

बरल - ६/		
२३२७४	४	५३
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps



**Receipt of Document Handling Charges**

PRN 1024257823025 Receipt Date 25/10/2024

Received from ARVIND MAHAVIRPRASAD AGRAWAL, Mobile number 9322234491, an amount of Rs.1060/-, towards Document Handling Charges for the Document to be registered on Document No. 23274 dated 25/10/2024 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 1060

DEFACED

**Payment Details**

Bank Name SBIN	Payment Date 25/10/2024
Bank CIN 10004152024102521794	REF No. 429937634353
Deface No 1024257823025D	Deface Date 25/10/2024

This is computer generated receipt, hence no signature is required.



CHALLAN  
MTR Form Number-6



GRN	MH010428682202425P	BARCODE	[Barcode]		Date	25/10/2024-16:21:58	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	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)	AAQPA7186H			
Location	MUMBAI			Full Name	Arvind Mahavirprasad Agrawal			
Year	2024-2025 One Time			Flat/Block No.	Flat No. B603B, B Wing, Lakshachandi Apartment			
Account Head Details			Amount In Rs.	Premises/Building	A-B-C-D CHS Ltd			
0030045501	Stamp Duty		714000.00	Road/Street	Krishna Vatika Marg, Gokuldham, Goregaon East			
0030063301	Registration Fee		30000.00	Area/Locality	mumbai			
				Town/City/District				
				PIN	4	0	0	0 6 3
				Remarks (If Any)	PAN2=ABDPK9716B~SecondPartyName=Rajnikant Sharwankumar			
				Kedia~				
				Amount In	Seven Lakh Forty Four Thousand Rupees Only			
				Words				
Payment Details	STATE BANK OF INDIA SUBURBAN DIST. (SBI)			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502024102507727	2429670241723	
Cheque/DD No.				Bank Date	RBI Date	25/10/2024-16:22:29	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No., Date	Not Verified with Scroll			

बरल - ६/  
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२०२४



Department ID : Mobile No. : 9322234491  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-389-23274	0005734819202425	25/10/2024-20:02:55	IGR195	30000.00
2	(IS)-389-23274	0005734819202425	25/10/2024-20:02:55	IGR195	714000.00
Total Defacement Amount					7,44,000.00

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

2024102511497

25 October 2024.06:35:06 PM

मूल्यांकनाचे वर्ष 2024  
 जिल्हा मुंबई(उपनगर)  
 मूल्य विभाग 61-दिंडोशी ( बोरीवली )  
 उप मूल्य विभाग भुभाग:उत्तरेस वॉर्ड सीमा, पूर्वेस गावाची सीमा, दक्षिणेस फिल्म सिटी मार्ग व अंशतः गावाची सीमा व पश्चिमेस द्रुतगती मार्ग.  
 सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#156

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
88390	177060	203620	251700	177060	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	42.26चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्ववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

रस्तौ सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate= Rs.185913/-

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 28/10/24  
 2024

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार घट/वाढ) + खुल्या जमिनीचा दर  
 = (( (185913-88390) \* (100 / 100 ) )+88390)  
 = Rs.185913/-

अ) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 185913 \* 42.26  
 = Rs.7856683.38/-

Applicable Rules = .10.4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्ते बांधीव मूल्य - बंदिस्ते बांधीव मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्ते बांधीव मूल्य - बंदिस्ते बांधीव मूल्य  
 = A + B + C + D + E + F + G + H + I + J  
 = 7856683.38 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 =Rs.7856683.38/-



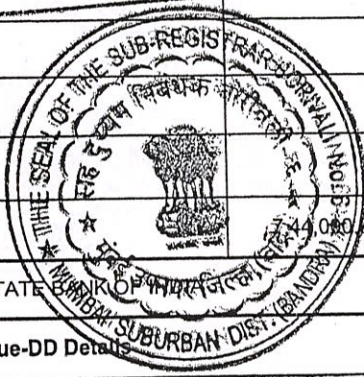


CHALLAN  
MTR Form Number-6



GRN	MH010428682202425P	BARCODE					Date	25/10/2024-16:21:58		Form ID	25.2																		
Department						Inspector General Of Registration						Payer Details																	
Type of Payment						Stamp Duty						Registration Fee																	
Office Name						BRL1_JT SUB REGISTRAR BORIVALI 1						Full Name						Arvind Mahavirprasad Agrawal											
Location						MUMBAI						Flat/Block No.						Flat No. B603B, B Wing, Lakshachandi Apartment											
Year						2024-2025 One Time						Premises/Building						A-B-C-D CHS Ltd											
Account Head Details						Amount In Rs.						Road/Street						Krishna Vatika Marg, Gokuldham, Goregaon East											
0030045501 Stamp Duty						714000.00						Area/Locality						mumbai											
0030063301 Registration Fee						30000.00						Town/City/District																	
												PIN						4 0 0 0 6 3											
												Remarks (If Any)						PAN2=ABDPK9716B~SecondPartyName=Rajnikant Sharwankumar											
												Kedia-																	
												Amount In						Seven Lakh Forty Four Thousand Rupees Only											
Total						44,000.00						Words																	
Payment Details						STATE BANK OF INDIA						FOR USE IN RECEIVING BANK																	
Cheque/DD Details												Bank CIN						Ref. No.						10000502024102507727 2429670241723					
Cheque/DD No.												Bank Date						RBI Date						25/10/2024-16:22:29 Not Verified with RBI					
Name of Bank												Bank-Branch						STATE BANK OF INDIA											
Name of Branch												Scroll No. , Date						Not Verified with Scroll											

बरेल - ६/  
२३२०४ २५५  
२०२४



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Anala Agrawal* *Receded*

389/23274

पावती

Original/Duplicate

Friday, October 25, 2024

नोंदणी क्र. :39म

8:03 PM

Regn.:39M

पावती क्र.: 26186 दिनांक: 25/10/2024

गावाचे नाव: दिंडोशी

दस्तऐवजाचा अनुक्रमांक: बरल-6-23274-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अरविन्द महावीरप्रसाद अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1060.00

पृष्ठांची संख्या: 53

एकूण:

रु. 31060.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:22 PM ह्या वेळेस मिळेल.

सह.दु.नि.बोरीवली 6

बाजार मूल्य: रु.7856683.38 /-

मोबदला रु.11900000/-

भरलेले मुद्रांक शुल्क : रु. 714000/-

सह. दुय्यम निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.1060/-

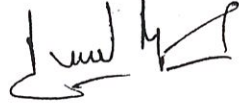
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024257823025 दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010428682202425P दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:



मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 28 OCT 2024

QRsVcEfrVw

10/25/2024

*[Signature]*

Amala Agrawal

*[Signature]*

**AGREEMENT FOR SALE**

This **AGREEMENT FOR SALE** made at Mumbai this 25<sup>th</sup> day of October 2024

**BETWEEN**

**MR. RAJNIKANT SHARWANKUMAR KEDIA**, adult, aged about 49 years, at

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present having address at Flat No. 603A-603B, B Wing, Laxshichandi Apartment A-B-C-D Co-op. Housing Society Limited, Krishna Watika Marg, Gokuldham, Goregaon (East), Mumbai - 400063, hereinafter called



**"TRANSFEROR"** (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include them, their respective heirs, executors, administrators and assigns) of the First Part

**AND**

**MR. ARVIND MAHAVIRPRASAD AGRAWAL & MRS. AMALA ARVIND**

**AGRAWAL**, both adults, aged about 65 years and 59 years respectively, Indian Inhabitants, presently having address at Flat No. A-1002, 10<sup>th</sup> Floor, Orchid Tower, Vasant Valley Orchid CHS Ltd., Film City Road, Malad (East), Mumbai - 400 097, hereinafter collectively called **"THE TRANSFEREES"**

(which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include them, their respective heirs, executors, administrators and assigns) of the Second Part.

*[Signature]*

Amala Agrawal

*[Signature]*

**WHEREAS:**

❖ The TRANSFEROR is member of **LAKSHACHANDI APARTMENT A-B-**

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**C-D CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Society duly registered under The Maharashtra Co-operative Societies Act, 1960,

vide Registration No. **MUM/WP/HSG/(TC)/14220/2008-2009** dated



**18/06/2008** (hereinafter referred to as "**the said Society**") having

address at CTS No. 156A/9/C/1, 2 & 3 of Village Dindoshi,

Krishna Vatika Marg, Goregaon (East), Mumbai- 400 063, holding 5 (Five)

shares of Rs. 50/- each bearing distinctive nos. 401 to 405 (both

inclusive) entered in the share certificate no. 126 (hereinafter referred

to as "**the said shares**") and interest in the property of the Society

that is Flat No. B603B admeasuring 379 sq. ft. carpet area (35.22 sq.

mtrs.) Carpet area (inclusive of balconies) on the 6<sup>th</sup> Floor in "B" wing

of the building of the said Society (hereinafter the flat no. B603B in B

wing called as "**the said Flat**" and more particularly described in the

schedule hereunder written).

❖ Mr. Mahesh Sharwankumar Kedia and Mr. Sharwankumar Kedia were the first owners of the said flat.

❖ By an Agreement for Sale dated 10<sup>th</sup> October 2003 executed between **M/s. Dynamix Developers**, a partnership concern registered under the Indian Partnership Act, 1932, therein referred to as the "**DEVELOPERS**" of the One Part and the above said Mr. Mahesh Sharwankumar Kedia and Mr. Sharwankumar Kedia, therein referred to as "**Purchasers**" of the Other Part, the Developers therein agreed to sell to the purchasers therein, the said flat namely flat bearing no. B603B admeasuring 379 sq. ft. carpet area (35.22 sq. mtrs.) Carpet

 Anala Agrawal 

area (inclusive of balconies) on the 6<sup>th</sup> Floor in "B" wing of the building known as "Lakshachandi Apartments" constructed by the Developers on a plot of land bearing CTS No. 156A/9/C/1/28/3 of Village Dindoshi, Taluka Borivali in the registration district of Mumbai Suburban, Krishna Vatika Marg, Gokuldharam Gopnagan (East), Mumbai- 400063 at and for the consideration and on the terms and conditions contained therein. The above said agreement dated 10<sup>th</sup> October 2003 is registered with the Office of the Joint Sub Registrar, Borivali - 1, Mumbai Suburban District under serial no. BDR2-07575-2003 on 16<sup>th</sup> October 2003. The above said Mr. Mahesh Sharwankumar Kedia and Mr. Sharwankumar Kedia obtained vacant and peaceful possession of the said flat from the Developers after making payment of the full consideration to the Developers therein and the above said Mr. Mahesh Sharwankumar Kedia and Mr. Sharwankumar Kedia became the legal and lawful owners of the said flat.

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- ❖ Being legal and lawful owners of the said flat, the above said Mr. Mahesh Sharwankumar Kedia and Mr. Sharwankumar Kedia became members of the said society when the same was formed and the said society allotted the said shares in the names of the above said Mr. Mahesh Sharwankumar Kedia and Mr. Sharwankumar Kedia.
- ❖ By a Deed of Gift dated 28<sup>th</sup> May 2018, the above said Mr. Mahesh Sharwankumar Kedia and Mr. Sharwankumar Kedia, therein referred to as "The Donors" of the One Part, purely out of natural love and affection and without any monetary consideration, gifted, transferred and assigned all their rights, title and interest in the said flat and the said shares in favour of the Transferor herein namely Mr. Rajnikant

*[Handwritten signature]*

Anala Agrawal

*[Handwritten signature]*



बल शांकर कर्मा		
23208	Deed of Gift	28/5/18
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Shankar Kedia, therein referred to as "The Donee". The said Deed of Gift dated 28<sup>th</sup> May 2018 is registered with the Office of the Joint Sub Registrar, Borivali - 1, Mumbai Suburban District under serial no. BRL-1-6343-2018 on 31<sup>st</sup> May 2018. Subsequent to the said Deed of Gift dated 28<sup>th</sup> May 2018, the TRANSFEROR herein became society entitled to the said flat and the said shares. In pursuance of the above, the TRANSFEROR herein is the Legal and Lawful member of the said Society and he is also the Legal and Lawful Owner/ holder of the said shares of the said Society which is coupled with the right of use, occupation and possession and the right to hold on ownership basis, the said flat.

**AND NOW WHEREAS** the TRANSFEROR out of his own will has decided to sell the Said Flat on **OWNERSHIP BASIS**.

**AND WHEREAS** the TRANSFEREES being desirous of purchasing a residential flat, approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that:

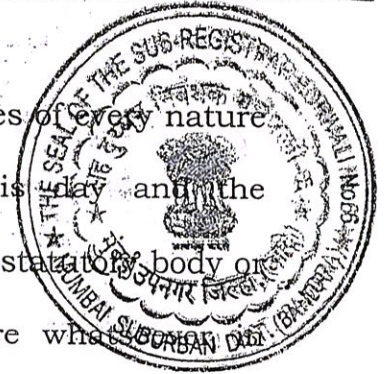
- A) The Transferor is the absolute and lawful owner of the said flat and is a bonafide member of the said society and no other person/s has/have right, title or interest in the said flat and the Transferor is sufficiently entitled to deal with and or dispose of the said flat.
- B) There are no suits, litigations, civil or criminal or any other proceeding/s pending against the said flat.
- C) There are no attachments affecting the said flat and the said flat is free from all encumbrances or charges, lien and/or is not the subject matter to any *lis pendens* or easements or attachments. The

 Anala Agrawal 

TRANSFEROR has not received any notice either from the  
Government, Semi-government, Society, or Municipal Corporation or  
any other institution regarding any of the proceedings or lien in  
respect of the said flat.

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D) The TRANSFEROR has paid all the necessary charges of every nature whatsoever in respect of the said flat till this day and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the said flat.


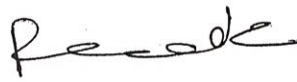


E) The TRANSFEROR in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever or any other rights of the like nature in the said flat and have not dealt with or disposed off the said flat in any manner whatsoever.

F) The TRANSFEROR has/had not received any notice either from the Municipal Corporation and/or from other statutory body or authorities regarding the requisition and/or acquisition of the said flat.

G) The TRANSFEROR has good and clear title, free from all encumbrances of any nature whatsoever in respect of the said flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFEROR and/or against the said flat or any part thereof.

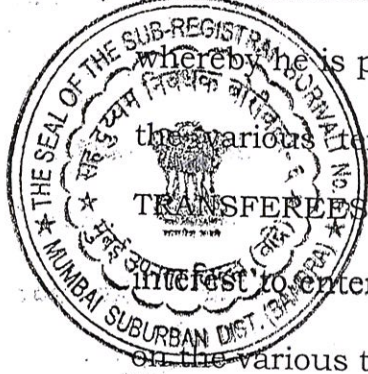
H) The TRANSFEROR is not restricted either in the Income Tax Act, MVAT Act, GST Act, or under any other statute from disposing of the

 Anala Agrawal 

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for Sale.		

Said flat/ or any part thereof in the manner stated in this Agreement

1) The TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement for Sale on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFEROR has all the rights, title and interest to enter into this Agreement for Sale with the TRANSFEREES on the various terms and conditions as stated herein.



**WHEREAS** the TRANSFEROR has given copies of the documents mentioned in the preamble to the TRANSFEREES for their perusal / inspection and the TRANSFEREES also confirm having found the same in order.

**AND WHEREAS** believing the aforesaid representations the TRANSFEREES offered to purchase the Said flat and the right, title and interest in and upon the Said flat and also along with the benefits of the membership, including the said shares of the Said Society at and for **Lump-sum Price/Consideration of Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakh Only).**

**AND WHEREAS** after considering the said offer and being found the same fair at present market value, the same has been accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows:

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The aforesaid recitals shall be treated as forming an integral part of the operative part of this agreement.

*[Signature]* Anala Agrawal *[Signature]* Peed

2. The TRANSFEROR have agreed to sell, transfer and assign and the TRANSFEREES have agreed to acquire all the rights, title and interest of the TRANSFEROR in the said flat and the said shares along with all the deposits including sinking fund, reserve fund, corpus, security deposits etc. and all the common amenities which the TRANSFEROR are entitled to as members of the said society for a total consideration of **Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakh Only)**, hereinafter referred to as "**the Full Consideration**"

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3. As agreed above, in consideration of the rights, title and interest in the said flat and the said shares, the TRANSFEREES have agreed to pay to the TRANSFEROR the sum of **Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakh Only)**, being the total purchase consideration amount payable for the purchase of the said flat and the said shares subject to deduction of Tax u/s 194-IA of The Income Tax Act, 1961 in the following manner:-

- a) The TRANSFEREES have paid to the TRANSFEROR, a sum of **Rs. 24,50,000/- (Rupees Twenty Four Lakh Fifty Thousand Only)**, towards part payment of the full consideration on or before execution of this Agreement for Sale and the TRANSFEROR hereby acknowledges the receipt of the same in a receipt enclosed herewith.
- b) The TRANSFEREES undertake to pay to the TRANSFEROR, a sum of **Rs. 53,31,000/- (Rupees Fifty Three Lakh Thirty One Thousand only)** being further part payment on 28<sup>th</sup> October 2024.
- c) The TRANSFEREES will issue TDS certificate/s in favour of the TRANSFEROR with respect to the sum of **Rs. 1,19,000/- (Rupees One Lakh Nineteen Thousand only)** deducted and to be deposited by them with Government Treasury towards TDS under section

Anala Agrawal

194-IA of the Income Tax Act, 1961 within the specified period as provisions of the Income Tax Act, 1961 and rules made thereunder.

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२०२४	

d) The TRANSFEREES undertake to pay the balance consideration amount of **Rs. 40,00,000/- (Rupees Forty Lakh Only)** on or before

20th November 2024 (Due Date) out of their own resources and/ or availing home loan from a bank/financial institution/ NBFC and against receipt of the vacant and peaceful possession of the said flat from the TRANSFEROR.



4. Since time is essence of this agreement, the Transferees shall pay the balance consideration to the TRANSFEROR on or before the Due Date mentioned herein above. In the event of failure on part of the Transferees to pay the balance consideration on or before the Due Date in spite of the TRANSFEROR fulfilling his obligations under this agreement, the TRANSFEROR will grant further grace time of 15 days to the Transferees for making payment of the full consideration. In case of failure on the part of the Transferees to make payment of the full consideration within such extended period of 15 days, the TRANSFEROR reserves the right to cancel this agreement. In case the TRANSFEROR opts to cancel this agreement on account of failure on the part of the Transferees to make payment of the balance consideration within such extended period of 15 days, the TRANSFEROR, will refund to the Transferees the entire amount received from the Transferees till that date within 15 days of such cancellation only against execution and registration of Cancellation Deed with the Office of the Joint Sub Registrar, Borivali Division. The expenses incurred in this regard will be entirely borne by the Transferees. Further in such an event no contractual liabilities will

 Anala Agrawal 


arise on the TRANSFEROR on the basis of this agreement and the TRANSFEROR will be free to dispose of the said flat to any person(s) without recourse to the Transferees.

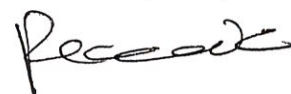
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It is also mutually agreed amongst the parties hereto that the Transferees shall not be held responsible for the delay caused by the Bank's disbursement process due to non-availability and any documents which needs to be furnished either by the TRANSFEROR or the said Society.



5. Simultaneously against receiving of the balance and final consideration, the TRANSFEROR shall deliver the legal, lawful, vacant and peaceful possession of the said flat to the TRANSFEREES and thereafter the TRANSFEREES will be the absolute Owners thereof and the TRANSFEROR shall have no right, title and interest therein.
6. The TRANSFEROR has represented to the TRANSFEREE that:
  - a) The Transferor is the absolute Owner of the said flat and no other person(s) has / have any right, title or interest therein;
  - b) The said flat is not under attachment from any court in India and no injunction restraining the Transferor from transferring the said flat has been granted by any court;
  - c) He has been in exclusive and peaceful possession and occupation of the said flat since it was acquired by him;
  - d) The Transferor has not mortgaged, assigned or alienated his rights, title and interest in the said flat in favour of any person(s) or any bank or institution and has not lodged the said flat as collateral security & has not done or performed any act, deed, matter or thing whatsoever whereby he may be prevented from entering into this Agreement for Sale;

 Anala Agrawal



e) The said flat hereby agreed to be sold, transferred, assigned by

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the TRANSFEROR is free from encumbrances of any nature

whatsoever and the TRANSFEROR has the full and absolute

right and power to transfer the said flat to the TRANSFEREES

no other person or persons are entitled to transfer the same

or any part thereof in any manner whatsoever;

He is competent and entitled to sell and transfer the said flat to

the TRANSFEREES as provided hereunder without having to

obtain the consent or concurrence of any other person or

persons except obtaining NOC from the said Society;

g) There are no pending disputes in respect of the said flat and the said shares and that there are no unpaid liabilities under any tax laws including any incidence of Value Added Tax (VAT), GST, Service Tax, stamp duty, registration fees, etc., so far as the said flat is concerned and undertakes to indemnify the TRANSFEREES from any liability which may arise which relates to the period prior to the date of execution of this Agreement for Sale.

h) No Income Tax Notice or other Public Authorities have issued any Order restraining the sale of the said flat and there is no attachment or other prohibitory order issued by any Competent Court or Authority preventing or restraining the TRANSFEROR from dealing with, disposing off, or sale of the said flat or any part thereof as contemplated hereunder and the TRANSFEROR hereby undertakes to clear the same at his entire cost and expenses at a date in future too pertaining to the said flat.

Anala Agrawal

i) The Transferor has paid all the dues of the said society for the period up-to-date and nothing is due and payable and/or is still out-standing and unpaid for the period to the date of completion of sale, and he shall deem to be liable and responsible for the same.

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j) The Transferor has paid and shall pay the electricity charges and charges for any other utility installed in the said flat such as cooking gas charges etc. excluding refundable deposits up to the date of handing over possession of the said flat to the TRANSFEREES.



k) There is no outstanding tax demand against the Transferor as on the date of the transfer of the said flat which could render the transaction of transfer of the said flat by the Transferor to the TRANSFEREES void under Section 281 of the Income Tax Act, 1961. Further, to the best of the knowledge of the Transferor, he has neither received any written notice from tax authority nor any proceedings have been initiated by the tax authority as on the date of the transfer of the said flat which could render the transaction of transfer of the said flat by the Transferor to the TRANSFEREES void under Section 281 of the Income Tax Act, 1961.

l) The TRANSFEROR is aware that the TRANSFEREES have agreed to enter into this Agreement for Sale and agreed to pay the full consideration becoming due hereunder relying upon correctness of the statements herein, the TRANSFEROR repeats and confirms the same and none of the representations are false or incorrect. The TRANSFEROR shall keep the TRANSFEREES

Amala Agrawal Amala Agrawal

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fully indemnified if any liability arises in future due to misstatement of facts on his part.

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	m)	As aforesaid
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As aforesaid he is aware that there are no circumstances or obligations, preventing him from transfer, sale and assign the said flat and he is free to transfer the same and the TRANSFEREES can acquire the same from him.



The TRANSFEROR hereby undertakes and agrees: -

To obtain a No Objection Certificate from the said Society for transfer of the said flat and the said shares in favour of the TRANSFEREES;

- b) To give vacant & peaceful possession of the said flat with all the rights, title and interest, pertaining to the said flat to the TRANSFEREES only after receipt of the full consideration as mentioned herein above from the TRANSFEREES;
- c) To hand over all the original documents relating to the said flat including original chain of agreement/s, Original Deed of Gift, original share certificate issued by the said society to the Bank / financial Institution from where the TRANSFEREES are availing home loan against final disbursement from the bank/ financial institution i.e. against receipt of full and final payment;
- d) To co-operate with the said TRANSFEREES in signing any documents, papers, letters, deeds, Society Transfer Forms and other documents, for the purpose of getting the said flat and the said shares fully transferred in the names of the said TRANSFEREES against receipt of full consideration from the TRANSFEREES;

 Anala Agrawal 

e) To co-operate and assist the TRANSFEREES ~~in the matter of~~ execution of this Agreement for Sale and also attending the office of the Sub-Registrar on a mutually agreed date to register this Agreement for Sale;

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f) To co-operate and assist the Transferees in getting the electricity meter and pipeline cooking gas connection of Mahanagar Gas Limited, transferred in the names of the Transferees on receipt of the full consideration from the Transferees, ~~entirely at the~~ cost of the TRANSFEREES.



8. The TRANSFEREES hereby undertake and agree:-

- a) On payment of the full consideration to the TRANSFEROR, to become members of the said Society in place of the TRANSFEROR in respect of the said flat and hereby further agree to abide by all the bye-laws and rules and regulations adopted by it or which it may adopt from time to time;
- b) To pay to the said society regularly the dues payable, including Municipal taxes, Water charges, Service charges etc., in respect of the said flat from the date of receipt of possession of the said flat from the TRANSFEROR & not to withhold the same for any reason whatsoever;
- c) To pay the stamp duty under the Maharashtra Stamp Act (earlier known as The Bombay Stamp Act, 1958) and Registration Fees in respect of execution and registration of this Agreement for Sale.

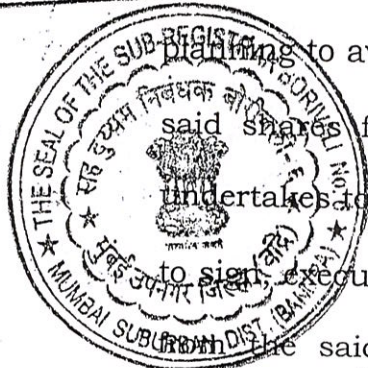
9. The TRANSFEREES hereby say and declare that they have taken inspection of the said flat and only after satisfying themselves as regards the physical condition of the said flat have agreed to acquire

 Anala Agrawal



the same and hereby say that they shall not make any grievance about anything whatsoever including the provision or non provision of any facilities therein.

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The TRANSFEREES have represented to the TRANSFEROR that they are planning to avail housing loan on the security of the said flat and the said shares from a bank/ financial institution. The TRANSFEROR undertakes to provide all the relevant documents and papers and also to sign, execute any documents / papers / letter / indentures / NOC from the said Society etc. as required by the TRANSFEREES to facilitate availing of loan from Bank / Financial Institution as and when required by the TRANSFEREES.

11. It is hereby agreed between both the parties that the transfer fees, transfer premium etc., payable to the said Society for transfer of the said flat and the said shares from the names of the TRANSFEROR herein to the names of the TRANSFEREES shall be borne by both the TRANSFEROR and the TRANSFEREES in equal proportion.
12. All the amounts standing to the credit of the TRANSFEROR on the said flat in the books of the Society towards deposits such as Subscribed Share Capital, Security Deposits, Sinking Fund with interest and other amounts to which the TRANSFEROR is legitimately authorised in respect of the said flat, shall automatically stand transferred in the names of the TRANSFEREES on receipt of the full consideration by the TRANSFEROR from the TRANSFEREES.
13. The TRANSFEREES are entitled to get the Said flat legally transferred in their own names/favour after observing all the necessary procedures and get all the deeds, documents, application etc.

 Anala Agrawal 

executed. The TRANSFEROR hereby undertake to render his full co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the Said flat and the said shares in favour of the TRANSFEREES and further undertakes not to charge any extra consideration and / or charges etc. for the same.

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14. This agreement shall be deemed to be Sale Deed or Deed of transfer upon payment of the full consideration by the TRANSFEREES and handing over vacant and peaceful, actual and physical possession of the said flat by the TRANSFEROR. The TRANSFEREES shall not be called upon by the TRANSFEROR to make additional payment of any other sum of money other than that what have been expressly agreed upon between the parties by virtue of these presents.



15. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 & the rules made there under.

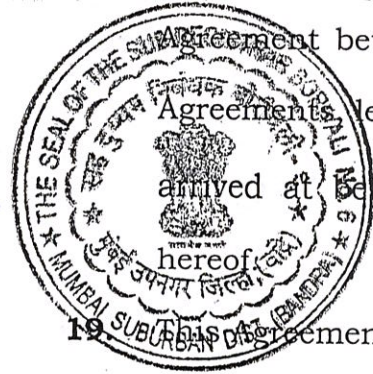
16. (i) In the event of the sale not being completed due to any willful default on the part of the TRANSFEROR, the TRANSFEREES shall have the right to require specific performance of this Agreement by the TRANSFEROR.

(ii) In the event of the sale not being completed due to any willful default on the part of the TRANSFEREES, the TRANSFEROR shall have the right to require specific performance of this Agreement by the TRANSFEREES.

17. All communications required to be given under this Agreement shall be in writing and may be delivered and shall be deemed to have been received if sent through post or any other acceptable means of

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communication. The address for service of the same of the parties shall be as mentioned in the beginning of the present Agreement.

18. २ This Agreement (including the Schedules) constitute the entire Agreement between the Parties hereto and shall supersede all prior letters of intent and understandings, both written or oral, arrived at between the parties with respect to the subject matter hereof.

19. This Agreement shall not be amended or modified except by way of an instrument in writing signed and executed by both the parties hereto.

20. This Agreement as also its formation, execution, validity, interpretation and implementation shall be governed by and construed in accordance with the laws of India.

21. The Courts at Mumbai alone shall have exclusive jurisdiction to try and entertain all disputes arising between the parties hereunder.

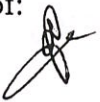
**SCHEDULE OF FLAT**

All that piece and parcel of Flat No. B603B admeasuring 379 sq. ft. carpet area (35.22 sq. mtrs.) Carpet area on the 6<sup>th</sup> floor of "B" wing of the building of the Society known as "LAKSHACHANDI APARTMENT A-B-C-D CO-OP. HOUSING SOCIETY LTD." situated at CTS No. 156A/9/C/1, 2 & 3 of Village Dindoshi, Taluka Borivali in the registration District of Mumbai Suburban, Krishna Vatika Marg, Gokuldharm, Goregaon (East), Mumbai- 400 063.

 Anula Agrawal 

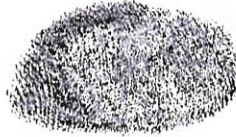
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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

**SIGNED AND DELIVERED** by )  
 the within named TRANSFEROR )  
**MR. RAJNIKANT SHARWANKUMAR** )  
**KEDIA** )  
 Income Tax PAN: ABDPK9716B )  
 in the presence of: )  
 )

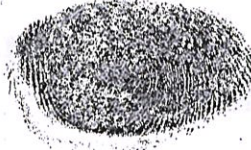


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**SIGNED AND DELIVERED** by )  
 the within named TRANSFEREES, )  
**MR. ARVIND MAHAVIRPRASAD** )  
**AGRAWAL** )  
 Income Tax PAN: AAQPA7186H )  
 & )


*Arvind*



**MRS. AMALA ARVIND** )  
**AGRAWAL** )  
 Income Tax PAN: AAFPA7261A )  
 in the presence of: )

*Amala Agrawal*



*Govind Singh* )  
 )

**RECEIPT**

<b>RAJNIKANT SHARWANKUMAR KEDIA</b> , owner of Flat No. B603B on the		
23208	22	73
floor of "B" wing of building of the society known as Lakshachandi		
Apartment A-B-C-D Co-op. Housing Society Ltd. situated at Krishna Vatika		



Marg, Gokulnagar, Goregaon (East), Mumbai- 400 063, hereby state that I have agreed to sell the above said flat no. B603B to **MR. ARVIND MAHAVIRPRASAD AGRAWAL & MRS. AMALA ARVIND AGRAWAL** for a total consideration of **Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakh Only)** and in consideration of the same I have received a sum of **Rs.24,50,000/- (Rupees Twenty Four Lakh Fifty Thousand only)** towards part payment of the full consideration from the above said **MR. ARVIND MAHAVIRPRASAD AGRAWAL & MRS. AMALA ARVIND AGRAWAL** vide Chq. No. 0000263 dated 7<sup>th</sup> May 2024 drawn on HDFC Bank Ltd. N.M. Joshi Marg, Mumbai – 400011.

**I SAY RECEIVED Rs.24,50,000/-**

*Rajnikant Sharwankumar Kedia*

**(RAJNIKANT SHARWANKUMAR KEDIA)  
TRANSFEROR**

WITNESSES:

1. *P*

2. *Arvind*

(14) C NISHC (80)

Register-Folio 126 Number of Equity Shares 5 Certificate No. 81

**Share Certificate**  
**LAKSHACHANDI APARTMENT A-B-C-D CO-OPERATIVE HOUSING SOCIETY LTD.**

(Registration No. MUM / W - P / HSG / (TC) / 14220 / 2008-09 Dated 18.06.2008)  
C.T.S. No. 156-A/9, C-1, 243, Village Dindoshi, Krishna Vatika Road, Gokuldham, Goregaon (East), Mumbai - 400 063.  
Authorised Share Capital of Rs. 1,00,000/- divided into 2,000 shares of Rs. 50/- each

Flat No. B-Wing-0603B

*This is to certify that*  
Mr. Mahesh S. Kedia  
Mr. Sharwan Kumar Kedia

is / are the Registered Holder/s of FIVE  
fully paid - up Shares Numbered 401 to 405  
both inclusive, of Rupees Fifty each in the abovenamed **LAKSHACHANDI APARTMENT**  
**A-B-C-D CO-OPERATIVE HOUSING SOCIETY LTD.** Subject to the Bye - laws thereof.

*Given under the Common Seal of  
the said society on Thursday the  
25<sup>th</sup> day of December, 2008*

Rs. **250/-**



*Niran*  
Chairman  
Hon. Secretary



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NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by



**MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES**

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in Member Register at which the transfer of shares held by the transferor are registered	Sr. No. in Member Register at which the name of the transferee is recorded
1	29/12/2019	MR RATNIKANT SHARWANKUMAR KEDIA Chairman	4 Hon. Secretary	5 M.C. Member
		Chairman	Hon. Secretary	M.C. Member
		Chairman	Hon. Secretary	M.C. Member
		Chairman	Hon. Secretary	M.C. Member
		Chairman	Hon. Secretary	M.C. Member



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**LAKSHACHANDI APARTMENT A-B-C-D  
Co-operative Housing Society Limited**

(REGN. NO. MUM / W-P / HSG / [TC] / 14220 / 2008-09 DATED 18-06-2008)

Gokuldhm, Goregaon (East), Mumbai - 400 063.

REF. No. ....

DATE .....

Date: 27/09/2024

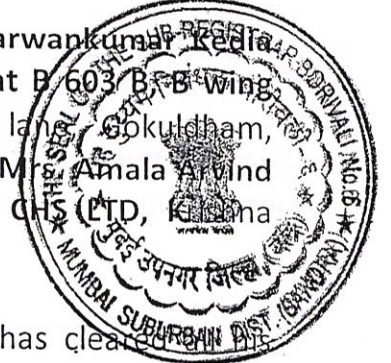
**TO WHOMSOEVER IT MAY CONCERN**

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**SUB: No Objection for sale of flat in the Society**

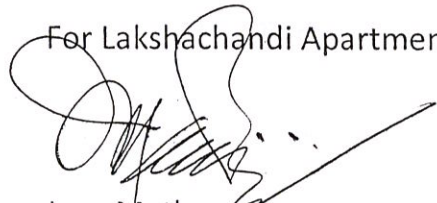
We are in receipt of an application from Mr. Rajnikant Sharwankumar Kedia dated 24/09/2024 regarding sale of his flat having address at B/603/B-B-Wing Lakshachandi Apartment ABCD CHS LTD, Krishna Vatika lane, Gokuldhm, Goregaon (East) Mumbai 400 063 to Mr. Arvind Agarwal and Mrs. Amala Arvind Agarwal residing in B 404 Lakshachandi Apartment ABCD CHS LTD, Krishna Vatika lane, Gokuldhm Goregaon (East) Mumbai 400 063.



We state that as on date, Rajnikant Sharwankumar Kedia has cleared all outstanding maintenance charges in respect of the said flat and as such we have NO OBJECTION towards the above sale subject to Mr. Arvind Agarwal and Mrs. Amala Arvind, pending the completion of the required formalities towards the sale as per the bye laws prescribed by the relevant authorities and subject to clearance and NO Dues/NO claim certificate.

This is a provisional NOC issued at the request of the Flat owner for the sale of the above mentioned flat.

For Lakshachandi Apartment ABCD CHS Ltd

  
Jose Mathew  
Secretary

7575324

25-10-2024

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : बोरीवली 1 (मालाड)

दस्त क्रमांक : 7575/2003

नोंदणी :

Regn:63m

गावाचे नाव : दिंडोशी

बरल - ६/

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(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

रु.921600

(3) बाजारभाव(भाडेपट्ट्याच्या  
बाबतितपट्टाकार आकारणी देतो की  
पट्टेदार ते नमुद करावे)

रु. 1185393

(4) भू-मापन,पोटहिस्सा व  
घरक्रमांक(असल्यास)

पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - दिंडोशी ( बोरीवली ) उपविभागाचे नाव - 6/288  
भुभाग:उत्तरेस वॉर्ड सीमा, पूर्वेस गावाची सीमा, दक्षिणेस फिन्स मार्ग व अश्वत्थामाची  
सीमा व पश्चिमेस द्रुतगती मार्ग. सदर मिळकत सि.टी.एस. नंबर 156 मध्ये आहे. सदर मिळकत क्र.  
बी 603 बी, 6 वा माळा, बी विंग, "लक्षचंडी अपार्टमेंट्स"

(5) क्षेत्रफळ

बांधीव मिळकतीचे क्षेत्रफळ 42.26 चौ.मी. आहे.

(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:-डायनॅमिक्स डेव्हलपर्स चे भागीदार सुरेश चोखानी व ऑथोराईज सिग्नेटरी राजीव  
अगरवाल तर्फे मुखत्यार संतोष अनंत गोरुले वय:-??पत्ता:-पिन कोड:-५१पॅन नं:-

(8)दस्तऐवज करून घेणा-या पक्षकाराचे  
व किंवा दिवाणी न्यायालयाचा  
हुकुमनामा किंवा आदेश  
असल्यास,प्रतिवादिचे नाव व पत्ता

2): नाव:-महेश श्रवणकुमार केडीया वय:-??पत्ता:-बी ४०३पिन कोड:-६३पॅन नं:-  
3): नाव:-श्रवणकुमार - केडीया वय:-??पत्ता:-वरीलप्रमाणे पिन कोड:-पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक

10/10/2003

(10)दस्त नोंदणी केल्याचा दिनांक

16/10/2003

(11)अनुक्रमांक,खंड व पृष्ठ

7575/2003

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

49930

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

11860

(14)शेरा

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Original/Duplicate		

324/6343  
Thursday, May 31, 2018  
11:56 AM

पावती

पावती क्र.: 7244

गावाचे नाव: दिंडोशी  
दस्तऐवजाचा अनुक्रमांक: बरल-१ -6343-2018  
दस्तऐवजाचा प्रकार : बक्षीसपत्र  
सादर करणाऱ्याचे नाव: रजनीकांत श्रवणकुमार केडिया - -  
नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 37

एकूण:



द. निबंधक बोरीवली ।

बाजार मूल्य: रु.3615000/-  
मोबदला रु.0/-  
भरलेले मुद्रांक शुल्क : रु. 110000/-

सह दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001555061201819E दिनांक: 31/05/2018  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 740/-

मुळ दस्त व थंगनील प्रिंट प्राप्त झाली.  
REGISTERED DOCUMENT  
DELIVERED ON 9/6/18

Receipt

बरल - ६/		
23208	2C	73
२०२४		

*[Signature]*

Recd

DEED OF GIFT



THIS DEED OF GIFT is made and entered at Mumbai on this 28 day of MAY, 2018 BETWEEN (1) MR. MAHESH SHARWANKUMAR KEDIA, adult, Age 39 years, Indian Inhabitant, having address at # RF 505, Purva Riviera, Near Marathahalli Railway Over Bridge Marathahalli, Bangalore North, Marathahalli Colony, Karnataka - 560037, and (2) MR. SHARWANKUMAR KEDIA, adult, Age 67 years, Indian Inhabitant, having address at Flat No. B-603, Lakshachandi Apartment, Gokuldharm, Goregaon (East), Mumbai - 400 063, hereinafter referred to as "THE DONORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their legal heirs, executors, administrators and assigns) of the One Part;

AND

बरल - १		
E383	M	BV
२०२६		

MR. RAJNIKANT SHARWANKUMAR KEDIA, adult, Age 43 years, Indian Inhabitant, having address at Flat No. B-603/4, Lakshachandi Apartment, Krishna Vatika Marg, Gokuldharm, Goregaon (East), Mumbai - 400063, hereinafter referred to as "THE DONEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his legal heirs, executors, administrators and assigns) of the Other Part.

*[Signature]*

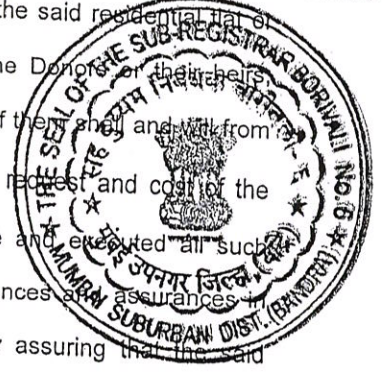
*[Signature]*

*[Signature]*

वरल - ६/  
 २३२०४/२९/१३

..5..

(e) AND FURTHER that the Donors and all persons having or lawfully claiming any estate or interest whatsoever to the said residential flat or any part thereof from under or in trust for the Donors or their heirs, executors, administrators and assigns or any of them and with from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring that the said residential flat and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.



THE SCHEDULE OF THE SAID FLAT  
REFERRED TO ABOVE:



A residential flat with the area admeasuring 35.22 sq.mtrs. (Carpet) equivalent to 379 sq.ft. being the Flat No. 603B in B-Wing on 6<sup>th</sup> Floor, Lakshachandi Apartment A-B-C-D Co-op. Housing Society Ltd., Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai - 400063, Bldg. No.82, bearing C.T.S. No. 156/A/9/C/1,2 & 3, of Village Dindoshi, Taluka Borivali, P/South Municipal Ward in Greater Mumbai in the Registration District and Sub District of Mumbai City and Mumbai Suburban.

वरल - १  
 ६३४३/९/३६  
 २०१६

*Handwritten signature*

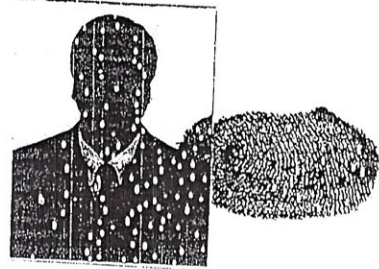
*Handwritten signature*

*Handwritten signature*

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 "DONORS"

*MS*



(1) MR. MAHESH SHARWANKUMAR KEDIA

PAN No. AKUPK0044L

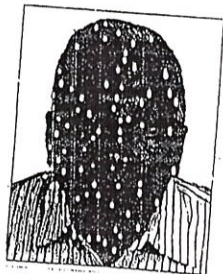
AADHAAR No. 4816 4912 2999

(2) MR. SHARWANKUMAR KEDIA

PAN No. ABDPK9717A

AADHAAR No. 8538 4218 6534

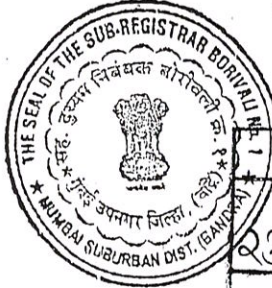
*MS*



In the presence of.....

- MS*
- BAURAM NAD *PN*

SIGNED AND DELIVERED by the within named "DONEE"



बरल - ६/		
२३२७४	३०५३	
२०२४		

MR. RAJNIKANT SHARWANKUMAR KEDIA

PAN No. ABDPK9716B

AADHAAR No. 4081 2781 0059

*PN*



In the presence of.....

- PN*
- PN*

बरल - १		
E383	5030	
२०२८		

Summary I (GoshwaraBhag-1)

324/6343  
गुरुवार, 31 मे 2018 11:56 म.पू.

दस्त गोपवारा भाग-1

बरल-१  
दस्त क्रमांक: 6343/2018

दस्त क्रमांक: बरल-१ /6343/2018

बाजार मूल्य: रु. 36,15,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.1,10,000/-

दु. नि. सह. दु. नि. बरल-१ यांचे कार्यालयात  
अ. क्रं. 6343 वर दि.31-05-2018  
रोजी 11:20 म.पू. वा. हजर केला.

पावती:7244

सादरकरणाचे नाव: राजनीकांत शंभाकराचार केडिया

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 37

बरल - ६/		
२३२०७	३१	३१/०५/१८
२०१८		



*Recd*

दस्त हजर करणाऱ्याची सही:

*Subs*  
सब उपनगर निबंधक, बोरिवली क्र.-१,  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: बक्षीसपत्र

मुद्रांक शुल्क: within family

शिक्का क्रं. 1 31 / 05 / 2018 11 : 20 : 09 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 31 / 05 / 2018 11 : 24 : 57 AM ची वेळ: (फी)

बरल - १		
E383	3E	30
२०१८		



प्रतिज्ञापत्र  
\* सादर दस्तावेज हा मॉडेली मनुष्ये असलेल्या तरतुदीनुसारच नोंदणीस  
दाखला घेतलेला आहे. यात कोणत्याही प्रकारचा निष्पादक व्यक्ती, साक्षीदार व  
सोबत जोडलेल्या व्यक्तींच्या सत्यता, वैधता  
फायदेशीर वाटणे याबाबत जबाबदारी राहतील.  
लिहून देणारे : *Recd*  
लिहून घेणारे :



mary-2( दस्त गोषवारा भाग - २ )



/05/2018 11 54:24 AM

दस्त गोषवारा भाग-2

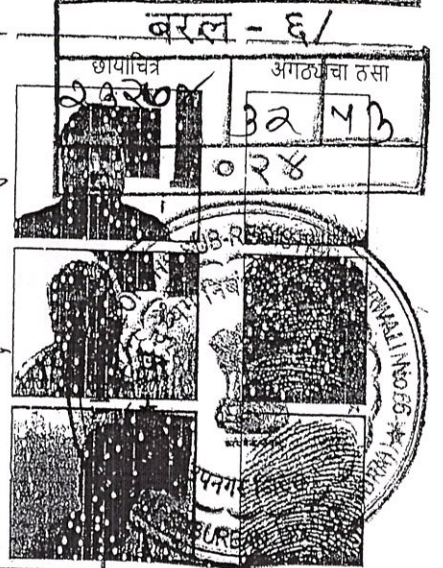
बरल-१

दस्त क्रमांक:6343/2018

त क्रमांक :बरल-१ /6343/2018

ताचा प्रकार :-बक्षीसपत्र

- नु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:महेश श्रवणकुमार केडिया - -  
पत्ता:प्लॉट नं: आर एफ 505, माळा नं: -, इमारतीचे नाव:  
पूर्वा रिविएरा, ब्लॉक नं: बंगलुरु नोर्थ , रोड नं: मराठाहल्ली  
कॉलनी, कर्नाटक, बंगलोर.  
पिन नंबर:AKUPK0044L
- पक्षकाराचा प्रकार  
लिहून देणार  
वय :-39  
स्वाक्षरी:-
- 2 नाव:श्रवणकुमार केडिया - -  
पत्ता:प्लॉट नं: प्लॉट नं बी 603, माळा नं: 6, इमारतीचे  
नाव: लक्ष्मी अपार्टमेंट, ब्लॉक नं: गोरगाव ईस्ट मुंबई  
400063, रोड नं: कृष्णा वाटिका मार्ग गोकुलधाम,  
महाराष्ट्र, मुम्बई.  
पिन नंबर:ABDPK9717A
- लिहून देणार  
वय :-67  
स्वाक्षरी:-
- 3 नाव:रजनीकांत श्रवणकुमार केडिया - -  
पत्ता:प्लॉट नं बी 603/4, 6, लक्ष्मी अपार्टमेंट, गोरगाव  
ईस्ट मुंबई 400063, कृष्णा वाटिका मार्ग गोकुलधाम,  
गोरगाव पूर्व , MAHARASHTRA, MUMBAI, Non-  
Government.  
पिन नंबर:ABDPK9716B
- लिहून घेणार  
वय :-43  
स्वाक्षरी:-



तल दस्तऐवज करून देणार तथाकथीत बक्षीसपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
वका क्र.3 ची वेळ:31 / 05 / 2018 11 : 39 : 49 AM

ळख:-

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

नु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:बलीराम एस नाडे  
वय:41  
पत्ता:वरील प्रमाने  
पिन कोड:400063

स्वाक्षरी



- 2 नाव:धीरूभाई सी सोनी  
वय:65  
पत्ता:जी 28 गोकुलधाम शॉपींग गोकुलधाम गोरगाव ईस्ट  
पिन कोड:400063

स्वाक्षरी

वका क्र.4 ची वेळ:31 / 05 / 2018 11 : 41 : 10 AM

वका क्र.5 ची वेळ:31 / 05 / 2018 11 : 41 : 36 AM नोंदणी पुस्तक 1 मध्ये

नोंदणी पुस्तक क्र.1 मध्ये  
नोंदणी पुस्तक क्र.-१,  
मुंबई उपनगर जिल्हा

बरल १/ ६३४३ / २०१८  
पुस्तक क्रमांक-१, क्रमांक.....बर  
नोंदला. 391419C  
दिनांक :

नोंदणी पुस्तक क्र.-१,  
मुंबई उपनगर जिल्हा

Payment Number  
MH001555061201819E

Defacement Number  
0001186003201819



Verify Scanned Document for correctness and get printout after scanning.  
Get print immediately after registration.

For feedback, please email at feedback.isarita@gmail.com

TRUE COPY 2

For Architectural Consultations

**BRIHANMUMBAI MAHANAGARPALIKA.**

NO.CHE/7423/BRWS/AP of J

8 JAN 2008

Partner.

To,  
M/s. Carwood Constn. Co.Pvt.Ltd.  
C.A. to Estate Investment Co.Pvt.Ltd.

OFFICE OF THE  
EX. ENGR. BLDG. PROPL. (W.S.) K & P WARD  
Dr. BABASAHEB AMBEDKAR MAZKIN BLDG  
MANDIVALI WEST, MUMBAI-400 022

बरेल - ६/		
156A/9C	33	73
२०२४		

Sub : Permission to occupy the completed bldg. no.82 on land bearing CTS Nos. 9/C/1,2 & 3 of village Dindoshi Gokuldhari, Gen. A.K. Vaidya Road Situated at Goregaon (E).

Ref : Your letter dated 13.09.07.

Sir,



The development work of Bldg. No.82 comprising A & B Basement + stilt + 10 upper floors and Wing + stilt + 15 upper floors on plot bearing CTS No. 156A/9/C & 3 of village Dindoshi situated at Gen. A.K. Vaidya Marg, Goregaon (E), Mumbai completed under the supervision of Shri Ashok Mody, Lic. Architect having Lic. No.M/176 Shri S Mahimtura Lic. Structural Engineer having Lic. No. STR/39 and Lic. Site Supervisor, Shri Junnarkar having Lic. No.SS/25/I, may be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'P/South' Ward and a certified copy of the same shall be submitted to this office.
- 2) That all the terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.

A set of certified completion plan is returned herewith.

Yours faithfully,

Sd/-  
E.E.P.(W.S.) K/West & P Ward

PTP

बल - ६/		
23208	38	73
2028		

Copy to :

1. Architect, Sri Ashok Mody
2. E.E. V.
3. Asstt. Commissioner P/S Ward
4. A.E.W. P/S Ward
5. A.A. & C.P/S Ward
6. A.H.S. P/R II
7. City Survey Office



For information please

Subscribed  
for E.E.P. (W.S.) K/West & P Ward

My Documents | SUR | CCUR | 7423 doc




Annexure IV

बरेल - ६/		
२३२०४	३६	७३
२०२४		

१. कायदा नं. १९१२१८  
 २. कायदा नं. १९१२१८  
 ३. विस्तार कारी  
 ४. प्रकार  
 ५. माली  
 ६. माली  
 ७. माली  
 ८. माली  
 ९. माली  
 १०. माली

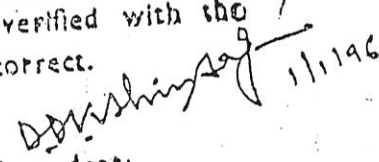


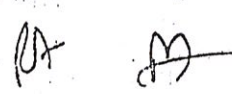
सत्य प्रतिलिपी

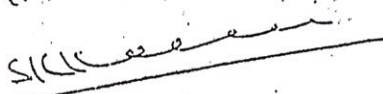
  
 अथर सुमप्रम अधिकारी  
 मुंबई उप. वि. मुंबई.

Note:-

This is a true copy of the extract on P. R. Card which forms part of this office record and the area of the property referred to there in is (..... 5866-1 m<sup>2</sup>) i. e. Five Thousand Eight Hundred sixty six point ..... q. Mera; which has been verified with the original and is correct.

  
 Superintendent;  
 Land Records (BSD) Bombay.







Annexure IV

बरल - ६/		
23268	30	73

EXTRACT FROM THE PROPERTY REGISTERED CARD  
 CITY SURVEY दिंडोरी TALUKA : BORIVALI Dist. : BOMBAY SUBURBAN DIST.



City Survey	Area Sq. Mtrs.	Tenure	Particulars of accessment for Government and when due
23268	3075-9	C	
Easement			
Holder In Origin of the title so far as traced			
Lease			
Other Encumbrances			
Other Remarks			

Date	Transaction	Vol No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
31/1/20	गि. नं. १५५५५५५५ दिनांक ३१/१/२० को कादशाब्दको २५५५५५५५ मिळाला याप्रमाणे नवीन उद्योग लागू ३०७५-९ चौ.मी. क्षेत्र सार्वजनिक व मान द्यावयाचे आहे. याचा न नं. ३५५५५५५५ ३.५		(H) दि. ३१/१/२० रोजी कादशाब्दको नं. २५५५५५५५	
<p>अर्थ आम्हाची मालकी ३१/१/२० पर्यंत राहिली आहे. याचा न नं. ३५५५५५५५ ३.५</p> <p>याचे तयार तादी ३१/१/२० रोजी कादशाब्दको नं. २५५५५५५५</p> <p>अर्थ दिनांकी ३१/१/२० रोजी कादशाब्दको नं. २५५५५५५५</p> <p>तयार करणार ३१/१/२० रोजी कादशाब्दको नं. २५५५५५५५</p> <p>घेवावणे करणार ३१/१/२० रोजी कादशाब्दको नं. २५५५५५५५</p>				



सत्य प्रतिलिपी  
 [Signature]

३१/१/२०  
 ३५५५५५५५ ३.५







बरल - ६/		
२७२७४	४०	१३
२०२४		



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARVIND AGRAWAL

MAHAVIRPRASAD DULICHAND  
AGRAWAL

15/08/1959

Permanent Account Number

AAQPA7186H

*Arvind Agrawal*



*Arvind Agrawal*

भारत सरकार  
Government of India

बरल - ६/

२३२७४/०९/१३

२०२४

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. 0635/19040/69151



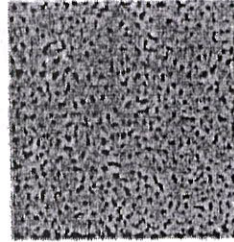
16  
Arvind Mahavirprasad Agrawal  
अरविन्द महावीरप्रसाद अग्रवाल  
C/O Mahavirprasad Agrawal,  
1002 ORCHID TOWER,  
FLIM CITY ROAD,  
GOKULDHAM,  
VTC Mumbai, PO: Malad East,  
Sub District: Borivali, District: Mumbai Suburban,  
State: Maharashtra, PIN Code: 400097,  
Mobile 9322234491

26/11/2012

07261147



KF072611470FI



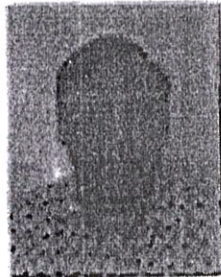
आपका आधार क्रमांक / Your Aadhaar No. :

**3376 8512 2901**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



अरविन्द महावीरप्रसाद अग्रवाल  
Arvind Mahavirprasad Agrawal  
जन तिथि / DOB: 15/08/1959  
पुरुष / Male

3376 8512 2901

मेरा आधार, मेरी पहचान

26/11/2012

*[Handwritten signature]*

बरल - ६/		
२३२७४	७२	५३
२०२४		



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMALA AGRAWAL

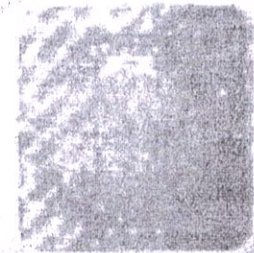
OMPRAKASH GANERIVAL

25/12/1964  
Permanent Account Number

AAFPA7261A

*Amala Agrawal*

Signature



04112006

*Amala Agrawal*



सत्यमेव जयते



आधार

बरल - ६/		
२३२७४	४३	१३
२०२४		

भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Enrollment No 0638/20862/00448

To  
Amala Arvind Agrawal

FLAT NO A- 1002 10TH FLOOR ORCHID TOWER,  
VASANT VALLEY ORCHID CO-OP HOUSING SOCIETY LTD,  
FILM CITY ROAD,  
MALAD EAST,  
VTC Mumbai, PO: Malad East,  
Sub District: Borivali, District: Mumbai Suburban,  
State: Maharashtra, PIN Code: 400097,  
Mobile: 9967662217

059992607



KG059926077F1



आपका आधार क्रमांक / Your Aadhaar No. :

**6670 0718 0080**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



आधार

Issue Date: 30/11/2012



Amala Arvind Agrawal  
DOB: 25/12/1984  
Female

6670 0718 0080

मेरा आधार, मेरी पहचान

*Amala Agrawal*

बरल - ६/		
२३२०४	४४	१३
२०२४		



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KEDIA RAJNIKANT S

SHARWANKUMAR SHIVPRASAD KEDIA

06/01/1975

Permanent Account Number

ABDPK9716B

Signature



24112006

Read



भारत सरकार



आधार

भारत सरकार  
Government of India

बरल - ६/		
२३२७४	४६	५३
२०२४		

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

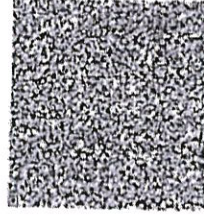
नोंदविण्याचा क्रमांक / Enrollment No. : 0000/00752/72722

To  
**Rajnikant Sharwankumar Kedia**  
 रजनीकांत श्रवणकुमार केडिया  
 SHARWANKUMAR SHIVPRASAD KEDIA,  
 B-603/4 LAKSHACHANDI APARTMENT,  
 KRISHNA VATIKA MARG,  
 GOKULDHAM,  
 VTC: Mumbai, PO: Goregaon East,  
 District: Mumbai Suburban,  
 State: Maharashtra, PIN Code: 400063,  
 Mobile: 9821419653

53751353



KF537513537FI



आपला आधार क्रमांक / Your Aadhaar No. :

**4081 2781 0059**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



आधार

Issue Date: 06/04/2013



रजनीकांत श्रवणकुमार केडिया  
**Rajnikant Sharwankumar Kedia**  
 जन्म तारीख / DOB: 06/01/1975  
 पुरुष / Male

4081 2781 0059

माझे आधार, माझी ओळख

*Recd*

करल - ६/		
२३२७४	४७	४३
२०२४		



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GOVIND SINGH  
JAGANNATH YOSDHAR SINGH  
24/07/1980  
Permanent Account Number  
BJCPS6701E

*Govind Singh*  
Signature

*Govind*

बरल - ६/		
२३२७४	४८	५३
२०२४		





बरल - ६/		
२३२७४	४०	५३
२०२४		



बरल - ६/  
 २३२५४ / ५२ / ७७  
 २०२४

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No. MH47 20210015186      DOI 30-06-2021  
 Valid Till 29-06-2035 (NT)

30-06-2021      FORM 1  
 RULE 12

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 CDV      DOI  
 LMV      30-06-2021  
 MCWG      30-06-2021

DOB 30-06-1995      BG

Name NITIN JADHAV  
 S/O of KISAN JADHAV  
 Add. ROOM NO:74 KOYNA VASAHAT PACH BAWDI GALLI NO.2  
 SHIV SHAKTI CHAWL NR PRASHANT CLASSES DINDOSHI  
 PADA GGREGAON EAST MUMBAI  
 PIN 400063

Signature & St. Of Issuing Authority MH47      Signature/Thumb Impression of Holder



वरल - ६/  
२३२७४ रे ५७  
२०२४



389/23274

शुक्रवार, 25 ऑक्टोबर 2024 8:03 म.नं.

दस्त गोषवारा भाग-1

बरल-6

दस्त क्रमांक: 23274/2024

दस्त क्रमांक: बरल-6 /23274/2024

बाजार मूल्य: रु. 78,56,683/-

मोबदला: रु. 1,19,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,14,000/-

दु. नि. सह. दु. नि. बरल-6 यांचे कार्यालयात

पावती:26186

पावती दिनांक: 25/10/2024

अ. क्र. 23274 वर दि.25-10-2024

सादरकरणाराचे नाव: अरविन्द महावीरप्रसाद अग्रवाल

रोजी 8:01 म.नं. वा. हंजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1060.00

पृष्ठांची संख्या: 53

एकुण: 31060.00

दस्त हंजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, बोरिवली क्र. ६,  
मुंबई उपनगर जिल्हा.


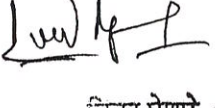
दस्ताचा प्रकार: करारनामा

सह. दुय्यम निबंधक, बोरिवली क्र. ६,  
मुंबई उपनगर जिल्हा.

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 क्र. 1 25 / 10 / 2024 08 : 01 : 22 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 25 / 10 / 2024 08 : 02 : 12 PM ची वेळ: (फी)

<b>गोपनीय</b>	
<p>• सादर दस्तऐवज हा नोंदणी २२०० अन्वयेत अंमलबजावणी प्रतदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील प्रत्येक पत्रक, निष्पत्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची प्रत नोंदणी कार्यालयात सादर करावी. याची सत्यता, वैधता कायदेशीर अडोसाटी दस्त निष्पादक व अनुसंधारक हे संपूर्णपणे जबाबदार राहतील.</p>	
 लिहून देणारे :	 लिहून घेणारे :

Anala Agrawal

बरल - ६ /		
23274	42	13
२०२४		



बदल - ए/		
23208	49	43
२०२४		





25/10/2024 8 25:37 PM

दस्त गोपवारा भाग-2

बरल-6

वस्त क्रमांक:23274/2024

दस्त क्रमांक :बरल-6/23274/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:रजनीकांत श्रवणकुमार केडिया पत्ता:प्लॉट नं: फ्लॅट नं.603ए-603बी, बी विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: लक्ष्मंडी अपार्टमेंट ए-बी-सी-डी को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: गोरेगाव (पूर्व), मुंबई, रोड नं: कृष्ण वाटिका मार्ग, गोकुळधाम, महाराष्ट्र, MUMBAI. पॅन नंबर:ABDPK9716B	लिहून देणार वय :-49 स्वाक्षरी:-		
2	नाव:अरविन्द महावीरप्रसाद अग्रवाल पत्ता:प्लॉट नं: फ्लॅट नं.ए-1002, माळा नं: 10 वा मजला, इमारतीचे नाव: ऑर्चिड टॉवर, वसंत व्हॅली ऑर्चिड सीएचएस लिमिटेड, ब्लॉक नं: मालाड (पूर्व), मुंबई, रोड नं: फिल्म सिटी रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAQPA7186H	लिहून घेणार वय :-65 स्वाक्षरी:-		
3	नाव:अमला अरविन्द अग्रवाल पत्ता:प्लॉट नं: फ्लॅट नं.ए-1002, माळा नं: 10 वा मजला, इमारतीचे नाव: ऑर्चिड टॉवर, वसंत व्हॅली ऑर्चिड सीएचएस लिमिटेड, ब्लॉक नं: मालाड (पूर्व), मुंबई, रोड नं: फिल्म सिटी रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAFPA7261A	लिहून घेणार वय :-59 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:25 / 10 / 2024 08 : 23 : 38 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:नितिन जाधव वय:29 पत्ता:शॉप नंबर १, शिव पार्वती, रहेजा टाउनशिप, मालाड पूर्व, मुंबई पिन कोड:400097			
2	नाव:गोबिंद सिंह वय:44 पत्ता:गोकुळधाम शॉपिंग सेंटर, गोरेगाव पूर्व, मुंबई पिन कोड:400063			

शिक्का क्र.4 ची वेळ:25 / 10 / 2024 08 : 24 : 31 PM

शिक्का क्र.5 ची वेळ:25 / 10 / 2024 08 : 24 : 56 PM नोंदणी मुस्तक 1 मध्ये

सह. दुय्यम निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

बरल - ६/	20208	73	73
	2024		

प्रमाणित परत घेत की, या दस्तामध्ये एकूण.....५३.....पाने आहेत. पुस्तक क्र. १/बरल-६/२०२०४.....२०२४ वर नोंदला, दिनांक...25...OCT...2024.....

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	Arvind Mahavirprasad Agrawal	eChallan	10000502024102507727	14000.00	SD	0005734819202425	25/10/2024
2		DHC		1060	RF	1024257823025D	25/10/2024
3	Arvind Mahavirprasad Agrawal	eChallan		30000	RF	0005734819202425	25/10/2024

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

23274 /2024

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2. Get print immediately after registration.

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25/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 23274/2024

नोदंणी :

Regn:63m

## गावाचे नाव : दिंडोशी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7856683.38
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका नं. बी603बी,6 वा मजला,बी विंग,लक्षचंडी अपार्टमेंट ए-बी-सी-डी को-ऑप. हौसिंग सोसायटी लिमिटेड,कृष्ण वाटिका मार्ग,गोकुळधाम,गोरेगाव पूर्व,मुंबई 400063...एकूण क्षेत्रफळ 379 चौ.फूट कारपेट म्हणजेच 42.26 चौ.मी. बांधीव.( ( C.T.S. Number : 156 ; ) )
(5) क्षेत्रफळ	1) 42.26 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रजनीकांत श्रवणकुमार केडिया वय:-49; पत्ता:-प्लॉट नं: फ्लॅट नं.603ए-603बी, बी विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: लक्षचंडी अपार्टमेंट ए-बी-सी-डी को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: गोरेगाव (पूर्व), मुंबई, रोड नं: कृष्ण वाटिका मार्ग, गोकुळधाम, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-ABDPK9716B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरविन्द महावीरप्रसाद अग्रवाल वय:-65; पत्ता:-प्लॉट नं: फ्लॅट नं.ए-1002, माळा नं: 10 वा मजला, इमारतीचे नाव: ऑर्चिड टॉवर, वसंत व्हॅली ऑर्चिड सीएचएस लिमिटेड, ब्लॉक नं: मालाड (पूर्व), मुंबई, रोड नं: फिल्म सिटी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAQPA7186H 2): नाव:-अमला अरविन्द अग्रवाल वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.ए-1002, माळा नं: 10 वा मजला, इमारतीचे नाव: ऑर्चिड टॉवर, वसंत व्हॅली ऑर्चिड सीएचएस लिमिटेड, ब्लॉक नं: मालाड (पूर्व), मुंबई, रोड नं: फिल्म सिटी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAFP7261A
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	25/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	23274/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	714000
(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 Cantonment area annexed to it.

दस्तासोबत सुची क्र. II

खरी प्रत

*(Signature)*  
सह. दुय्यम निबंधक बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Arvind Mahavirprasad Agrawal	eChallan	10000502024102507727	MH010428682202425P	714000.00	SD	0005734819202425	25/10/2024
2		DHC		1024257823025	1060	RF	1024257823025D	25/10/2024
3	Arvind Mahavirprasad Agrawal	eChallan		MH010428682202425P	30000	RF	0005734819202425	25/10/2024

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





# INCOME TAX DEPARTMENT

## Challan Receipt



e-Filing *Anywhere Anytime*  
Income Tax Department, Government of India

PAN	: AAQPA7186H
Name	: ARVIND MAHAVIRPRASAD AGRAWAL
Assessment Year	: 2025-26
Financial Year	: 2024-25
Major Head	: Income Tax (Other than Companies) (0021)
Minor Head	: TDS on Sale of Property (800)
Amount (in Rs.)	: ₹ 59,500
Amount (in words)	: Rupees Fifty Nine Thousand Five Hundred Only
CIN	: 24110500293599HDFC
Acknowledgement Number	: AL15639735
Mode of Payment	: Net Banking
Bank Name	: HDFC Bank
Bank Reference Number	: K2431026445246
Date of Deposit	: 05-Nov-2024
BSR code	: 0510002
Challan No	: 43968
Tender Date	: 05/11/2024

### Tax Deposit Details (Amount In ₹)

Amount on which TDS to be deducted	₹ 59,50,000
TDS Amount	₹ 59,500
A Basic Tax	₹ 59,500
B Interest	₹ 0
C Fee under section 234E	₹ 0
Total (A+B+C)	₹ 59,500
Total (In Words)	Rupees Fifty Nine Thousand Five Hundred Only

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# INCOME TAX DEPARTMENT

## Challan Receipt



e-Filing *Anywhere Anytime*  
Income Tax Department, Government of India

PAN	: AAFPA7261A
Name	: AMALA ARVIND AGRAWAL
Assessment Year	: 2025-26
Financial Year	: 2024-25
Major Head	: Income Tax (Other than Companies) (0021)
Minor Head	: TDS on Sale of Property (800)
Amount (in Rs.)	: ₹ 59,500
Amount (in words)	: Rupees Fifty Nine Thousand Five Hundred Only
CIN	: 24110500320778HDFC
Acknowledgement Number	: AL15644403
Mode of Payment	: Net Banking
Bank Name	: HDFC Bank
Bank Reference Number	: K2431026449930
Date of Deposit	: 05-Nov-2024
BSR code	: 0510002
Challan No	: 49490
Tender Date	: 05/11/2024

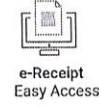
### Tax Deposit Details (Amount In ₹)

Amount on which TDS to be deducted	₹ 59,50,000
TDS Amount	₹ 59,500
A Basic Tax	₹ 59,500
B Interest	₹ 0
C Fee under section 234E	₹ 0
Total (A+B+C)	₹ 59,500
Total (In Words)	Rupees Fifty Nine Thousand Five Hundred Only

**Thanks for being a committed taxpayer!**

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:



**RECEIPT**

I, **RAJNIKANT SHARWANKUMAR KEDIA**, owner of Flat No. B603B on the 6<sup>th</sup> floor of "B" wing of building of the society known as Lakshachandi Apartment A-B-C-D Co-op. Housing Society Ltd. situated at Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai- 400 063, hereby state that I have agreed to sell the above said flat no. B603A to **MR. ARVIND MAHAVIRPRASAD AGRAWAL & MRS. AMALA ARVIND AGRAWAL** for a total consideration of **Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakh Only)** and in consideration of the same I have received a sum of **Rs.53,31,000/- (Rupees Fifty Three Lakh Thirty One Thousand only)** towards further part payment of the full consideration from the above said **MR. ARVIND MAHAVIRPRASAD AGRAWAL & MRS. AMALA ARVIND AGRAWAL** in the following manner:-

Sr. No.	Particulars	Amount (In Rs.)
1.	Chq. No. 000180 dated 28 <sup>th</sup> October 2024 drawn on HDFC Bank Ltd. N.M. Joshi Marg, Mumbai – 400011	26,65,500/-
2.	Chq. No. 000280 dated 28 <sup>th</sup> October 2024 drawn on HDFC Bank Ltd. N.M. Joshi Marg, Mumbai – 400011	26,65,500/-
	<b>TOTAL</b>	<b>53,31,000/-</b>

I SAY RECEIVED Rs.53,31,000/-





(**RAJNIKANT SHARWANKUMAR KEDIA**)  
**TRANSFEROR**

WITNESSES:

1.

2.