*\*Thane (City)\*\*\*\*\*

OF FLAT PREMISES ON OWNERSHIP BASIS

THIS AGREEMENT FOR SALE & TRANSFER is made  
and entered into at BHAYANDAR on this 26<sup>th</sup> Day  
of APRIL, 2001 in the Christian Year Two Thousand  
One.

Amnesty Scheme 2023		
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B E T W E E N  
=====

SHRI. SHINDE NAMDEO JYOTI., an Adult, Indian  
Inhabitant, owner of Flat premises bearing No. G/3  
on the Ground floor in SHREE MOTI CO-OP. HOUSING SOCY  
LTD., situated at Navghar Road, Bhayandar(E), Dist.

श्री. मती पुष्पादेवी

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श्री. मिलिंद सुधाकर खैरनार

26 APR 2001

श्री. मीता देवी, सी-२२३, ब्रह्म (प)

क्र. नं. 42 दि. नं.

नाम Pwshpadevi R. Agrawal

रा. Bhyander दि. नं.

मूल्य रु. 500/-

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Thane - 401 105., hereinafter called and referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof shall be deemed to mean and include his respective legal heirs, legal executors, legal representatives, administrators and permitted assigns) of the ONE PART.

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A N D  
= = =

SMT. PUSHPADEVI RAMJILAL AGRAWAL., an Adult, Indian Inhabitant, Aged - 51 Years., residing at Flat No. 304 in SHYAM BHAVAN situated at B.P. Road, Bhayandar(E), Dist. Thane - 401 105., hereinafter

श्री मती पुष्पा देवी







श्री. मिलिंद सुधाकर खैरनार  
गीता टॉवर, सी-२०९, बसई (प.)

26 APR 2001

क्र. नं. ५३  
नाम Pushpadevi R. Agrawal  
रा. Bhyander

*[Signature]*  
मुद्रांक विक्रेता

--: 3 :-

Amnesty Scheme 2023		
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called and referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof shall be deemed to mean and include her respective legal heirs, legal executors, legal representatives, administrators and permitted assigns) of the SECOND PART.

W H E R E A S the Transferor is the absolute Owner and is in exclusive use, occupation and possession alongwith Share Capital of or otherwise

*[Signature]*

श्री. मती पुष्पादेवी  
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500Rs.



श्री. मिलिंद सुधाकर खैरनार  
 गीता टॉवर, सी-२०९, वसई (प.) \ 26 APR 2001  
 क्र. नं. 44  
 नाम Pushpadevi R. Agrewal  
 रा. Bhyander हाते

*[Signature]*  
 मुद्रांक विक्रेता

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-: 4 :-

well and sufficiently entitled to the Flat premises  
 bearing No. G/3 on the Ground floor, <sup>Area 385 Sqft. S.B</sup> in SHREE MOTI  
 CO-OPERATIVE HOUSING SOCIETY LTD., situated at  
 Navghar Road, Bhayandar(E), Dist. Thane - 401 105.,  
 having its REGN.NO. : TNA/(TNA)/HSG/(TC)/4588/1991-92  
 dated 12-02-1992 at Navghar Road, Bhayandar(E), Taluka  
 Thane and District - Thane., on a plot of land bearing  
 Old Survey No. 178, New Survey No. 63, Hissa No. \_\_\_\_\_  
 in the Revenue Village of KHARI situated at Navghar  
 Road, Bhayandar(E), Dist. Thane - 401 105.

*[Signature]*

*[Signature]*

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श्री. मिलिंद सुधाकर खैरनार  
गीता टॉवर, सी-२०९, वसई (प.)

26 APR 2001

क्र. नं. 45 दिनांक  
नाम Pushpadev R. Agarwal  
रा. Bhyander हाते

Oklaunon  
मुद्रांक विक्रेता

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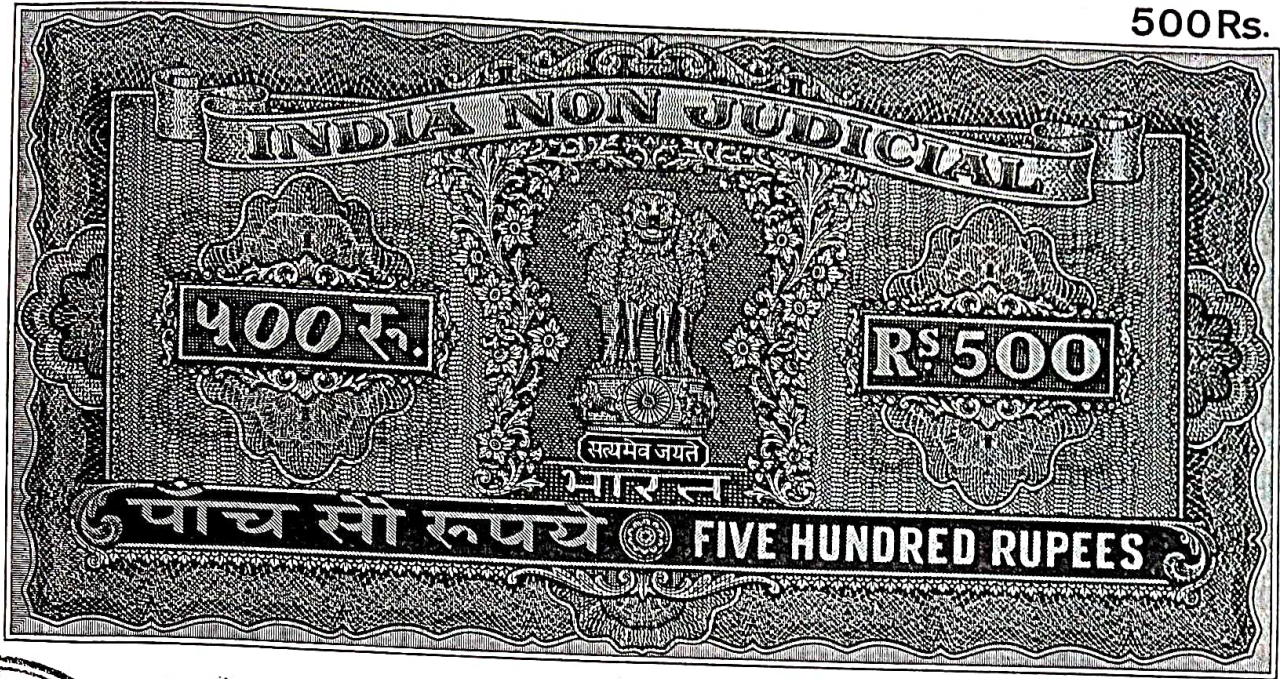
Amnesty Scheme 2023		
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A N D W H E R E A S by and under an Agreement for Sale dated 07/09/1989 entered into by and between M/s. BHAGYASHREE BUILDERS., hereinafter called and referred to as "THE BUILDERS" of the ONE PART A N D with SHRI. SHINDE NAMDEO JYOTI., therein called and referred to as "THE PURCHASER" thereon of the OTHER PART acquired the said Flat premises on OWNERSHIP BASIS on payment of FULL & FINAL SALE CONSIDERATION thereof mentioned therein and then took possession thereof which is legal and subsisting one.

श्री. मिलिंद सुधाकर खैरनार  
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श्री. विठ्ठल सुभाकर खेरनार  
 मीठा रोड, को-२०९, वार्ड (प.) 26 APR 2001  
 क्र. नं. 46  
 नाम Pushpadevi R. Agrawal  
 स. Bhyander

*Signature*  
 सुभाकर खेरनार

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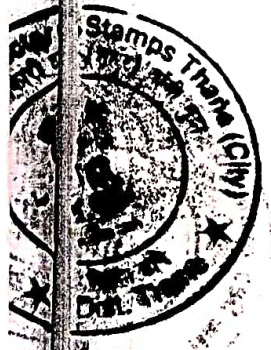
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AND WHEREAS the Transferor herein

CONFIRM that the above said Agreement executed between the above given parties is all legally valid, existing subsisting and is not cancelled, terminated, revoked and the Transferor herein is in quiet, vacant and peaceful physical possession of the said flat premises since the date they purchased/acquired.

AND WHEREAS the Transferor herein has agreed to assign his right, title and interest under the said Agreement for sale of flat with the BUILDERS/PROMOTERS and in respect of the said flat premises and the TRANSFEREE herein has agreed to acquire the said flat

*Signature*  
 श्री. विठ्ठल सुभाकर खेरनार





NOW THESE PRESENTS WITNESSETH AS FOLLOWS :

1. The Transferor is the sole and exclusive owner of the flat premises bearing No. G/3 on the Ground floor in SHREE MOTI CO-OPERATIVE HOUSING SOCIETY LTD., situated at Navghar Road, Bhayandar(E), Dist. Thane - 401 105., having its REGN.NO. : TNA/(TNA)/HSG/(TC)/4588/1991-92 dated 12-02-1992 at Navghar Road, Bhayandar(E), Dist. Thane - 401 105.
2. The Transferee herein has agreed to acquire from the Transferor and the Transferor has agreed to transfer the said flat premises at an lumpsum sale consideration amount of Rs. 1,30,000/= (Rupees One Lakh Thirty Thousand Only) being the FULL & FINAL SETTLEMENT for his/her claim for the flat premises on OWNERSHIP BASIS subject to the terms, conditions and obligations contained in the said Agreement for sale with the Builders/Developers.
3. It has been mutually agreed upon by and between the parties hereto that the TRANSFEREE shall pay to the TRANSFEROR the sale consideration amount of Rs. 1,30,000/= (Rupees One Lakh Thirty Thousand Only).

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4. That the Transferor shall handover, the quiet, vacant and peaceful physical possession of the said flat premises on 26.4.2001 to the TRANSFEREE immediately on receipt of the said amount in full sale consideration amount on or before 26.4.01.

5. That, it is Further Expressly Agreed between the parties herein, that in case this Agreement is duly cancelled, rescinded or revoked due to default in implementation or execution of any of the clauses herein or otherwise well signature and official seal of the society shall automatically become LEGALLY NULL AND VOID for all practical purposes.

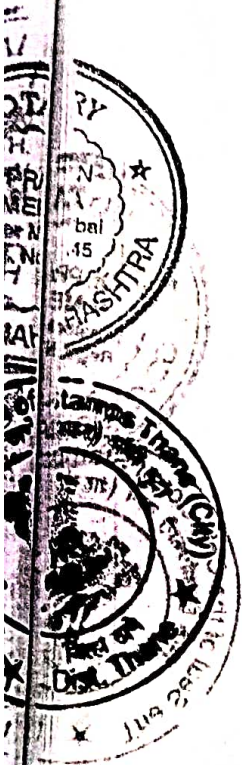
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6. The Transferor do hereby assures, states, covenants and declares :-

(a) that the Transferor herein CONFIRM that the above given said Agreement executed between the above given parties is all legally valid, existing, subsisting and is not cancelled, terminated, revoked and the Transferor herein is in quiet, vacant and peaceful physical possession of the said flat premises since the date he/she purchased.



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(b) that, the said flat premises is free from all types of encumbrances, claims and demands of any nature whatsoever including lispenedens.

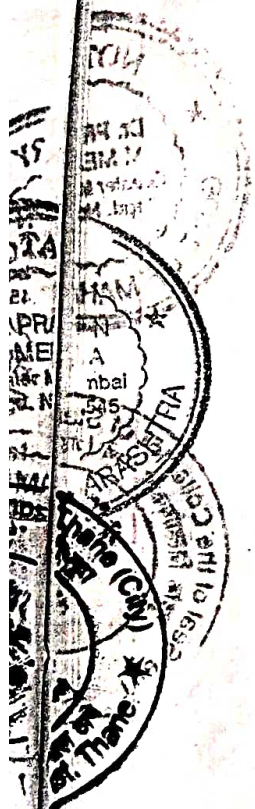
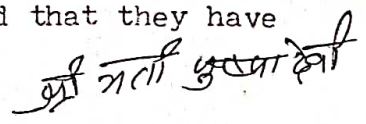
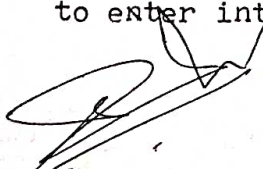
(c) that, he/she has not mortgaged, transferred, assigned or in any other way encumbered or alienated his/her rights, title and interest confirms that the title of the said flat premises herein is clear, marketable and free from all types of encumbrances and liabilities in the said flat premises on or before the date of execution of this Agreement for Transfer.

(d) that no suit is pending in respect of the said flat premises nor therein an attachment nor proceedings going on nor the said flat premises is subject to any charge attachment, lien, claim in favour of any Govt. Central or State, Local Body or Public Interest authority taxes and rates and levies.

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(e) that, after the execution of this agreement the TRANSFEREE is entitled to hold, possess, occupy and enjoy the said flat premises without any interruption from the Transferor herein.

(f) that he/she has right and absolute authority to enter into this agreement and that they have

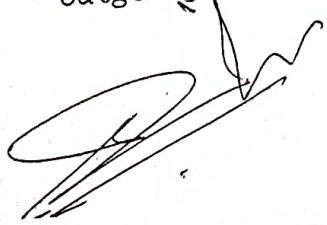




handed have not done or performed or caused or suffered to be done or performed any act, deeds, matters or things whatsoever whereby they may be prevented from entering into this Agreement of the said flat premises as purported to be done or hereby or whereby the TRANSFEREE hereby may be obstructed or prevented or hindred in enjoying the rights, to be conferred in favour of whereby the quiet, vacant and physical possession of the TRANSFEREE in respect of the said flat premises as may be disturbed and in the event of it being found theat the TRANSFEROR is notentitled to enter into this agreement with right, sought or purported to be transferred hereby and the quiet, vacant and peaceful physical possession.

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7. The Transferor do hereby COVENANT & CONFIRM with the Transferee that he/she has paid the sale consideration amount to the Builders/Promoters in Full and Final and their shares of taxes, stamps duty, outgoings upto the date of the Agreement for the said flat premises. That if any amount is due to the Builders/Promoters and/or any other person or persons or authority for their shares of taxes and outgoings or any amount relating to the said flat



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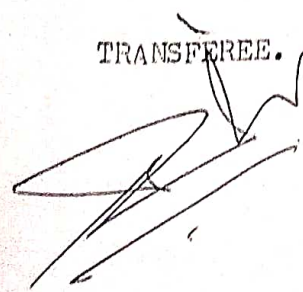


premises herein, the same shall be duly paid by the Transferor herein and if any amount is recovered by any person or persons having any type of interest or legal heirs, or equitably claiming or in trust or by any Govt. authority for the taxes or as land revenue the Transferor herein shall make it good and shall keep the TRANSFEREE herein duly INDEMNIFIED for the said payment and losses, damages suffered thereof by such non-payment of the same as payable if any by the Transferor.

8. The Transferor do hereby covenant that he shall pay and discharge all the rates and taxes, society charges, maintenance charges, water and electricity charges if any for the period upto and inclusive of the date of full and final payment

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9. The Transferor do hereby further covenant that he shall get the said flat premises and Share Certificate bearing No. 7 for fully paid-up shares of Rs. 250/= (Rupees Two Hundred Fifty Only) bearing Distinctive Nos. of Shares from 31 to 35 (both numbers inclusive) transferred in favour of the TRANSFEREE.



श्री अतापुलका देवी  
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10. Subject to the provisions of Clause No. 2 above, the Transferor doth hereby assign his right, title and interest in the said flat premises to the TRANSFEREE who is entitled to hold, possess, occupy and enjoy the said flat premises without any interruption from him/her.

11. The TRANSFEREE shall bear and pay the charges towards the STAMP DUTY and REGISTRATION FEES as per BOMBAY STAMP DUTY ACT, 1958, as may be in force and thereafter lodge this Agreement for Registration and with the concerned Sub-Registrar within the prescribed time limit and the Transferor therefore shall attend and admit the execution thereof, the Transferor and the TRANSFEREE do hereby FURTHER CONFIRM, COVENANT AND DECLARE That they have entered into this Agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and in spirit.

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12. The Transferor hereby states that after the full and final payment of entire sale consideration amt. on or before 26. 4. 07 he shall have not any objection of thereafter his/her name is removed from the membership of the society and other records of the society and name of TRANSFEREE is entered in his place.

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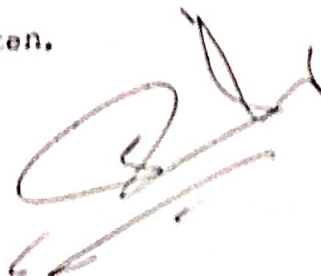
13. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Flats Rules, 1964 or any other provisions of law applicable hereto.

THE SCHEDULE ABOVE REFERRED TO

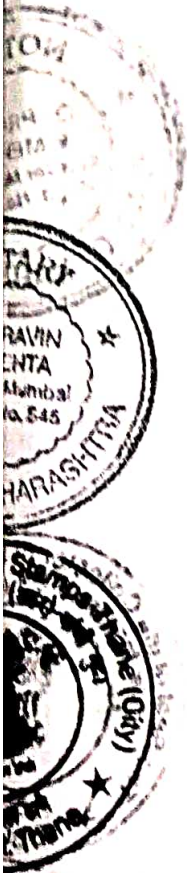
ALL THAT FLAT PREMISES BEARING NO. G/3 on the Ground floor in SHREE MOTI CO-OPERATIVE HOUSING SOCIETY LTD., situated at Navghar Road, Bhayandar(E), Dist. Thane - 401 105., having its REGN.NO. : TNA/(TNA)/HSG/(TC)/4588/1991-92 dated 12-02-1992 at Navghar Road, Bhayandar(E), Dist. Thane - 401 105., on piece or parcel of land bearing Old Survey No. 178, New Survey No. 63, Hissa No. Part in the Revenue Village of KHARI and within the Registration District and Sub-District of Thane and within the Jurisdiction of Mira-Bhayandar Municipal Council, Bhayandar(W), Dist. Thane-401 101.

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



... 14 ...





SIGNED, SEALED & DELIVERED  
by the withinnamed "TRANSFEROR"  
SHRI. SHINDE NAMDEO JYOTI

In the presence of .....

1. **R. J. MISHRA**  
Advocate High Court,  
Flat - 103, Bhaidiya Nagar 'B'  
Navghar Rd., Bhayander (B).

2. *Relief...*



SIGNED, SEALED & DELIVERED  
by the withinnamed "TRANSFeree"  
SMT. PUSHPADEVI RAMJILAL AGRAWAL

*श्री. माता पुष्पादेवी वागळे*  
Before me  
०१२५/११/२०

In the presence of .....

1. **R. J. MISHRA**  
Advocate High Court,  
Flat - 103, Bhaidiya Nagar 'B'  
Navghar Rd., Bhayander (B).

2. *Relief...*

**Dr. Pravin V. Mehta**  
M.A., LL.M., Ph. D.  
Advocate & Notary  
601-602/9A, Alica Nagar,  
Lokhandwala Complex, Akurli Road,  
Kandivli (E), MUMBAI-400 101.  
☎ 886 0947, 897 3054

26-4-2001

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POSSESSION LETTER  
\*\*\*\*\*

I, SMT. PUSHPADEVI RAMJILAL AGRAWAL., an Adult,  
Indian Inhabitant, do hereby confirm, admit and  
acknowledges that I have received the agreed sale  
consideration amount, as per the Agreement for Sale  
dated 26.4.01 and do hereby handover to  
the TRANSFEREE - SMT. PUSHPADEVI RAMJILAL AGRAWAL.,  
quite, peaceful and physical possession today of the  
Flat premises bearing No. G/3 on the Ground floor in  
SHREE MOTI CO-OPERATIVE HOUSING SOCIETY LTD.,  
situated at Navghar Road, Bhayandar(E), Dist. Thane-  
401 105.

TAKEN OVER QUIET, VACANT AND  
PEACEFUL PHYSICAL POSSESSION

HANDED OVER QUIET, VACANT  
PEACEFUL, PHYSICAL POSSESSION

श्रीमती पुष्पादेवी रामजिजाल अग्रवाल

TRANSFEREE

TRANSFEROR

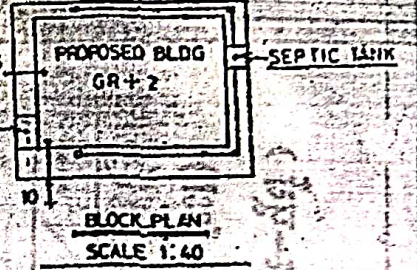
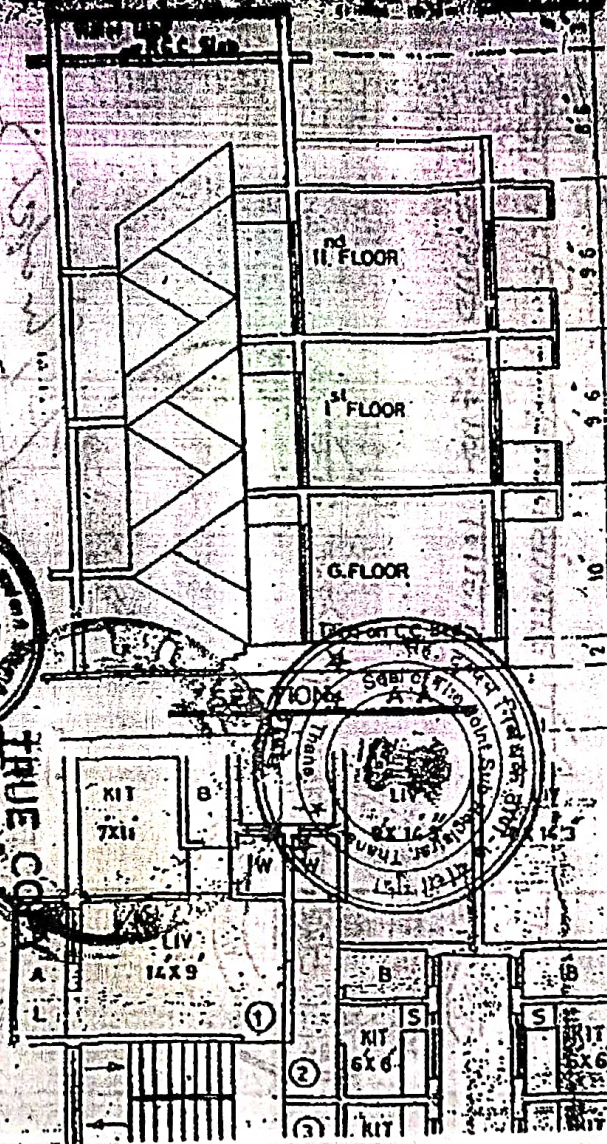
①  
*Witness*  
*[Signature]*  
**R. J. MISHRA**  
Advocate High Court,  
Flat - 104, Bhaidaya Nagar 'B'  
Navghar Rd., Bhayandar (E)  
*[Signature]*

Antenaty Schema 2023		
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SHYAM KUMAR KUSHIK  
 Special Executive Officer  
 B.M.B. Nayghar Rd.,  
 (C). Ph. - 401 108.



STAMP OF APPROVAL	
DATE OF APPROVAL	
JOB	RESIDENTIAL BUILDING
LOCATION	NAYGHAR ROAD
PLNo.	S.No. 178
NAME OF OWNER	BHAGWANT D. PATIL
SIGNATURE OF ARCHITECT	
NAME AND ADDRESS OF ARCHITECT	
BOMBAY ARCHITECTURAL CONSULTANTS	
B.H. RATHOD, B.E. CIVIL	
7 BHULAN BHAVAN	
67, NODRA FULE ROAD,	
DADAR, BOMBAY - 400014	



ग्रुप ग्रामपंचायत नवघर (भाईदर-पूर्व)

GROUP VILLAGE PANCHAYAT NAVGHAR (Bhayandar East)

पो भाईदर, ता. जि. ठाणे.

क्र. नं.

दिनांक

7-9-68

श्री. हरीशंकर पाटील

विषय ना. हरकत दाखला

संदर्भ

दाखला दि. १०/०९/६८ जेव्हा श्री. हरीशंकर पाटील

रा. नवघर, भाईदर पूर्व, ता. जि. ठाणे यांना

मैत्रि संत जं. १७८ या लि. सं. ४ मध्ये

आ. इगाश्तीने ग्रामपंचायतीच्या निघड्या

सुखार जो ग्य तो जाळींग शेड्डा बांधकाम



सुखार जो ग्य तो जाळींग शेड्डा बांधकाम



सं. १७८ या लि. सं. ४ मध्ये  
स. न. पा. नवघर  
ता. जि. ठाणे.

TRUE COPY

SHRI. HARI SHANKAR  
Special J...  
Navghar Rd.  
401 105.



THE Shree Moti CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. 4588/91-92 and Date 12.2.92)

No. 7

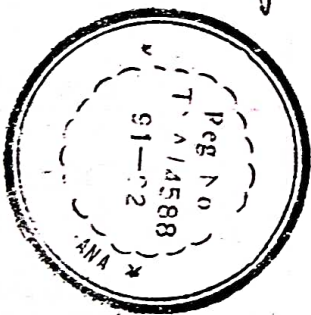
Authorised Share Capital Rs. 200000/- Divided into 4000 Shares each of Rs. 50/- only  
Member's Register No. 7

THIS IS TO CERTIFY that Shri/Smt. Shinde Namdeo Jyoti  
Flat No- G-3

of Bhayandar is the Registered Holder of ( 5 ) Shares from No. 31  
to 35 of Rs. 50/- ( Rupees Fifty only )  
in THE Shree Moti CO-OPERATIVE HOUSING SOCIETY LTD.

Bhayandar (E) Dist Thane 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 the Common Seal of the said Society at Bhayandar this 25th  
day of August 1993 .



SHREEMOTI APARTMENT  
Navghar Road, Bhayandar (E)

Ramkumar  
Chairman


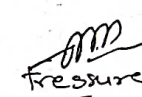
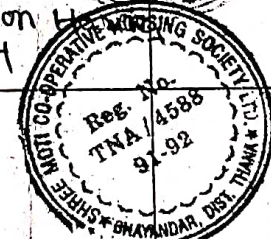

D. P. Bhatt  
Hon: Secretary

Ranjit Neri  
Hon. Treasurer  
or M. C. Member

[P.T.O.]



**Memorandum of the Transfers of within mentioned Shares**

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
For Shree Moti 1 Chairman	24.03.2002  Moti Co-op. Hsg. Soc. Ltd. Chairman      Treasurer	SMT Pushpa Devi Rawjilal Agrawal  B.K. Jadhav Hon. Secretary		 Committee Member
3  Chairman	30/03/2024  <b>SHREE MOTI APARTMENT</b> Navlar Road, Bhayandar (E) Chairman	MR. DEVENDRA RAMJILAL AGRAWAL Panchanon H. 30/3/24 Hon. Secretary		 Committee Member
4  Chairman	Chairman	Hon. Secretary		Committee Member
5  Chairman	Chairman	Hon. Secretary		Committee Member