

22/05/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीयली 1
दस्त क्रमांक : 909/2013
नोंदणी :
Regn:63m

गावाचे नाव : 1) मालाड



- | | | |
|---|------------|---|
| (1) विलेखाचा प्रकार | वक्षीसपत्र | |
| (2) मोबदला | 0 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2267000 | |
| (4) भू-मापन, पोटहिस्ता व घरक्रमांक (अमल्यास) | | 1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदतिका नं: ४५, माळा नं: ४था वि विंग, इमारतीचे नाव: पेठेनगर को ऑप ही सो लि, ब्लॉक नं: केदारमल रोड, रोड नं: मालाड पूर्व मुंबई ४०००९७, इतर साहिती: एकूण क्षेत्रफळ ३९.५९ चौ.मी.वांधीव((C.T.S. Number : 404 ;)) |
| (5) क्षेत्रफळ | | 1) 39.59 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | | 1): नाव:-अरविंद गोपाळ श्रोत्री वय:-70; पत्ता:-प्लॉट नं: ४५, माळा नं: ४था वि विंग, इमारतीचे नाव: पेठेनगर को ऑप ही सो लि, ब्लॉक नं: केदारमल रोड, रोड नं: मालाड पूर्व मुंबई, पिन कोड:-400097 पॅन नं:-AAVPS3159B |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | | 1): नाव:-मुकुल अरविंद श्रोत्री वय:-37; पत्ता:-प्लॉट नं: ४५, माळा नं: ४था वि विंग, इमारतीचे नाव: पेठेनगर को ऑप ही सो लि, ब्लॉक नं: केदारमल रोड, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AWVPS9439A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 30/01/2013 | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 31/01/2013 | |
| (11) अनुक्रमांक, खंड व पृष्ठ | 909/2013 | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 45500 | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 22700 | |
| (14) शेर | | |



within family

खरी प्रत

सह दुय्यम निबंधक, बोरीयली-१,
मुंबई उपनगर अजवहा.

नी/धीयती...
बांना ह्याचे ना... २२/५/१९३३
व्हा भर्जानुसार नपकन्य विकी.
दिनांक... २२/५/१९३३

सह दुय्यम निबंधक, बोरीयली एड. १

प्रावती

प्रावती

Original/Duplicate

Thursday, January 31, 2013

नोंदणी क्र. :39म

7:23 AM

Regn.:39M

प्रावती क्र.: 1070 दिनांक: 31/01/2013

प्रावतीचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरत-१ -909-2013

दस्तऐवजाचा प्रकार: बंधीसपत्र

सादर करणाऱ्याचे नाव: मुकुल अरविंद शोनी

नोंदणी फी

रु. 22700.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 23500.00

आपणास हा दस्तऐवज अंदाजे 7:43 AM ह्या वेळेस मिळेल आणि सोबत थंबनेस प्रत व CD घ्यावी.

सह मुद्रांक विभागाचे अधिकारी

बाजार मुल्य: रु.2267000/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क: रु. 45500/-

- 1) देयकाचा प्रकार: By Demand Draft रकम: रु.22700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 019017 दिनांक: 29/01/2013
बँकेचे नाव व पत्ता: HDFC Bank
- 2) देयकाचा प्रकार: By Cash रकम: रु.800/-

REGISTERED COPY DOCUMENT
DELIVERED ON 31/1/13



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2013

1. दस्ताचा प्रकार :- दानपत्र अनुच्छेद क्रमांक _____
2. सादरकर्त्याचे नाव :- मुकुल अरविंद श्रोत्री
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- मालाड (पूर्व)
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भूखंड क्रमांक :- 404
6. मूल्य दरविभाग (झोन) :- 62/291 उपविभाग _____
7. गिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी.दर :- 81800/ _____
8. दस्तात नमुद केलेल्या गिळकतीचे क्षेत्रफळ :- 39.59 क्व.से. / बिल्ट अप चौ.मीटर / _____
9. कारपार्किंग :- _____ गल्ली :- _____ पोटगाळा :- _____
10. मंजला क्रमांक :- 8/3A उदयाहन सुविधा आतरे / नाही
11. बांधकाम वर्ष :- 1970 पसारा :- 30%
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्याच्या दिलेले घट / वाढ
14. लिख अँड लायस्न्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :-
3. कालावधी :-
22,67,000/
5. निर्धारित केलेले बाजारमूल्य :-
6. दस्तामध्ये दर्शविलेली मोबदला :-



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देय मुद्रांक शुल्क :- 45,500/ भरलेले मुद्रांक शुल्क :- 45,500/
देय नोंदणी फी :- 22,700/

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शिपीक

अरविंद श्रोत्री
राह मुद्रांक निहालक
31/1/13

Stamp Duty Purchased By	Mukul Arvind Shrotri	Stamp Duty Paid by	<input type="checkbox"/> 1st Party <input checked="" type="checkbox"/> 2nd Party
Stamp Duty Amount	Rs. 45500/-	Type of Payment	<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input checked="" type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT <input type="checkbox"/> CBS <input type="checkbox"/> Account to Account Transfer
Cheque/ DD/ PO/ UTR/ REF/Account No.	0190183	Date:	29/1/2013
Bank Name	HDFC Bank	Branch Name	Malad
Counter Signature with Seal			



Mukul Shrotri
A. G. Shrotri

DEED OF GIFT

THIS DEED OF GIFT is made at Mumbai this 30th day of JANUARY, 2013, BETWEEN SHRI ARVIND GOPAL SHROTRI, aged 70 years, an adult, Indian Inhabitant, residing at Flat No. 45, on Fourth Floor, B Wing, Pethe Nagar Co. Op. Hsg. Soc. Ltd., Kedarmal Road, Malad (East), Mumbai 400 097, (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) hereinafter referred to as "THE DONOR" of the One Part.

AND

SHRI MUKUL ARVIND SHROTRI, aged 37 years, an adult, Indian Inhabitant, residing at Flat No. 45, on Fourth Floor, B Wing, Pethe Nagar Co. Op. Hsg. Soc. Ltd., Kedarmal Road, Malad (East), Mumbai 400 097 (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) hereinafter referred to as "THE DONEE" of the Other Part.

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A. G. Shrotri

Mukul Shrotri

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WHEREAS by an Agreement for sale SMT. SUDHA MADHUKAR DEHADRAY, purchased the said flat from Pethe Nagar Builders and Developers.

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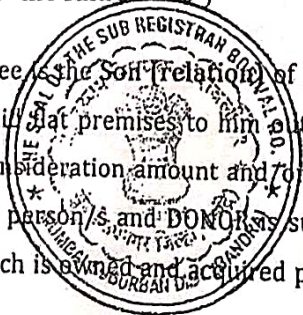
WHEREAS by an Agreement dated 21st day of October, 1976 entered between SMT. SUDHA MADHUKAR DEHADRAY, (therein referred to as "The VENDORS") and SHRI ARVIND GOPAL SHROTRI, (therein referred to as "PURCHASER"), the said SMT. SUDHA MADHUKAR DEHADRAY surrendered all her right title and interest in respect of the Flat No. 45, on Fourth Floor, B Wing, Pethe Nagar Co. Op. Hsg. Soc. Ltd., Kedarmal Road, Malad (East), Mumbai 400 097, to SHRI ARVIND GOPAL SHROTRI, as the Owner thereof. The said SMT. SUDHA MADHUKAR DEHADRAY have put the said Purchaser, as the owner thereof in respect of Flat No. 45, the terms and conditions mentioned in the said agreement and the said Agreement was registered through Deed of Confirmation dated 08th day of March, 2001 was duly registered with the Sub registrar of Assurances Borivalli, under Reg. No. BDR2/1037/2001 dated 12.03.2001.

WHEREAS The DONOR is the owner in respect of residential Flat No. 45, admeasuring 355 sq. fts carpet area, on Fourth Floor, B Wing, Pethe Nagar Co. Op. Hsg. Soc. Ltd., Kedarmal Road, Malad (East), Mumbai 400 097 (hereinafter referred to as "the Said Flat").

AND WHEREAS the DONOR also the bonafide members of Pethe Nagar Co. Op. Hsg. Soc. Ltd., the society duly registered under M.C.S. Act, 1960 vide Registration No. BOM/HSG/3156 of 1971 dated 23-9-1971 and issued five shares of Rs.50/- each bearing shares No. 331 to 335, under share certificate No. 67 to the DONOR (hereinafter referred to as "the said shares")

AND WHEREAS The Donee is the Son (relation) of the DONOR and the DONOR is desirous of Gifting the said flat premises to him out of natural love and affection without any monetary consideration amount and/or any force, pressure, coercion from Donee or any other person/s, and DONOR is sufficiently entitled to do so as owner of the said flat which is owned and acquired property through his own fund and investment.

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NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTEIS HERETO AS UNDER:-

1. The said Flat is self acquired property of the DONOR.

A. G. Shrotri

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2. The DONOR, without any monetary consideration and in consideration of natural love and affection which the DONOR bears to the Donee doth hereby grant and transfer by way of gift said flat premises i.e. Flat No. 45, admeasuring 355 sq. fts carpet area, on Fourth Floor, B Wing, Pethe Nagar Co. Op. Hsg. Soc. Ltd., Kedarmal Road, Malad (East), Mumbai 400 097, all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest use, inheritance, possession, benefit, claims and demand whatsoever of the DONOR To Have And To Hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

3. The DONOR do hereby covenants with the Donee that the said flat premises hereby gifted is free from all encumbrances of any nature whatsoever and that the DONOR has full and absolute right and power to gift the same and deliver the vacant possession of the said flat premises to the Donee as a gift.

4. The Donee agrees to observe and perform all and every terms and conditions and the stipulations of the building and regularly pay the dues, payable to the municipal taxes, water charges, outgoings, etc. in respect of the said flat and shall not withhold the same for any reasons whatsoever.

5. The DONOR will hand over to the Donee all those relevant documents pertaining to the said Gifted Flat i.e. Agreement, Affidavit, Share Certificate and any other necessary documents.

6. AND the DONOR doth hereby covenants with the Donee.

(a) That the DONOR now has in himself good right, full power and absolute authority to grant the said flat premises hereby granted as gift in the manner aforesaid.

(b) The Donee may at all times hereafter peaceably and quietly enter upon have occupy possess and enjoy the said flat and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the DONOR or his heirs, executors, administrators and assigns or any



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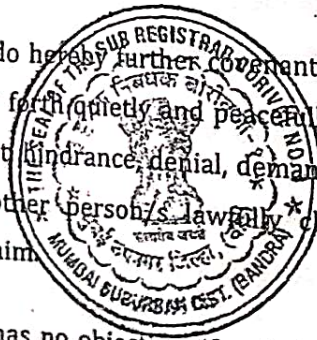
A. G. Shrotri
M. H. Shrotri

person or persons lawfully claiming or to claim by, from under or in trust for the DONOR.

- (c) That the said flat premises is free, clear, absolutely and forever released and discharged or otherwise by the DONOR and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, titles, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the DONOR or by any other person or persons lawfully claiming or to claim by, from, under or in trust for the DONOR.
- (d) The DONOR has not entered into any agreement/s with any other person/s in respect of the said flat premises.
- (e) The DONOR has not transferred and assigned his rights, title, and interest in respect of the said flat premises with any person;
- (f) The DONOR has not mortgaged, alienated, or charged with the said flat premises or any part thereof with any person/s and the same is free from all encumbrances;
- (g) The DONOR declares that except DONOR no other person/s have any rights in the said flat premises /Shares and the DONOR being the joint owner of the said flat premises have got full and absolute right to gift said flat premises /membership / shares of the said Society in favour of the Donee.

7. That the DONOR do hereby further covenants with the Donee that the said Donee shall hence forth quietly and peacefully possess and occupy the said flat without any let, hindrance, denial, demand, interruption, eviction by the DONOR or any other person/s lawfully claiming or equitably claiming through or under him.

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That the DONOR has no objection, if said flats, Electric Meter, connections, Receipt/ Bills, membership, records/ facilities etc. are issued / transferred in name of Donee by B.M.C. / Reliance Energy Ltd., Rationing / Tahashildar/ Collector / Society / Government authorities and hereby agree to submit necessary application and forms to the said concerned authorities to transfer

A. S. Shinde

M. S. Shinde

in his membership to the said society and other related documents as and when necessary and required.

9. On Execution of this Deed, Donee shall be entitled to have and to hold the possession, occupation and use of the above said Flat and the Donee shall hold the same unto and to the use and benefit of the Donee his heirs, executors, successors, and assigns forever without any claims, charges, right, interest, demand or lien of the DONOR or any person or persons claiming through or under him subject to payment by the Donee all the taxes, assessment charges, and/or call made authorities concerned.

10. On execution of this Gift Deed, the Donee hereby shall have full right, title and interest in respect of rights and duties related to the said flat premises. The Donee being the absolute owner of said share in the said flat has the right to sell, mortgage, lien or transfer in favour of any other person/s as per his desire and wish.

11. That the stamp duty and registration charges shall be paid by the Donee.

12. The DONOR hereby puts the Donee in exclusive, vacant and peaceful possession and occupation of the said flat and hereby hand over all the documents, erstwhile documents etc. to the Donee on the date of execution hereof.

13. That the DONOR hereby undertakes to keep indemnified all concerned authorities against any loss, cost, risk, claim if arise in future out of transfer of Flat and said Shares in the name of Donee.



SCHEDULE OF THE FLAT

Flat No. 45, admeasuring 355 sq. fts carpet area, on Fourth Floor, B Wing, Pethe Nagar Co. Op. Hsg. Soc. Ltd., Kedarmal Road, Malad (East), Mumbai 400 097, lying being situated at CTS No. 302 and CTS. no. 404, Village - Malad, Taluka - Borivli, the said Building completed in the year 1970 consisting Ground plus Four upper floors without lift.

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A.G. Shrotri

M.H. Shrotri

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IN WITNESS WHEREOF the DONOR as well as the Donee (by way of acceptance of the said gift) have put their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by the)
 Within named "DONOR")
 SHRI ARVIND GOPAL SHROTRI)
 In the presence of)

A.G. Shrotri -



To

1. Shri Arvind Satyabrata

2. [Signature]

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SIGNED AND DELIVERED by the)
 Within named "DONEE")
 SHRI MUKUL ARVIND SHROTRI)
 In the presence of)

Mukul Shrotri



to
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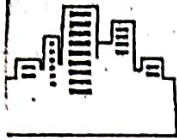
1. Satya R. Shrotri

2. [Signature]



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दुधनी : ८८० २१९९

पेठेनगर सहकारी सहनिवास संस्था मर्यादित

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

(रजि. क्र. ३१५६ ता. २३-९-७१)

संदर्भ _____

ता. 28-12-2013

To whomsoever it may concern

NOC

Our member Mr. Arvind Shrotri (Flat No. B-45) wish to gift his said flat to his son Mr. Mukul Arvind Shrotri.

Our society has no objection to transfer this flat as requested by Mr. Arvind Shrotri.

For Pethenagar Co-op. Hsg. Society Ltd.



S. B. A. S. K.
SECRETARY

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केदारमल रोड, मालाड (पू.) मुंबई - ४०० ०९७.

२१/१२/१३
पदसंभारन अधिकारी
संस्था

PETHENAGAR CO-OP. HOUSING SOCIETY LTD.

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

Regd. No. Bom/Hsg/1356 of 1971 dated 23-9-1971

Kedarnal Road, Malad (East) Bombay - 64.

Authorised Share Capital Rs. 100,000/-

Member's Reg. No. _____ Divided into 2000 Shares of RS. 50/- Each

Share Certificate No. 67

This is to Certify that Dr. J. S. DEBARAY S.M. is the Registered Holder(s) of FIVE Shares numbered 331 to 335 inclusive in the Pethenagar Co-operative Housing Society Limited upon which the amount of Rs. 250/- has been fully paid.



Common Seal of the said Society at Bombay
This day of SEPT. 1980

D. S. Lakshminarayanan Chairman
[Signature] Hon. Secretary
[Signature] Member of Committee

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Date of No. of

Date of Transfer No. of Transfer From whom transferred Register Folio Official Signature

16.4.24

MR. SHROTRI ARVIND GOPAL

M. K. ...



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Summary-2(दस्त गोपवारा भाग - २)

31/01/2013 7 27:17 AM

दस्त गोपवारा भाग-2

बरल-१
दस्त क्रमांक:909/2013

दस्त क्रमांक :बरल-१ /909/2013

दस्ताचा प्रकार :-बक्षीसपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मुकुल अरविंद श्रोत्री पत्ता:प्लॉट नं: ४५ , माळा नं: ४था वि विंग, इमारतीचे नाव: पेठेनगर फो ऑप ही सो लि, ब्लॉक नं: केदारमल रोड, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AWVPS9439A	लिहून घेणार वय :-37 स्वाक्षरी:- <i>M. S. Shrotri</i>		
2	नाव:अरविंद गोपाळ श्रोत्री पत्ता:प्लॉट नं: ४५ , माळा नं: ४था वि विंग, इमारतीचे नाव: पेठेनगर फो ऑप ही सो लि, ब्लॉक नं: केदारमल रोड, रोड नं: मालाड पूर्व मुंबई, . . पॅन नंबर:AAVPS3159B	लिहून देणार वय :-70 स्वाक्षरी:- <i>A. G. Shrotri</i>		

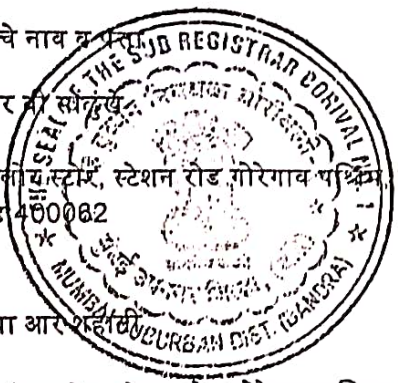
वरील दस्तऐवज करून देणार तथाकथित बक्षीसपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:31 / 01 / 2013 07 : 24 : 18 AM

बरल - १/
eoe ३०
२०१३

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शंकर वी सखेकर वय:29 पत्ता:मैंगली स्टोर, स्टेशन रोड गोरगाव पश्चिम, मुंबई पिन कोड 400062	स्वाक्षरी <i>Shankar</i>		
2	नाव:सत्या आर. सखेकर वय:29 पत्ता:मैंगली स्टोर, स्टेशन रोड गोरगाव पश्चिम, मुंबई पिन कोड:400062	स्वाक्षरी <i>Satyam</i>		



प्रमाणित: उरगेत येते, की या दस्तामध्ये एकाच पाने आहेत.

साह दुर्यज मिहंदाक, नोटिबली क्र. १/
मुंबई उपनगर जिल्हा

शिक्षा क्र.4 ची वेळ:31 / 01 / 2013 07 : 27 : 06 AM

बरल-१/ eoe / २०१३
नोंदला. 39 191 93
दिनांक :

शिक्षा क्र.5 ची वेळ:31 / 01 / 2013 07 : 27 : 15 AM

साह दुर्यज मिहंदाक, नोटिबली क्र. १,
मुंबई उपनगर जिल्हा

साह दुर्यज मिहंदाक, नोटिबली - १,
मुंबई उपनगर जिल्हा.

909 /2013