



VALUATION OPINION REPORT

The property bearing Commercial Shop No. 63, Ground Floor, "Moksh Plaza", S. V. Road, Kanheri Village, Borivali (West), Mumbai – 400 092, State - Maharashtra, Country - India belongs to **Mr. Yogesh Jivanlal Lakhani**

Boundaries of the property.	
North	Jambli Galli
South	Laxmi Palace
East	S.V. Road
West	Jain Temple

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking purpose at ₹ **1,78,66,500.00 (Rupees One Crore Seventy Eight Lac Sixty Six Thousand Five Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director



Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl.: Valuation report

www.vastukala.org

Mumbai

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Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
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Fax : +91 22 28371324
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Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

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Nanded - 431 602, (M.S.), INDIA
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Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA
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+91 9860863601
aurangabad@vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Yogesh Jivanlal Lakhani**

Commercial Shop No. 63, Ground Floor, "**Moksh Plaza**", S. V. Road, Kanheri Village,
Borivali (West), Mumbai – 400 092, State - Maharashtra, Country - India

Latitude Longitude - 19°13'33.9"N 72°51'16.6"E

Valuation Done for:

Cosmos Bank

MRO-A1, Vile Parle (East) Branch

Pratik Avenue, 1st Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East),
Mumbai - 400 057, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company

388/17856

पावती

Original/Duplicate

Thursday, October 17, 2024

नोंदणी क्र. :39म

12:47 PM

Regn.:39M

पावती क्र.: 19154 दिनांक: 17/10/2024

गावाचे नाव: कान्हेरी

दस्तऐवजाचा अनुक्रमांक: बरल-5-17856-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पीयूष मोहनभाई जेठवा

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 700.00

पृष्ठांची संख्या: 35

एकूण: रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:06 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.3332492/-

मोबदला रु.8000000/-

भरलेले मुद्रांक शुल्क : रु. 480000/-

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024161008847 दिनांक: 17/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009757672202425E दिनांक: 14/10/2024

बँकेचे नाव व पत्ता:

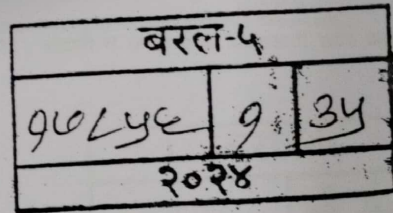
BORIVALI-5

Delivery Date :- १०/१०/२४



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202410094901			09 October 2024,01:42:13 PM	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	85-कणेरी (बोरीवली)				
उप मूल्य विभाग	रस्ता: स्वामी विवेकानंद मार्ग,				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#114				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
61110	114410	145300	193300	114410	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	17.24 चौरस मीटर	मिळकतीचा वापर-	दुकान संकुल	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्वाहन सुविधा-	1-आर सी सी नाही	मिळकतीचे वय- मजला -	0 TO 2वर्षे Ground Floor/Upper Ground Floor	बांधकामाचा दर -	Rs.30250/-
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.193300/-			
रस्ता सन्मुखनुसार मूल्यदर		= 100% apply to rate = Rs.193300/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((193300-61110) * (100 / 100))+61110 = Rs.193300/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 193300 * 17.24 = Rs.3332492/-			
Applicable Rules		= ,10,9 ब,4			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3332492 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.3332492/-			

Home Print





CHALLAN
MTR Form Number-6



GRN	MH009757672202425E	BARCODE			Date	14/10/2024-17:00:56	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	BRL5_JT SUB REGISTRAR BORIVALI 5			PAN No.(If Applicable)	ATQPJ3218E			
Location	MUMBAI			Full Name	PIYUSH MOHANBHAI JETHWA			
Year	2024-2025 One Time			Flat/Block No.	SHOP NO 63 GROUND FLOOR MOKSH PLAZA			
				Premises/Building	PREMISES CSL			
Account Head Details		Amount In Rs.		Road/Street				
0030045501 Stamp Duty		480000.00		S V ROAD				
0030063301 Registration Fee		300000.00		Area/Locality				
				BORIVALI WEST MUMBAI				
				Town/City/District				
				PIN				
				4 0 0 0 9 2				
				Remarks (If Any)				
				PAN2=AAAPL3109P-SecondPartyName=YOGESH JIVANLAL				
				LAKHANI-CA=8000000				
				Amount In				
				Five Lakh Ten Thousand Rupees Only				
Total		5,10,000.00		Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332024101417160	2894027270	
Cheque/DD No.				Bank Date	RBI Date	14/10/2024-17:01:23	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 9820363533
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Piyush



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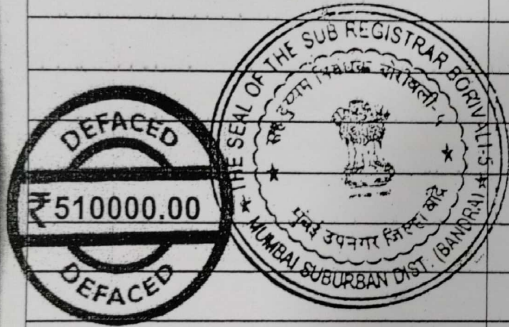
Print Date 14-10-2024 05:01:39



CHALLAN
MTR Form Number-6



GRN	MH009757672202425E	BARCODE			Date	14/10/2024-17:00:56	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)							
Type of Payment	Registration Fee	PAN No.(If Applicable)	ATQPJ3218E						
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5	Full Name	PIYUSH MOHANBHAI JETHWA						
Location	MUMBAI	Flat/Block No.	SHOP NO 63 GROUND FLOOR MOKSH PLAZA						
Year	2024-2025 One Time	Premises/Building	PREMISES CSL						
Account Head Details		Amount In Rs.							
0030045501	Stamp Duty	480000.00	Road/Street	S V ROAD					
0030063301	Registration Fee	300000.00	Area/Locality	BORIVALI WEST MUMBAI					
			Town/City/District						
			PIN	4	0	0	0	9	2
			Remarks (If Any)	PAN2=AAAPL3109P-SecondPartyName=YOGESH JIVANLAL LAKHANI-CA=8000000					
Total		5,10,000.00	Amount In Words	Five Lakh Ten Thousand Rupees Only					
Payment Details			FOR USE IN RECEIVING BANK						
IDBI BANK			Bank CIN	Ref. No.	69103332024101417160	2894027270			
Cheque/DD No.			Bank Date	RBI Date	14/10/2024-17:01:23	15/10/2024			
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scroll No. , Date		100 , 15/10/2024				



Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर् चर्चक दुय्यम निबंधक कार्यालयान नोदणी करवावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
 Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY MUMBAI 02
 Date: 2024.10.17 12:47:35 IST
 Reason: GRAS Secure Document
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-388-17856	0005458677202425	17/10/2024-12:47:01	IGR194	30000.00

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 90458 8 34
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 16TH day of October - 2024.

BETWEEN

MR. YOGESH JIVANLAL LAKHANI aged about 61 years PAN : AAAPL3109P), Indian Inhabitant, residing at Flat No. A/801, 8th Floor, Raj Sun Flower, Royal Complex, Eksar Road, Borivali (West), Mumbai – 400 092, and owner of Shop No.63, Ground Floor of MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED situated at, S. V. Road, Borivali (West), Mumbai - 400 092., hereinafter called "the VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators and assigns) of the ONE PART;

AND

MR. PIYUSH MOHANBHAI JETHWA, aged about 33 years (PAN : ATQPJ3218E), residing at Flat No. A/703, 7th Floor, Sowmya Apartment, C. S. Road No.2, Anand Nagar, Near Matruchhya School, Dahisar (East), Mumbai – 400 068, Indian Inhabitants, hereinafter called "the PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators and assigns) of the OTHER PART ;

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WHEREAS:

(i) Pursuant to an Agreement dated 4th day of April - 2009, made BETWEEN SITARA BUILDERS PVT. LTD., therein referred to as "THE OWNERS" of the ONE PART AND MR. YOGESH JIVANLAL LAKHANI, therein referred to as "THE PURCHASER" of the Other Part, had purchased & acquired the Shop No.63, Ground Floor of MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED situated at, S. V. Road, Borivall (West), Mumbai - 400 092, (hereinafter called as the said Premises) together with all the rights, title, and interest for the consideration and on the terms and condition mentioned therein and more particularly described in the Schedule hereunder written. And the said Agreement was registered in the office of the Sub-Registrar of Assurances - Borivall-5 under Serial No. BDR-11/03201/2009 on 21/04/2009.

(ii) That the MR. YOGESH JIVANLAL LAKHANI is the registered member of MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED, and bearing Registration No. MUM / WR-N GNL / O / 3231 / 2022-23 / 2022 (hereinafter referred to as "the said Society"), and Registered Holder of 10 fully paid up shares of Rupees 50/- each, bearing Share Certificate No.152, Distinctive Nos. from 1511 to 1520 (both inclusive), (hereinafter referred to as "the said shares").

(iii) That the Vendor 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.

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[Handwritten Signature]

occupation, possession and/or enjoyment of the said premises or any part or portion whereof, in any way or any manner whatsoever.

(iv) 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 together 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 with vacant and peaceful possession of the said premises with said benefits with legal right to have and call for all relevant deeds, documents, papers and writings 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 Purchaser agrees to purchase all the rights, title and interest of the Vendor in the said Shop No.63, Ground Floor of MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED situated at, S. V. Road, Borivall (West), Mumbai - 400 092, at and for the total consideration of Rs.80,00,000/- (Rupees Eighty Lakhs Only). The Purchaser shall pay to the Vendor the said sum of Rs.80,00,000/- (Rupees Eighty Lakhs Only) in the following manner:

a. Rs.14,20,000/- (Rupees Fourteen Lakhs Twenty Thousand Only) being the Part/Advance Payment in the respect of the said premises shall be payable by way of cheques, before execution of these Agreement, (The

[Handwritten Signature]



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Vendor shall admit and acknowledge the receipt hereunder written).

b. Rs.80,000/- (Rupees Eighty 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) @1% of the consideration as per the provisions and u/s 194/A of Income Tax Act, 1961 on behalf of the Vendor within 7 days of registration of this Agreement.

c. Rs.65,00,000/- (Rupees Eighty Five lakhs Only) being the full and final Payment in the respect of sale of the said premises shall be payable by way of Cheque/NEFT/RTGS by obtaining loan from Bank and/or Financial Institution within 45 days of registration of this Agreement against which Vendor shall handover the vacant and peaceful possession of the said premises without any let or hindrances along with all the original link agreements, Share certificate and related papers in respect of the said premises to the Purchaser.

2. The Vendor had applied to the society for Issuing NO OBJECTION CERTIFICATE for transferring the said premises and the said shares to the Purchaser herein. And the society have issued the same on 04/10/2024.

3. The Vendor declares that he has paid all the amounts due and payable to the society till date.

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4. The Vendor hereby declares that he has full right and absolute authority to enter into the Agreement and transfer the said premises and the said shares, Vendor has not done any act, matter and thing whatsoever whereby the Vendor is prevented from agreeing to sell, transfer or assign the said premises and the said shares in favour of the Purchaser.

5. The Vendor hereby covenant with the Purchaser as follows:-
i) That the Vendor is the absolute owner of the said premises and no other person or persons and any family members has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and have good right, full power and absolute authority to sell and transfer the same to the Purchaser.

ii) That the Vendor has not created any charge or encumbrances of whatsoever nature in respect of the said premises nor the said premises is subject matter of any litigation nor is the same or are attached in execution of any decree, nor the Vendor has created any tenancy or leave and license or any right in favour of anyone in respect of the said premises of MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED.

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iii) That the Vendor hereby declares that there are no prohibitory orders by any Government and/or local authorities or injunction by any court restraining them from handing over and/or transferring the said premises. The Vendor further declares that no attachment has been issued on the said premises.

iv) That the Vendor has duly observed and performed the rules and regulations, bye-laws of the said society and paid upto date his contribution in the nature of outgoings, taxes, dues, etc. to the society and that the membership of the Vendor is valid and subsisting and not terminated by the society.

v) That the Vendor shall whenever required to do so from time to time and at all the times hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said premises unto and to the use of the Purchaser forever.

vi) The Vendor shall be liable to secure permission from the said society for the transfer of the said premises and the said shares in favour of the Purchaser after the completion of the sale, as per society's rules and regulations.

vii) That the Vendor shall indemnify and keep indemnified the Purchaser from and against all actions, claims, demands, costs, charges and expenses, etc. in respect of the said premises.

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[Handwritten signature]

6. The Purchaser hereby agrees and undertakes to become member of the said MOKSH PLAZA PREMISES CO. OP. SOCIETY LIMITED, and abide by the rules, regulations, bye-laws of the Society.

7. The Vendor further undertakes to pay all the outgoings, maintenance charges and other outgoings in respect of the said premises upto the date of the handing over the vacant possession of the said premises to the Purchaser and after the Purchaser shall be liable and responsible to pay the necessary outgoings, bills in respect of the said premises.

8. The Vendor agrees and undertakes that he will execute such further writings, transfer forms, declarations or documents as may be necessary for the purpose of effectually transferring all his rights, title and interest in respect of the said premises.

9. The Vendor represent to and assure the Purchaser and declare and confirms that:

- a) He will give written permission or No Objection Certificate to transfer existing meter of Adani Electricity / Tata Power Limited in favour of Purchaser.
- b) He will co-operate with the Purchaser all the time whenever reasonably required for registration of this Agreement for Sale with Sub-Registrar of Assurances.

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[Handwritten signature]

- 10. The Vendor hereby declares that he shall receive the full and final payment as per this Agreement and shall hand over the possession of the said premises along with all the original documents pertaining to the said premises to the Purchaser.
- 11. The society transfer charges in respect of this premises shall be borne and payable by the Vendor and Purchaser in equal proportion. Whereas the stamp duty and the registration charges shall be borne by the Purchaser alone.
- 12. The Vendor hereby declares that he has produced and submitted the relevant annexure for the procedure of Registration, which are genuine and shall indemnify for the same to the Government Department and competent authority.
- 13. The Purchaser has verified and has satisfied himself about the Title of the Vendor in respect of the said Premises and the correctness of the relevant annexure for the procedure of Registration of this agreement, copies of which are produced by the Vendor.
- 14. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through Arbitration as per the provisions of Arbitration and Conciliation Act, 1996 as amended from time to time. The venue of Arbitration shall be Jurisdiction of Mumbai and the language of the arbitration shall be english.

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१८	१५	३५
२०२४		



Piyush
2024

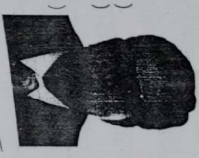

SCHEDULE OF THE PROPERTY

Shop No.63, Ground Floor of MOKSH PLAZA PREMISES
 CO.OP. SOCIETY LIMITED situated at, S. V. Road, Borivall
 (West), Mumbai - 400 092,, area admeasuring 154.50 Sq. ft.
 Carpet and the building is constructed in the year 2008, building
 consisting of Basement + Lower Ground + Ground + 2 Floor
 with Lift facility, bearing F.P. No. 67, TPS-III Borivall and
 C.T.S. No.114, 114/1 to 11 of Village Kanheri, Taluka Borivall,
 Mumbai Suburban District.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written:



SIGNED, SEALED AND DELIVERED
 by the withinnamed "VENDOR"

Yogesh Jivanlal Lakhani
 MR. YOGESH JIVANLAL LAKHANI
 in the presence of: *S. V. L. Kulkarni*

SIGNED, SEALED AND DELIVERED
 by the withinnamed "PURCHASER"

Piyush Mohanbhai Jethwa
 MR. PIYUSH MOHANBHAI JETHWA
 in the presence of: *Piyush*

WITNESSES :-

1. *S. V. L. Kulkarni*
2. *Piyush*



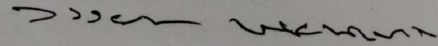
बारा-५	१८	३५
१८	१५	३५
२०२४		

RECEIPT

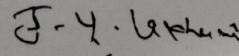
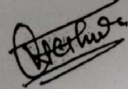
RECEIVED from the PURCHASER, MR. PIYUSH MOHANBHAI JETHWA a sum of Rs.14,20,000/- (Rupees Fourteen Lakhs Twenty Thousand Only) being the part / Advance payment in respect of Sale of Shop No.63, Ground Floor of MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED situated at, S. V. Road, Borivali (West), Mumbai - 400 092. by way of Cheques as per the terms and conditions of this Agreement, in the following manner :-

Chq. NO	DATE	Bank	Amount
000079	18/08/24	Kotak Mahindra Bank Ltd Borivali (W) Br.	5,00,000/-
000084	15/10/24	Kotak Mahindra Bank Ltd Borivali (W) Br.	9,20,000/-
			14,20,000/-

I SAY RECEIVED Rs. 14,20,000/-

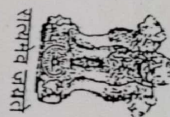

(MR. YOGESH JIVANLAL LAKHANI)
(VENDOR)

WTNESSES :-

1. 
2. 



वरल-4		
90L5E90	34	
२०२४		



सत्यमेव जयते

- : नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक एमयुएम/डब्ल्युआर-उ/जीएनएल/ओ/३२३१/२०२२-२३/२०२२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

मोक्ष एनाझा प्रिमायसेस को ऑप सोसायटी लि.,
सीटीएस नं ११४, ११४/१ ते ११ ऑफ व्हिलेज कान्हेरी,
फायनल प्लॉट नं. ६७, ऑफ टीपीएस III, स्वामी विवेकानंद मार्ग,
बोरीवली (पश्चिम), मुंबई ४०००९२

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १ (१) व
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात
आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १९६० व महाराष्ट्र
सहकारी संस्थांचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात
वर्गीकरण " सर्वसाधारण संस्था "
असून उप-वर्गीकरण " इतर संस्था "
आहे.

कार्यालयीन मोहर



मुंबई

स्थळ : मुंबई

दिनांक : 23/09/2022



सही
हस्ता

(बी.एस.कटरे)

उपनिबंधक

सहकारी संस्था, उप-जिल्हा विभाग, मुंबई

बारल-५

१०८५६ ११ ३५

२०२४



MOKSHI PLAZA

PREMISES CO-OPERATIVE SOCIETY LTD.

Regd. No. MUMBAI/GEN/0323-1/2022-23/2022
S.V. ROAD, BORIVALI (WEST), MUMBAI - 400 092

Share Certificate

Share Certificate No. 152 Member Regn. No. 152 No. of Shares 10

THIS IS TO CERTIFY that Smt. Yogesh Jivanlal Lakhani

holding Shop No. G-63 and is a registered holder of 10 (Ten) fully paid share of

Rs. 50/- each Numbered from 1511 to 1520 both inclusive in

MOKSHI PLAZA PREMISES CO-OPERATIVE SOCIETY LTD.

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Mumbai this 22nd

day of January 2024

Yogesh
Chairman

Rajendra L. Desai
Hon. Secretary

[Signature]
Treasurer
or M. C. Member

(PTO)



गण-५		
१०५८	२४	३५
२०२४		



MOKSH PLAZA
PREMISES CO-OPERATIVE SOCIETY LTD.
Regn No. MUM/WR-N/GNL/0/3231/2022-23/2022.

04.10.2024

TO WHOMSOEVER IT MAY CONCERN

This is to certify that YOGESH JIVANLAL LAKHANI is bonafide member of our society and owner of shop no 63 admeasuring 154.50 sq.ft. carpet on the Ground floor of the commercial complex known as Moksh Plaza having address at S.V.Road, Borivalli(west), Mumbai- 400092.

We state that our Society is formed on 23.5.2022 and as per society records thereafter the title of the said shop is clear, marketable free from lien, charges, encumbrances and no dues are pending against the said shop. We have no objection for transfer of said shop

The Building Moksh Plaza was constructed in the year 2009 and consists of Basement + Lower Ground + Ground + 2 upper floors.

For Moksh Plaza Premises Co-operative Society Ltd.

Responsible L. Dole

Secretary /

Treasurer



1	अप्रै-4		
2	अप्रै-4	34	
3	अप्रै-4		

S. V. ROAD, BORIVALI (W), MUMBAI - 400 092. ✉ mokshplazaborivalli@gmail.com



Summary I (GoshwaraBhag-1)

388/17856
गुरुवार, 17 ऑक्टोबर 2024 12:48 म.नं.

दस्त गोषवारा भागा-1

बरत-5
दस्त क्रमांक: 17856/2024

दस्त क्रमांक: बरत-5/17856/2024

बाजार मुल्य: रु. 33,32,492/- मोबदला: रु. 80,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,80,000/-

दु. नि. सह. दु. नि. बरत-5 यांचे कार्यालयात

पावती: 19154

पावती दिनांक: 17/10/2024

अ. क्र. 17856 वर दि. 17-10-2024

सादरकरणाचे नाव: पीयूष मोहनभाई जेठवा

रोजी 12:45 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

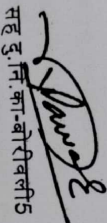
दस्त हाताळणी फी

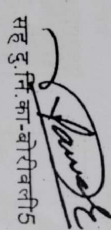
रु. 700.00

पुढाची संख्या: 35

एकुण: 30700.00

दस्त हजर करणाऱ्याची सही:


सह दु.नि. का-बोरीवली 5


सह दु.नि. का-बोरीवली 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शुक्रा क्र. 17/10/2024 12:45:37 PM ची वेळ: (सादरीकरण)

शुक्रा क्र. 217/10/2024 12:46:23 PM ची वेळ: (फी)

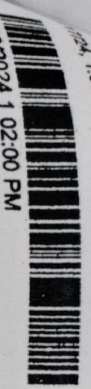
सविज्ञापन

★ सदर दस्तऐवज हा नोंदणी अगस्त 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस पात्र नसल्याने असे. ★ दस्ताहीस संपूर्ण मजकूर, निवारक दस्तऐवज, काहीतरी नोंदणीस पात्र नसल्याने कागदपत्राची लागूता राखिली आहे. ★ दस्ताची सत्याता, वैधता काढादेशीर द्यावीसाठी दस्त निवारक व नुसलीपात्र हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार :

लिहून देणार :





दस्तावेज प्रसारण प्रमाण

पत्रक-5
दस्तावेज क्रमांक: 17856/2024

१५

दस्तावेज क्रमांक: 17856/2024

दस्तावेज प्रकार: करारनामा

अनु क्र. पत्रकाराचे नाव व पत्ता

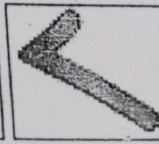
पत्रकाराचा प्रकार

ध्याचित्र

उत्तर प्रमाणित

1 नाव: योगेश जीवनलाल साबानी

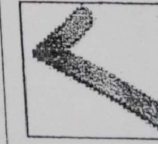
निवृत्त देणार



पत्ता: प्लॉट नं: ए / ८०१, माळा नं: आठवा मजला, इमारतीचे नाव: वय :- 61
राज सनपत्तावर, ब्लॉक नं: रायल कॉम्प्लेक्स बोरोवली पश्चिम, रोड स्वाभरी-
नं: एस्सर रोड, महाराष्ट्र, मुंबई.
पॅन नंबर: AAAPL3109P

2 नाव: पीयूष मोहनभाई वेठवा

निवृत्त देणार



पत्ता: प्लॉट नं: ए / ७०३, माळा नं: सातवा मजला, इमारतीचे नाव: वय :- 33
सोप्या अपार्टमेंट, ब्लॉक नं: आनंद नगर दहिसर पूर्व, रोड नं: सी एस स्वाभरी-
रोड नं: 2, महाराष्ट्र, मुंबई.
पॅन नंबर: ATOPJ3218E

बरीन दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र. 3 ची वेळ: 17 / 10 / 2024 01 : 00 : 24 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणान्यांना व्यक्तीय: ओळखतात, व त्यांची ओळख पटविताना

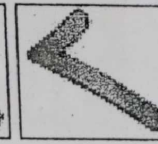
ध्याचित्र

उत्तर प्रमाणित

अनु क्र. पत्रकाराचे नाव व पत्ता

1 नाव: अणुपति योगेश साबानी

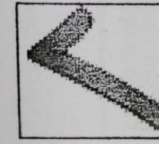
स्वाभरी



वय: 60
पत्ता: ए / ८०१ आठवा मजला राज सनपत्तावर रायल कॉम्प्लेक्स एस्सर रोड
बोरोवली पश्चिम मुंबई
पिन कोड: 400092

2 नाव: विशाल मोहनभाई वेठवा

स्वाभरी



वय: 42
पत्ता: ए / ७०३ सातवा मजला सोप्या अपार्टमेंट आनंद नगर सी एस रोड नं. 2
दहीनर पूर्व मुंबई
पिन कोड: 400068

शिक्का क्र. 4 ची वेळ: 17 / 10 / 2024 01 : 01 : 22 PM

सह दु:नि. का. बोरोवली 5

प्रमाणित करणारे येते की या
दस्तावेज एका...

सह दु:पत्रम निबंधक बोरोवली क्र. ५
मुंबई उपनगर जिल्हा वॉर्ड

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MOHANBHAI JETHWA	eChallan	69103332024101417160	MH009757672202425E	480000.00	SD	0005458677202425	17/10/2024
2		DHC		1024161008847	700	RF	1024161008847D	17/10/2024
3	PIYUSH MOHANBHAI JETHWA	eChallan		MH009757672202425E	30000	RF	0005458677202425	17/10/2024

Stamp/Duty [RF: Registration Fee] [DHC: Document Handling Charges] ५११०८५६ / २०२४

17856 / 2024



1. Verify Stamp/Duty Document for correctness through functional (4 judges on a side) periodical audit system.
2. Get print from the official site register department.

Know Your Rights and Registrants
For feedback, please write to us at feedback.learners@gmail.com

पत्रक क्रमांक १, क्रमांक वर
दिनांक: 17 OCT 2024

सह दु:पत्रम निबंधक बोरोवली क्र. ५
मुंबई उपनगर, जिल्हा वॉर्ड



17/10/2024

सूची क्र.2

दुय्यम निवयक : सह दु.नि. बोरीवली 5
दस्ता क्रमांक : 17856/2024

नोदणी :

Regn:63m

गावाचे नाव : कान्हेरी

(1) विलेखना प्रकार	कारणनामा	गावाचे नाव : कान्हेरी
(2) मोबदला	800000G	
(3) बाजारभाव (भाडेपट्टायान्ना बाबतिलपट्टाकार आकारणी देणे की पट्टेदार नसुद करावे)	3332492	
(4) पू.भापन,पोटहिसा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदतिका नं: इकान क्र 63, माळा नं: तळ मजला, इमारतीचे नाव: मोश प्लाशा शिना को ऑप सोसायटी सी. ब्लॉक नं: बोरीवली पॉन्ड्रम मुंबई 400092. रोड : एस व्ही रोड P.U.I: RC0610310060000 ((C.T.S. Number : 114 :))	
(5) क्षेत्रफळ	1) 17.24 चौ.मीटर	
(6) आकारणी किंवा जुही देण्यात असे न ठेव्हा.		
(7) दस्तऐवज करन देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नांव-सोपेश जीवनलाल लामभागी बय-61; पत्ता-व्हॉट नं: ९/८०१, माळा नं: आठवा माजला, इमारतीचे नाव: राज सनप्लावर, ब्लॉक नं: राजल कॉम्प्लेक्स बोरीवली पश्चिम, रोड नं: एक्सर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AAAPL3109P	
(8) दस्तऐवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नांव-सीयूए मोहनभाई केठरा बय-33; पत्ता-व्हॉट नं: ९/७०३, माळा नं: सातवा मजला, इमारतीचे नाव: सोम्या अ-पार्टमेंट, ब्लॉक नं: आनंद नगर दक्षिण पूर्व, रोड नं: सी एस रोड नं: 2, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-ATQP.3218E	
(9) दस्तऐवज करन दिल्याचा दिनांक	16/10/2024	
(10) दस्त नोदणी केल्याचा दिनांक	17/10/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	17856/2024	
(12) बाजारभावप्रमाणे मुदांक शुल्क	480000	
(13) बाजारभावप्रमाणे नोदणी शुल्क	30000	
(14) शेरा		

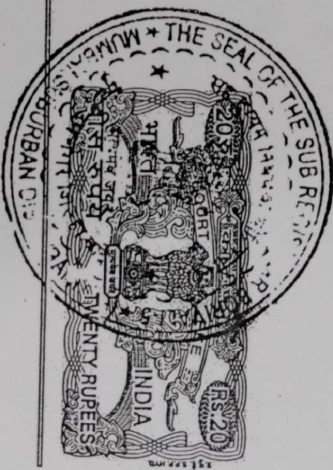
मुल्यांकनासाठी विचारत घेतलेला त राशीन :-

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



दस्ता सोबत दिलेली प्रत

सह दुय्यम निवयक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.



DATED THIS 16th day October 2024

BETWEEN

MR. YOGESH J. LAKHANI

..... VENDOR

AND

MR. PIYUSH M. JETHWA

..... PURCHASER

AGREEMENT FOR SALE

Shop No.63, Ground Floor
MOKSH PLAZA PREMISES
CO.OP. SOCIETY LIMITED
S. V. Road, Borivalli (West),
Mumbai - 400 092.

3.58
17-10-24

2