

388/17857

पावती

Original/Duplicate

Thursday, October 17, 2024

नोंदणी क्र. :39म

12:49 PM

Regn.:39M

पावती क्र.: 19155 दिनांक: 17/10/2024

गावाचे नाव: कान्हेरी

दस्तऐवजाचा अनुक्रमांक: बरल-5-17857-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विशाल मोहन जेठवा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

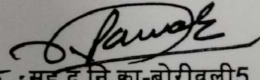
पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:08 PM ह्या वेळेस मिळेल.

  
सह दु.नि.का-बोरीवली 5

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 रक्कम: रु.700/-

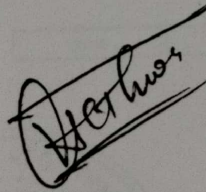
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024169708912 दिनांक: 17/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009758113202425E दिनांक: 14/10/2024

बँकेचे नाव व पत्ता:



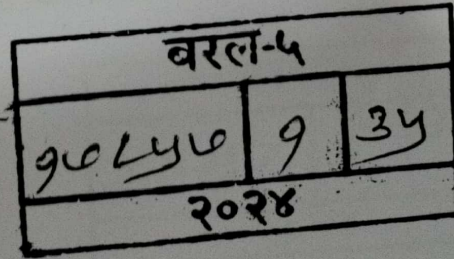
BORIVALI-5

Delivery Date :- 9/19/24



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202410094917	09 October 2024,01:43:14 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				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
61110	114410	145800	193300	114410	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	17.24चौरस मीटर	मिळकतीचा वापर-	दुकान संकुल	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन 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			
<b>एकत्रित अंतिम मूल्य</b>		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन 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 + मॅकेनिकल 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	MH009758113202425E	BARCODE		Date	14/10/2024-17:04:54	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)	ATQPJ3217M		
Location	MUMBAI			Full Name	VISHAL MOHAN JETHWA		
Year	2024-2025 One Time			Flat/Block No.	SHOP NO 64 GROUND FLOOR MOKSH PLAZA		
				Premises/Building	PREMISES CSL		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	480000.00	S V ROAD	BORIVALI WEST MUMBAI		4 0 0 0 9 2	
0030063301 Registration Fee	30000.00					PAN2=ABGPL4304F~SecondPartyName=JAGRUTI YOGESH LAKHANI~CA=8000000
<b>Total</b>	<b>5,10,000.00</b>					Amount In Five Lakh Ten Thousand Rupees Only Words

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
e-DD Details	Bank CIN	Ref. No.	69103332024101417226	2894028322	
Cheque/DD No.	Bank Date	RBI Date	14/10/2024-17:05:32	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 document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुखा लेव नाली. गलियात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

J.Y. (94) 20



बरल-५		
१५५५०	२	३५
२०२४		

Print Date 14-10-2024 05:05:43



CHALLAN  
MTR Form Number-6



GRN	MH009758113202425E	BARCODE		Date	14/10/2024-17:04:54	Form ID	25.2
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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)	ATQPJ3217M				
Location	MUMBAI	Full Name	VISHAL MOHAN JETHWA				
Year	2024-2025 One Time	Flat/Block No.	SHOP NO 64 GROUND FLOOR MOKSH PLAZA				
		Premises/Building	PREMISES CSL				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	480000.00	S V ROAD	BORIVALI WEST MUMBAI		4 0 0 0 9 2
0030063301 Registration Fee	30000.00				

Remarks (If Any)	
PAN2=ABGPL4304F~SecondPartyName=JAGRUTI	YOGESH
LAKHANI~CA=8000000	



Total	5,10,000.00	Amount In	Five Lakh Ten Thousand Rupees Only
		Words	

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024101417226	2894028322
Cheque/DD No.		Bank Date	RBI Date	14/10/2024-17:05:32	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. Mobile No. : 9820363533  
सदर चलन केवल दृश्यम निबंधक कार्यालय में ही प्रयोज्य दस्तावेजों के लिए है। नोटणी न करावयाच्या दस्तावेजांसाठी सदर चलन लागू नाही.

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 02  
Date: 2024.10.14 12:50:19 IST  
Reason: GPRS Secure Document  
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Useful	Defacement Amount
1	(IS)-388-17857	0005458856202425	17/10/2024-12:49:27	IGR194	30000.00

बरल-५  
१०५५० ४ ३५

AGREEMENT FOR SALE

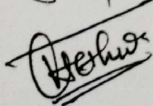
THIS AGREEMENT FOR SALE is made at Mumbai this  
16<sup>TH</sup> day of October - 2024.

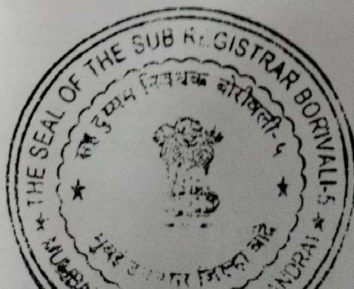
BETWEEN

MRS. JAGRUTI YOGESH LAKHANI aged about 60 years  
 PAN : ABGPL4304F), Indian Inhabitant, residing at Flat No.  
 A/801, 8<sup>th</sup> Floor, Raj Sun Flower, Royal Complex, Eksar Road,  
 Borivali (West), Mumbai – 400 092, and owner of Shop No.64,  
 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 her legal heirs, executors, administrators and  
 assigns) of the ONE PART;

AND

MR. VISHAL MOHAN JETHWA, aged about 42 years (PAN  
 : ATQPJ3217M), residing at Flat No. A/703, 7<sup>th</sup> 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 ;

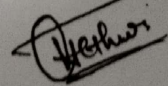
J. Y. Lakhani  




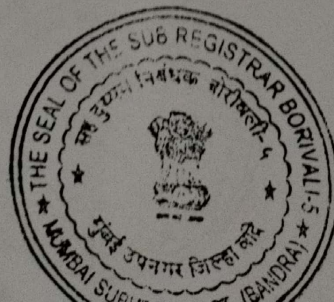
बरल-५		
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WHEREAS :

- (i) Pursuant to an Agreement dated 4<sup>th</sup> day of April - 2009, made BETWEEN SITARA BUILDERS PVT. LTD., therein referred to as "THE OWNERS" of the ONE PART AND MRS. JAGRUTI YOGESH LAKHANI, therein referred to as "THE PURCHASER" of the Other Part, had purchased & acquired the Shop No.64, Ground Floor of MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED situated at, S. V. Road, Borivali (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 – Borivali-5 under Serial No. BDR-11/03202/2009 on 21/04/2009.
- (ii) That the MRS. JAGRUTI YOGESH 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.153, Distinctive Nos. from 1521 to 1530 (both inclusive), (hereinafter referred to as "the said shares").

J. Y. Lakhani  


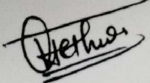
बरल-५		
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२०२४		



- (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, 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 agree to purchase all the rights, title and interest of the Vendor in the said Shop No.64, Ground Floor of MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED situated at, S. V. Road, Borivali (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:

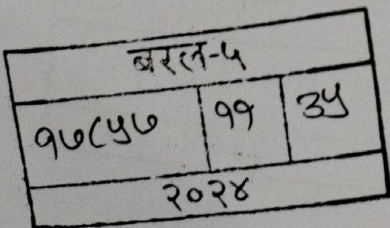
S. V. Lakshmi  




बरल-५		
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- 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 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 an/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.



J. Y. Kantani  
Bethar





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

J. K. Bhatnagar

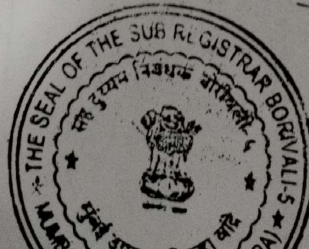
*(Signature)*



बरत-५		
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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 declare 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 her 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.

वरल-५		
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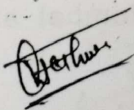


J. Y. Lakshmi

*[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 outgoing, maintenance charges and other outgoing 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 outgoing, bills in respect of the said premises.
8. The Vendor agrees and undertakes that she 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 represents to and assures the Purchaser and declare and confirms that;
  - a) She will give written permission or No Objection Certificate to transfer existing meter of Adani Electricity / Tata Power Limited in favour of Purchaser.
  - b) She will co-operate with the Purchaser all the time whenever reasonably required for registration of this Agreement for Sale with Sub-Registrar of Assurances.

J. Y. Lakshmi





बरल-५		
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SCHEDULE OF THE PROPERTY

Shop No.64, Ground Floor of MOKSH PLAZA PREMISES CO.OP. SOCIETY LIMITED situated at, S. V. Road, Borivali (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 Borivali and C.T.S. No.114, 114/1 to 11 of Village Kanheri, Taluka Borivali, 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" )



J. Y. Lakhani



MRS. JAGRUTI YOGESH LAKHANI )  
in the presence of... [Signature] )

SIGNED, SEALED AND DELIVERED )  
by the withinnamed "PURCHASER" )



[Signature]



MR. VISHAL MOHAN JETHWA )  
in the presence of... [Signature] )

WITNESSES :-

1. [Signature]
2. [Signature]



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१७८५७	१६	३५
२०२४		

10. The Vendor hereby declares that she 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 she 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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J. Y. G. Law  
 [Signature]

RECEIPT

RECEIVED from the PURCHASER, MR. VISHAL MOHAN 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.64, 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
000003	01/09/24	Kotak Mahindra Bank Ltd Borivali (W) Br	5,00,000/-
000005	15/10/24	Kotak Mahindra Bank Ltd Borivali (W) Br	9,20,000/-
			14,20,000/-

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

*J. Y. Lakhani*  
(MRS. JAGRUTI YOGESH LAKHANI)  
(VENDOR)

WITNESSES :-

1. *[Signature]*

2. *[Signature]*



बरल-५		
१७८५७	१७	३५
२०२४		

Amal - 1st copy

BRIHANMUMBAI MAHANAGARPALIKA  
NO CHE/A-3630/DI(W.S)/AE of 11 0 JUL 2013

FULL OCCUPATION CERTIFICATE

अनुमति देण्यात येत आहे की वरील  
वर्णन केलेल्या बांधकामाच्या  
बांधणीचे काम पूर्ण झाले आहे  
आणि त्या बांधकामाचा  
वर्णन (यदि) असा आहे

To,  
M's. Sitara Builders Pvt. Ltd.,  
Owner.

Sub: Permission to occupy the completed Commercial building  
on plot bearing C.T.S. No 114, 114/1 to 11, F.P. No.67,  
T.P.S.III, Village Kanheri, S.V. Road, situated at Borivali  
(West), Mumbai.

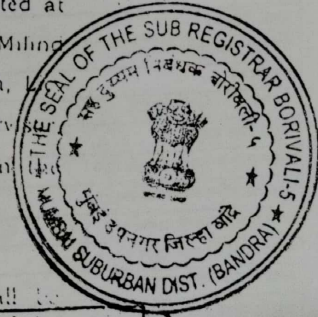
Ref:- Your Architect's letter dtd. 25.04.2013

Sir,

The full development work of Commercial Building comprising of  
Basement (for parking) + lower ground (Shops) + Ground floor (Shops) + 1<sup>st</sup>  
upper floor (Shops) + 2<sup>nd</sup> floor (Pt.) (Shops) on plot bearing CTS No 114,  
114/1 to 11, F.P. No.67, T.P.S. III, Village Kanheri, S.V. Road situated at  
Borivali (West), Mumbai, is completed under the supervision of Shri Milind  
Samel, Lic. Surveyor having Lic. No. S/526/LS, Shri Reshma Mulla, Lic.  
Structural Engineer having Lic. No. STR/M/131 and Lic. Site Supervision  
Shri Suresh Patil, having Lic. No.P/383/SS-I, may be occupied on the  
following conditions:-

- 1. That the certificate under Section 270 A of M.M.C. Act shall be  
obtained from A.E.W.W. 'R/Central' Ward and a certified copy of the  
same shall be submitted to this office.

A set of certified completion plan is returned herewith



1035e	20	16
२०१५		

Yours faithfully,



Ex. Epg. (Bldg. Prop.) W.S. 'R' Ward

CERTIFIED TRUE COPY

MRS. MANISHA KAPADIA  
Advocate-High Court

वरल-५		
१७८५७	२०	३५
२०१४		

४५०५		



## - : नोंदणीचे प्रमाणपत्र : -

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

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

मोक्ष प्लाझा 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 ९ (१) व  
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात  
आलेली आहे .

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र  
सहकारी संस्थांचे नियम १९६१ चे नियम ५ अन्वये संस्थेचे  
वर्गीकरण "सर्वसाधारण संस्था"  
असून उप-वर्गीकरण "इतर संस्था"  
आहे.

कार्यालयीन मोहर



सही

हुद्दा



(बी.एस.करे)  
उपनिबंधक  
सहकारी संस्था, उत्तर विभाग, मुंबई

स्थळ : मुंबई

दिनांक : २३/०५/२०२२

बरल-५		
१०८५६	२२	३५
२०२४		





# MOKSH PLAZA

PREMISES CO-OPERATIVE SOCIETY LTD.

(Regd. No. MUM/WR-N/GNL/0/3231/2022-23/2022)

S.V. ROAD, BORIVALI (WEST), MUMBAI - 400 092.

## Share Certificate

Share Certificate No. 153 Member Regn. No. 153 No. of Shares 10

THIS IS TO CERTIFY that Shri/Smt.M/s Jagruti Yogesh Lakhani

holding Shop No. G-64 ✓ and is/are registered holder of 10 (Ten) fully paid share of

Rs. 50/- each Numbered from 1521 \* to 1530 both inclusive in

MOKSH 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 22<sup>nd</sup>

day of January 2024

Aradani

Chairman

Rajendra L. Doshi

Hon. Secretary

[Signature]

Treasurer  
or M.C. Member

(PTO)



J-Y. Lakhani

बल-4		
9696	28	34
2024		





# 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 JAGRUTI YOGESH LAKHANI is bonafide member of our society and owner of shop no 64 admeasuring 154.50 sq.ft. carpet on the Ground floor of the commercial complex known as Moksh Plaza having address at S.V.Road, Borivali(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

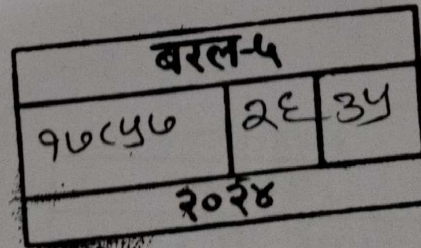
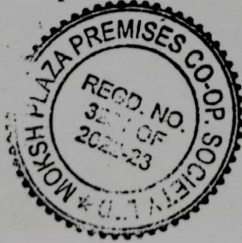
The Building Moksh Plaza was constructed in the year 2009 and consists of Basement + Lower Ground + Ground + 2 upper floors.

For Moksh Plaza Premises Co-operative Society Ltd.

endia L Doshi

Secretary /

Treasurer



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



388/17857

गुरुवार, 17 ऑक्टोबर 2024 12:49 म.नं.

दस्त गोषवारा भाग-1

बरल-5

दस्त क्रमांक: 17857/2024

दस्त क्रमांक: बरल-5 /17857/2024

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

भरलेले मुद्रांक शुल्क: रु.4,80,000/-

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

पावती:19155

पावती दिनांक: 17/10/2024

अ. क्रं. 17857 वर दि.17-10-2024

सादरकरणाराचे नाव: विशाल मोहन जेठवा

रोजी 12:47 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृथांची संख्या: 35

एकुण: 30700.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-बोरीवली5

सह दु.नि.का-बोरीवली5

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 17 / 10 / 2024 12 : 47 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 17 / 10 / 2024 12 : 48 : 50 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

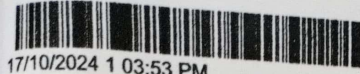
\*सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \*दस्तावेज संपूर्ण मजकूर, निष्कारक व्यक्ती, साक्षीदार या सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \*दस्तावेजाची सत्यता, वैधता कायदेशीर बाबीसाठी वल निष्कारक व अनुसंधारक हे संपूर्णपणे जबाबदार राहतील.

J-Y. Goshwara

लिहून देणारे :

लिहून घेणारे :





17/10/2024 1 03:53 PM

दस्त गोपवारा भाग-2

खरल-5

दस्त क्रमांक: 17857/2024

दस्त क्रमांक: खरल-5/17857/2024

दस्ताचा प्रकार: -करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: जागृति योगेश लाखांनी पत्ता: फ्लॉट नं: ए/८०१, माळा नं: आठवा माजला, इमारतीचे नाव: राज सनफलावर, ब्लॉक नं: रॉयल कॉम्प्लेक्स बोरीवली पश्चिम , रोड नं: एक्सर रोड, महाराष्ट्र, मुंबई. पिन नंबर: ABGPL4304F	लिहून देणार वय: -60 स्वाक्षरी:-		
2	नाव: विशाल मोहन जेठवा पत्ता: फ्लॉट नं: ए/७०३, माळा नं: सातवा मजला, इमारतीचे नाव: सोम्या अपार्टमेंट, ब्लॉक नं: आनंद नगर दहिसर पूर्व, रोड नं: सी एस रोड नं. 2, महाराष्ट्र, मुंबई. पिन नंबर: ATQPJ3217M	लिहून घेणार वय: -42 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 17 / 10 / 2024 01 : 02 : 36 PM

ओळख:-

घातील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: योगेश जीवनलाल लाखांनी वय: 61 पत्ता: ए/८०१ आठवा माजला राज सनफलावर रॉयल कॉम्प्लेक्स एक्सर रोड बोरीवली पश्चिम मुंबई पिन कोड: 400092		
2	नाव: पीयूष मोहनभाई जेठवा वय: 33 पत्ता: ए/७०३ सातवा मजला सोम्या अपार्टमेंट आनंद नगर सी एस रोड नं. 2 दहीसर पूर्व मुंबई पिन कोड: 400068		

शिक्का क्र.4 ची वेळ: 17 / 10 / 2024 01 : 03 : 19 PM

सह दुय्यम निबंधक बोरीवली 5

प्रमाणित करपेत येते की, या  
दस्तायाचे एकूण.....३५.....पाने आहेत

सह दुय्यम निबंधक बोरीवली क्र. ५  
मुंबई उपनगर जिल्हा वांटे

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VISHAL MOHAN JETHWA	eChallan	69103332024101417226	MH009758113202425E	480000.00	SD	0005458856202425	17/10/2024
2		DHC		1024169708912	700	RF	1024169708912D	17/10/2024
3	VISHAL MOHAN JETHWA	eChallan		MH009758113202425E	30000	RF	0005458856202425	17/10/2024

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

खरल-५/१७८५०/२०२४ 17857/2024

पुस्तक क्रमांक १, क्रमांक .....वर  
नोंदला 17 OCT 2024

दिनांक:

सह दुय्यम निबंधक बोरीवली क्र. ५  
मुंबई उपनगर, जिल्हा वांटे



1. Verify Scanned Document for correctness through the new e-Stamping system on a self-printed copy after scanning.
2. Get print immediately after registration.



17/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 17857/2024

नोंदणी :

Regn:63m

गावाचे नाव : कान्हेरी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3332492
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: दुकान क्र 64, माळा नं: तळ मजला, इमारतीचे नाव: मोक्ष प्लाझा ग्रीमा को ऑप सोसायटी ली, ब्लॉक नं: बोरीवली पश्चिम मुंबई 400092, रोड : एस व्ही रोड PUI: RC0610310060000 (( C.T.S. Number : 114 ; ))
(5) क्षेत्रफळ	1) 17.24 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-जागृति योगेश लाबानी वय:-60; पत्ता:-प्लॉट नं: ए/८०१, माळा नं: आठवा माजला, इमारतीचे नाव: राज सनफलाबर, ब्लॉक नं: रॉयल कॉम्प्लेक्स बोरीवली पश्चिम, रोड नं: एक्सर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-ABGPL4304F
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विशाल मोहन जेठवा वय:-42; पत्ता:-प्लॉट नं: ए/१०३, माळा नं: सातवा मजला, इमारतीचे नाव: सोम्या अपार्टमेंट, ब्लॉक नं: आनंद नगर दहिसर पूर्व, रोड नं: सी एस रोड नं. 2, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-ATQPJ3217M
(9) दस्तऐवज करून दिल्याचा दिनांक	16/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17857/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	480000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

दस्ता सोबत दिलेली प्रत

*[Signature]*  
 सह दुय्यम निबंधक बोरीवली क्र. ५,  
 मुंबई उपनगर जिल्हा.

