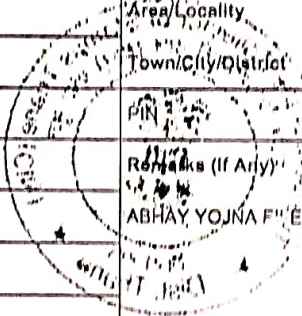
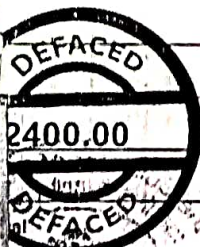


500Rs.

CHALLAN
MTR Form Number-6



GRN	MH005411756202425P	BARCODE	Date		18/07/2024-20:16:57	Form ID
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Duty on Unstampd or Insuff stampd doc IGR Mumbai		TAX ID / TAN (If Any)			
Office Name	THD1_JT DIST REGISTRAR THANE URBAN		PAN No.(If Applicable)			
Location	THANE		Full Name	PUSHPADEVI R AGRAWAL		
Year	2024-2025 One Time		Flat/Block No.	FLAT NO. G-03, MOTI APARTMENT		
Account Head Details	Amount In Rs.	Premises/Building				
030053501 Amount of Tax	2400.00	Road/Street	NAVGHAR ROAD			
		Area/Locality	BHAYANDAR EAST			
		Town/City/District				
		PIN	4	0	1	1 0 5
		Remarks (If Any)	ABHAY YOJNA FINE NO. 20220/2023			
		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.	10000502024071800093	5024805846238		
Cheque/DD No.	Bank Date	RBI Date	18/07/2024-20:17:07	22/07/2024		
Name of Bank	Bank-Branch	SBIEPAY PAYMENT GATEWAY				
Name of Branch	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.
 ट चलन केवल दाय्यम निबंधक कार्यालयत नोदणी करवायाच्या दस्तावाठी लागू आहे. नोदणी न करवायाच्या दस्तावाठी सादर चलन लागू

Signature Not Verified

Challan Defaced Details

Digitally signed by DE
 DIRECTORATE OF ACCOUNTS
 AND TREASURY MUMBAI 02
 Date: 2024.07.18.03:22:18T
 Reason: GFA6 8 Source Document
 Location: India

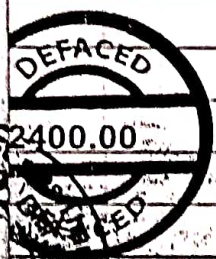
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0003099509202425	24/07/2024-16:03:18	IGR108	2400.00
Total Defacement Amount					2,400.00

500Rs.

CHALLAN
MTR Form Number-0

RN MH005411876202425P	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.	
30055301 Penalties		2400.00	
		Road/Street	NAVGHAR ROAD
		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
		Words	
		2,400.00	



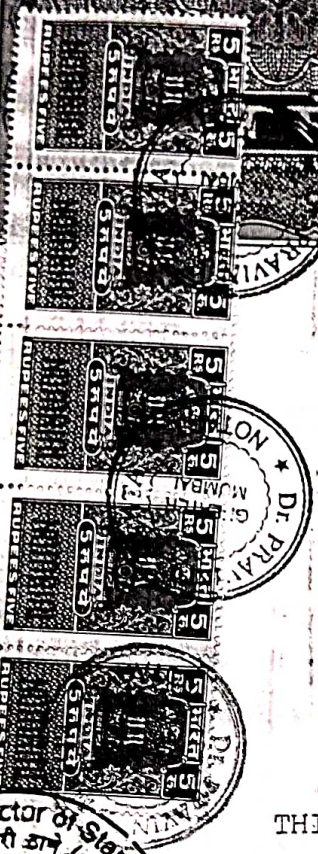
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
		10000502024071809111	3339548698838
		Bank Date	RBI Date
		18/07/2024-20:21:29	22/07/2024
		Bank-Branch	SBIEPAY PAYMENT GATEWAY
		Scroll No. , Date	1015727 , 22/07/2024

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 दुय्यग निबंधक कार्यालयात नोंदणी करायच्या दस्तांसाठी लागू आहे. नोंदणी न करायच्या दस्तांसाठी सदर चलान लागू नाही.

Signature Not Verified
 Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 02
 Date: 2024.07.18 16:02:28 IST
 Reason: QRAN 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 26th Day
of APRIL, 2001 in the Christian Year Two Thousand
One.

Amnesty Scheme 2023		
SR No.	26220	23
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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

...2...



श्री. मिलिंद सुधाकर खैरनार

26 APR 2001

श्री. मीता देवी, सी-२२३, ब्रह्म (प)

क्र. नं. 42 दि. २६/४/०१

नाम Pwshpadevi K. Agrawal

रा. Bhyander

पता: ...

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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.

Amnesty Scheme 2023		
SR No.	26220	23
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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 मीता पुष्पा देवी



500Rs.



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		
SR No.	26270	23
PAGE No.	3	16



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
...4...

500Rs.



श्री. मिलिंद सुधाकर खैरनार

गीता टॉवर, सी-२०९, वसई (प.)

26 APR 2001

क्र. नं.

44

नाम

Pushpadevi

R. Agnewal

रा.

Bhayandar हाते

[Handwritten Signature]

मुद्रांक विक्रेता

-: 4 :-

Amnesty Scheme 2023

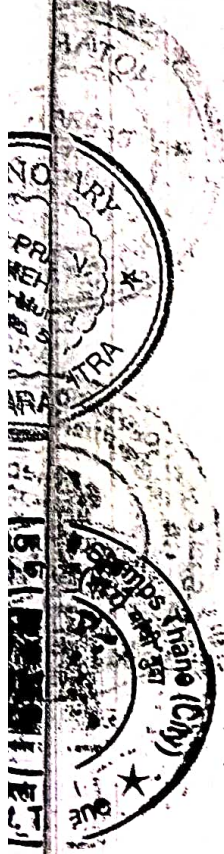
SR No.	26220	23
PAGE No.	4	16

well and sufficiently entitled to the Flat premises bearing No. G/3 on the Ground floor, ^{Area 385 Sqft. S.B} 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.

[Handwritten Signature]

[Handwritten Signature]

...5...





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

26 APR 2001

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

Oklaunon
मुद्रांक विक्रेता

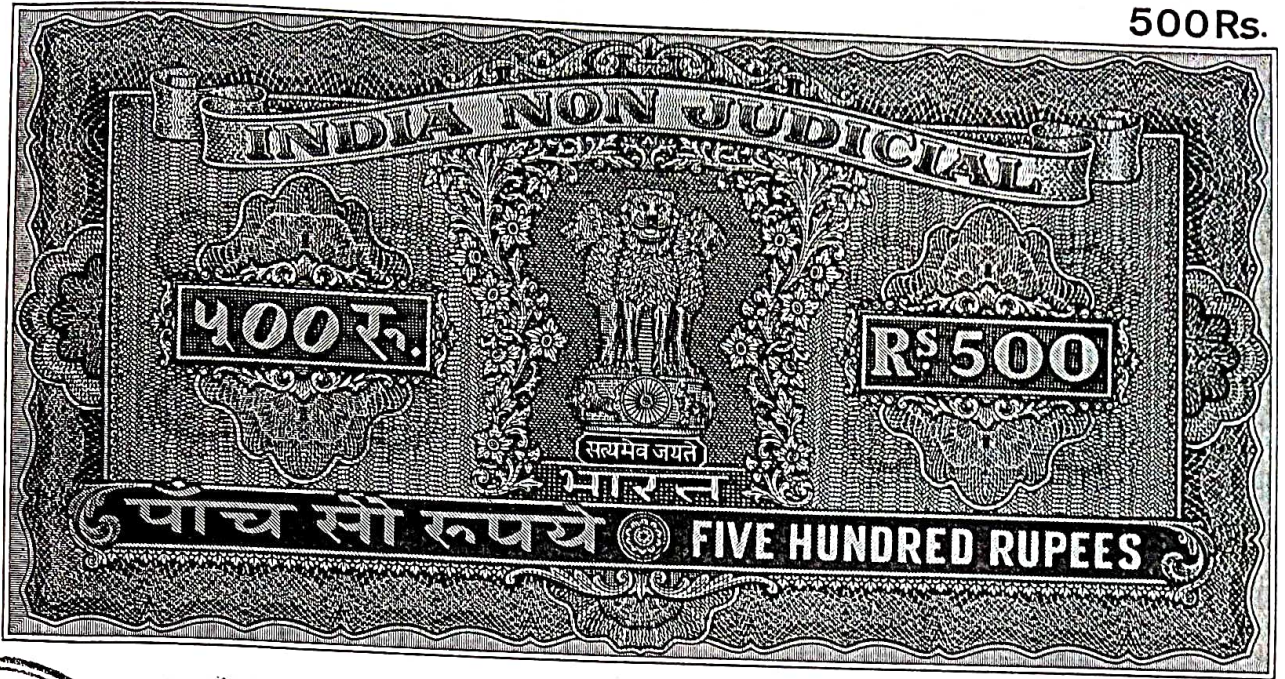
-: 5 :-

Amnesty Scheme 2023		
SR No.	26220	23
PAGE No.	5	16

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
...6...





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

Signature
 सुभाकर खेरवार

:- 6 :-

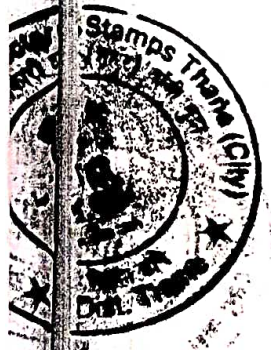
Amnesty Scheme 2023		
SR No.	26220	23
PAGE No.	6	16

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 खेरवार



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).

Amnesty Scheme 2023		
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PAGE No.	7	16

श्री श्रीप्रताप देवा
...8...



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.

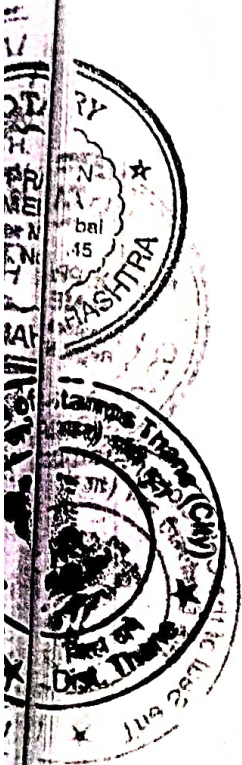
Amnesty Scheme 2023		
SR No.	26220	23
PAGE No.	8	16

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.



श्री गंगा प्रसाद देवा
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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.

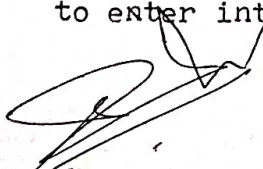
(c) that, he/she has not mortgaged, transferred, assigned or in any other way encumbered or alienated his/her rights, title and interest confirms that the title of the said flat premises herein is clear, marketable and free from all types of encumbrances and liabilities in the said flat premises on or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

Amnesty Scheme 2023		
SR No.	26220	23
PAGE No.	9	16

(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



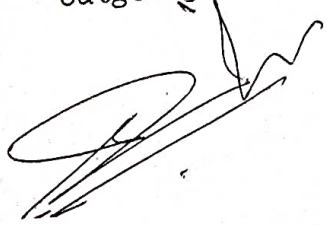
श्री नरेश कुमार



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



श्री श्री प्रकाश देवा

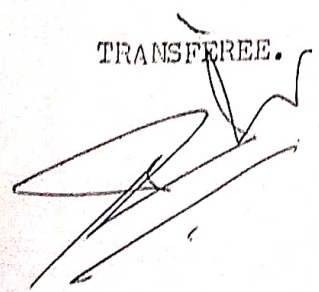


premises herein, the same shall be duly paid by the Transferor herein and if any amount is recovered by any person or persons having any type of interest or legal heirs, or equitably claiming or in trust or by any Govt. authority for the taxes or as land revenue the Transferor herein shall make it good 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

Amnesty Scheme 2023		
SR No.	26220	23
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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
...12...



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.

Amnesty Scheme 2023		
SR No.	26220	23
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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.

श्री अली दुल्ला देवी

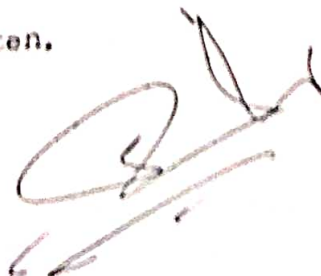
13. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Flats Rules, 1964 or any other provisions of law applicable hereto.

THE SCHEDULE ABOVE REFERRED TO

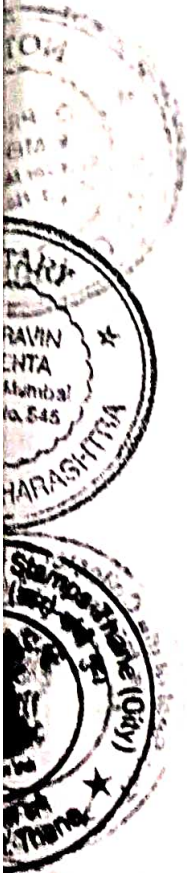
ALL THAT FLAT PREMISES BEARING NO. G/3 on the Ground floor in SHREE MOTI CO-OPERATIVE HOUSING SOCIETY LTD., situated at Navghar Road, Bhayandar(E), Dist. Thane - 401 105., having its REGN.NO. : TNA/(TNA)/HSG/(TC)/4588/1991-92 dated 12-02-1992 at Navghar Road, Bhayandar(E), Dist. Thane - 401 105., on 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.

Amnesty Scheme 2023		
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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. मा. पुष्पादेवी वागळे
अभिमान
०१२५११०
Before me

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

Amnesty Scheme 2023		
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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 रामजिलाल अग्रवाल

TRANSFEREE

TRANSFEROR

①
Witnes
R. J. MISHRA
Advocate High Court,
Flat - 104, Bhaidaya Nagar 'B'
Navghar Rd., Bhayandar (E)
R. J. Mishra

Anteanty Schema 2023		
SR No.	26220	23
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