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Document **H**andling **C**harges
Inspector General of Registration & Stamps



Receipt of Document Handling Charges

PRN 1024257023087 Receipt Date 25/10/2024

Received from ARVIND MAHAVIRPRASAD AGRAWAL , Mobile number 9702336506, an amount of Rs.1060/-, towards Document Handling Charges for the Document to be registered on Document No. 23270 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 10004152024102521847 REF No. 429937802660

Deface No 1024257023087D Deface Date 25/10/2024

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



CHALLAN
MTR Form Number-6



GRN	MH010431085202425P	BARCODE			Date	25/10/2024-16:39:47	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. B603A, B Wing, Lakshachandi Apartment			
Account Head Details			Amount In Rs.	Premises/Building	A-B-C-D CHS Ltd.			
0030045501	Stamp Duty		756000.00	Road/Street	Krishna Vatika Marg, Gokuldharm, Goregaon East			
0030063301	Registration Fee		30000.00	Area/Locality	mumbai			
				Town/City/District				
				PIN	4	0	0	0
				PIN			6	3
				Remarks (If Any)				
				PAN2=ABDPK9716B~SecondPartyName=Rajnikant	Sharwankumar			
				Kedia~				
				Amount In	Seven Lakh Eighty Six Thousand Rupees Only			
				Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	10000502024102508090	6369962616017	
Cheque/DD No.				Bank Date	RBI Date	25/10/2024-16:41:24	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

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DEFACED
₹ 786000.00
DEFACED



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 दय्यम 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	UserId	Defacement Amount
1	(IS)-389-23270	0005734722202425	25/10/2024-20:00:30	IGR195	30000.00
2	(IS)-389-23270	0005734722202425	25/10/2024-20:00:30	IGR195	756000.00
Total Defacement Amount					7,86,000.00



CHALLAN
MTR Form Number-6



GRN	MH010431085202425P	BARCODE			Date	25/10/2024-16:39:47		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. B603A, B Wing, Lakshachandi Apartment							
Account Head Details			Amount In Rs.	Premises/Building	A-B-C-D CHS Ltd.							
0030045501	Stamp Duty		756000.00	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~							
Total			856000.00	Amount In Words	Seven Lakh Eighty Six Thousand Rupees Only							
Payment Details	STATE BANK OF INDIA SUBURBAN DIST. (BANK OF INDIA)			FOR USE IN RECEIVING BANK								
Cheque/DD No.				Bank CIN	Ref. No.	10000502024102508090		6369962616017				
Name of Bank				Bank Date	RBI Date	25/10/2024-16:41:24		Not Verified with RBI				
Name of Branch				Bank-Branch	STATE BANK OF INDIA							
				Scroll No. , Date	Not Verified with Scroll							

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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 दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Anala Agrawal

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

2024102511488

25 October 2024.06:34:16 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 अंशत: 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)-	44.83चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

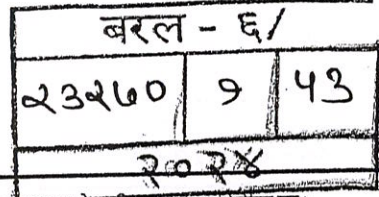
रस्ता सन्मुख -

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/-



घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((185913-88390) * (100 / 100)) + 88390)
= Rs.185913/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 185913 * 44.83
= Rs.8334479.79/-



Applicable Rules

= .10,4

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + उद्दवाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 8334479.79 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.8334479.79/-

Home

Print

389/23270

पावती

Original/Duplicate

Friday, October 25, 2024

नोंदणी क्र.: 39म

8:00 PM

Regn.: 39M

पावती क्र.: 26182 दिनांक: 25/10/2024

गावाचे नाव: दिंडोशी

दस्तऐवजाचा अनुक्रमांक: बरल-6-23270-2024

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

8:19 PM ह्या वेळेस मिळेल.

सह.दु.नि.बोरीवली 6

बाजार मुल्य: रु.8334479.79 /-

मोबदला रु.12600000/-

भरलेले मुद्रांक शुल्क : रु. 756000/-

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

1) देयकाचा प्रकार: DHC रकम: रु.1060/-

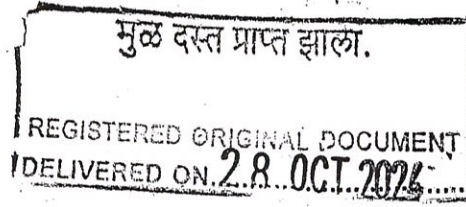
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024257023087 दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010431085202425P दिनांक: 25/10/2024



बँकेचे नाव व पत्ता:

rtXddOmoc

10/25/2024

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 Amala Agrawal 



AGREEMENT FOR SALE


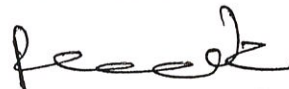
This **AGREEMENT FOR SALE** made at Mumbai this 25th day of October 2024

BETWEEN

MR. RAJNIKANT SHARWANKUMAR KEDIA, adult, aged about 49 years, at present having address at Flat No. 603A-603B, B Wing, Lakshachandi Apartment A-B-C-D Co-op. Housing Society Limited, Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai - 400063, hereinafter called "**THE TRANSFEROR**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include them, his 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, 10th 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.

 Amala Agrawal 

WHEREAS:

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

Its address at CTS No. 156A/9/C/1, 2 & 3 of Village Dindoshi, Taluka Borivali, Mumbai Suburban District, Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai- 400 063, holding 5 (Five) shares of Rs. 50/- each bearing distinctive nos. 396 to 400 (both inclusive) entered in the share certificate no. 125 (hereinafter referred to as "**the said shares**") and interest in the property of the Society that is Flat No. B603A admeasuring 402 sq. ft. (37.36 sq. mtrs.) Carpet area (inclusive of balconies) on the 6th Floor in "B" wing of the building of the said Society (hereinafter the flat no. B603A 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 10th 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. B603A admeasuring 402 sq. ft. (37.36 sq. mtrs.) Carpet area

[Signature] Anala Agrawal *[Signature]*

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by the Developers		

(inclusive of balconies) on the 6th Floor in "B" wing of the building known as "Lakshachandi Apartments" constructed on a plot of land bearing CTS No. 156A/9/C/1, 2 & 3 Dindoshi, Taluka Borivali in the registration district of Mumbai Suburban, Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai- 400063 at and for the consideration and on the conditions contained therein. The above said agreement



October 2003 is registered with the Office of the Joint Sub Registrar, Borivali - 1, Mumbai Suburban District under serial no. BDR2-07574-2003 on 16th 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.

- ❖ 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 28th 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

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Sharwankumar Kedia, therein referred to as "The Donee". The said Deed of Gift dated 28th May 2018 is registered with the Office of the Joint Sub Registrar, Borivai - 1, Mumbai Suburban District under




serial no. BRL-1-6345-2018 on 31st May 2018. Subsequent to the said Deed of Gift dated 28th May 2018, the TRANSFEROR herein became solely entitled to the said flat and the said shares.

By virtue 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.

बरल - ६/	
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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 

said flat or any part thereof in the manner stated in this Agreement

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for Sale.		
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I) 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.

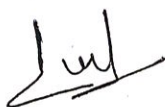

WHEREAS the TRANSFEROR has given copies of the documents mentioned in the preamble to the TRANSFEREES for their perusal / inspection and the TRANSFEREES also confirm having found the same in order.

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. 1,26,00,000/- (Rupees One Crore Twenty Six Lakh Only).**

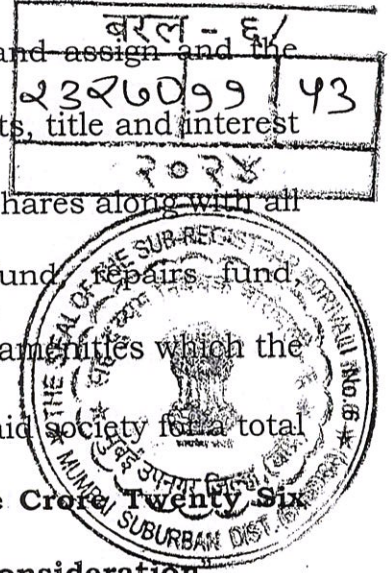
AND WHEREAS after considering the said offer and being found the same fair at present market value, the same has been accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows:

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.

 Anala Agrawal 

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, repairs 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. 1,26,00,000/- (Rupees One Crore Twenty Six Lakh Only)**, hereinafter referred to as "**the Full Consideration**".



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. 1,26,00,000/- (Rupees One Crore Twenty Six 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. 60,24,000/- (Rupees Sixty Lakh Twenty Four Thousand only)** being further part payment on 28th October 2024.
- c) The TRANSFEREES will issue TDS certificate/s in favour of the TRANSFEROR with respect to the sum of **Rs. 1,26,000/- (Rupees One Lakh Twenty Six Thousand only)** deducted and to be deposited by them with Government Treasury towards TDS under

Anala Agrawal

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

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thereunder.		
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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 by 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.

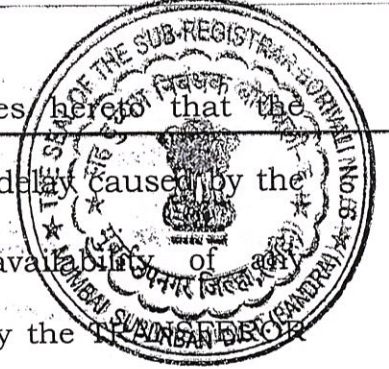
4. Since time is essence of this agreement, the Transferees shall pay the balance consideration to the TRANSFEROR on or before the Due Date mentioned herein above. In the event of failure on part of the Transferees to pay the balance consideration on or before the Due Date in spite of the TRANSFEROR 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

Anala Agrawal

Transferees. Further in such an event no contractual liabilities will 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 of 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,

Anale Agrawal

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deed, matter or thing whatsoever whereby he may be prevented from entering into this Agreement for Sale;

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

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


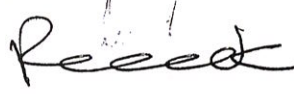
 Anshu Agrawal 

hereby undertakes to clear the same at his entire cost and expenses at a date in future too pertaining to the said flat.

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- 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.
- 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 if any 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



 Anala Agrawal 

and confirms the same and none of the representations are false or incorrect. The TRANSFEROR shall keep the TRANSFEREES

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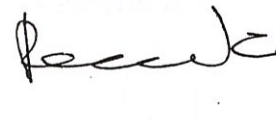
fully indemnified if any liability arises in future due to misstatement of facts on his part.



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.

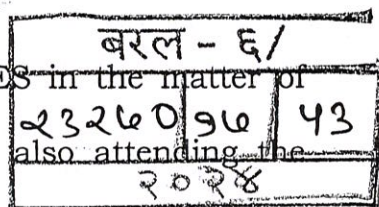
7. TRANSFEROR hereby undertakes and agrees: -

- a) 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

 Anala Agrawal 

TRANSFEREES against receipt of full consideration from the TRANSFEREES;

- 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;
- 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.

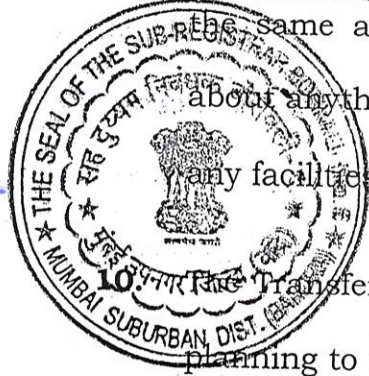


8. The TRANSFEREES hereby undertake and agree:-

- 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.


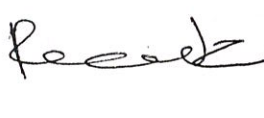
 Anala Agrawal 

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



10. 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.

 Anala Agrawal 

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. 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 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.

 Anala Agrawal 

17. All communications required to be given under this Agreement shall

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

18. This Agreement (including the Schedules) constitute the entire Agreement between the Parties hereto and shall supersede all prior Agreements, 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. B603A admeasuring 402 sq. ft. carpet area (37.36 sq. mtrs.) Carpet area on the 6th 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.

 Anala 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.

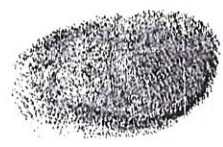
SIGNED AND DELIVERED by)
 the within named TRANSFEROR)
MR. RAJNIKANT SHARWANKUMAR)
KEDIA)
 Income Tax PAN: ABDPK9716B)



Rajnikant Sharwankumar



in the presence of:)
)
)



[Signature]

SIGNED AND DELIVERED by)
 the within named TRANSFEREES,)
MR. ARVIND MAHAVIRPRASAD)
AGRAWAL)

Arvind Mahavir Prasad Agrawal



Income Tax PAN: AAQPA7186H)
 &)



MRS. AMALA ARVIND)
AGRAWAL)

Amala Agrawal



Income Tax PAN: AAFPA7261A)
 in the presence of:)



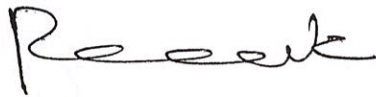
Govind Singh Agrawal

RECEIPT

I. RAJNIKANT SHARWANKUMAR KEDIA, owner of Flat No. B603A on the		
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6 th 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		

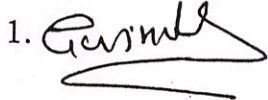
Marg, Gokuldhara, Goregaon (East), Mumbai- 400 063, hereby state that I have agreed to sell the above said flat no. B603A to **MR. ARVIND MAHAVIRPRASAD AGRAWAL & MRS. AMALA ARVIND AGRAWAL** for a total consideration of **Rs. 1,26,00,000/- (Rupees One Crore Twenty Six Lakh Only)** and in consideration 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. 000168 dated 7th May 2024 drawn on HDFC Bank Ltd. N.M. Joshi Marg, Mumbai - 400011.

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



(RAJNIKANT SHARWANKUMAR KEDIA)
TRANSFEROR

WITNESSES:

1. 

2. 

Register Folio 125 Number of Equity Shares 5 Certificate No. 80

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-0603A

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 396 to 400

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

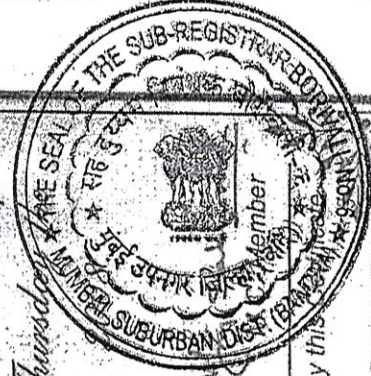
25th day of December,

Rs. 250/-



[Signature]
Chairman

[Signature]
Hon. Secretary

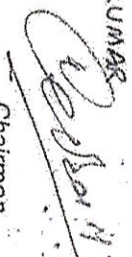
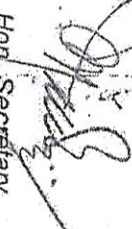
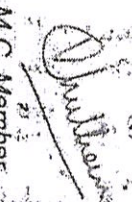


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NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this

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MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body 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. RAJNIKANT SHARADKUMAR KEDIA  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)

Gokuldham, 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 A B wing Lakshachandi Apartment ABCD CHS LTD, Krishna Vatika lane, Gokuldham, Goregaon (East) Mumbai 400 063 to Mr. Arvind Agarwal and Mrs. Amala Arvind Agarwal residing in B 404 Lakshachandi Apartment ABCD Krishna Vatika lane, Gokuldham Goregaon (East) Mumbai 400 063.



We state that as on date, Rajnikant Sharwankumar Kedia has cleared all his 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

7574324

25-10-2024

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दुय्यम निबंधक : बोरीवली 1 (मालाड)

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

दस्त क्रमांक : 7574/2003

नोंदणी :

Regn:63m

गावाचे नाव : दिंडोशी

(1)विलेखाचा प्रकार	करारनामा	<div style="border: 1px solid black; padding: 5px; text-align: center;"> बरल - ६/ २३२७० २६ ५३ २०२४ </div>
(2)मोबदला	रु.977400	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1257481	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - दिंडोशी (बोरीवली) उपविभागाचे नाव: 6/1287 - भुभाग:उत्तरेस वॉर्ड सीमा, पूर्वस गावाची सीमा, दक्षिणेस मिळकत सि.टी.एम.नंबर - 156 आहे. सदर मिळकत क्र. बी 603ए, 6 वा माळा, बी विंग, "लक्षचंडी अपार्टमेंट्स"	
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 44.83 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 राम के. दर्यानानी 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	7574/2003	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	54250	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	12580	
(14)शेरा	-	



324/6345
Thursday, May 31, 2018
11:45 AM

पावती

Original/Duplicate

नोंदणी क्र. : 39M
Regn.: 39M

पावती क्र.: 7248 दिनांक: 31/05/2018

गावाचे नाव: दिंडोशी
दस्तऐवजाचा अनुक्रमांक: बरल-१-6345-2018
दस्तऐवजाचा प्रकार : बक्षीसपत्र
सादर करणाऱ्याचे नाव: रजनीकांत श्रवणकुमार केडिया - -

नोंदणी फी रु. 200.00
दस्त हाताळणी फी रु. 800.00
पृष्ठांची संख्या: 40

एकूण: रु. 1000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:52 AM ह्या वेळेस मिळेल.

Juh
द. मिबंधक बोरीवली 1

बाजार मूल्य: रु. 3834500 /-
मोबदला रु. 0/-
भरलेले मुद्रांक शुल्क : रु. 146500/-

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

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001485062201819M दिनांक: 31/05/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 800/-

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मुळ दस्त व थंबनील प्रिंट प्राप्त झाले
REGISTERED
DELIVERED 9/6/18



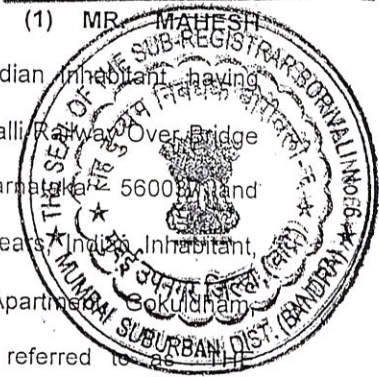


Recede
Recede

DEED OF GIFT

बर्ल - ६/		
23260	२८	५३

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 - 560087 and (2) MR. SHARWANKUMAR KEDIA, adult, Age 67 years, Indian Inhabitant, having address at Flat No. B-603, Lakshachandi Apartment, 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

बर्ल - १		
E384	९	80
२०१८		

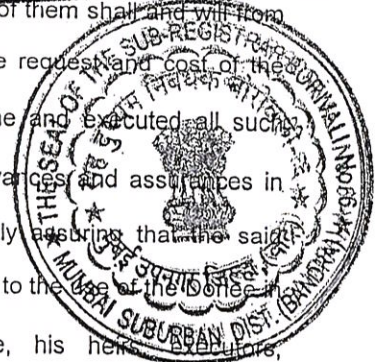
MR. RAJNIKANT SHARWANKUMAR KEDIA, adult, Age 43 years, Indian Inhabitant, having address at Flat No. B-603/4, Lakshachandi Apartment, Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai - 400063, hereinafter referred to as "THE DONEE" (which expression shall unless it be repugnant to the context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

Recede

Recede
MS

(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 shall and will 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 the manner aforesaid as by the Donee, his heirs, administrators and assigns or counsel in law shall be reasonably required.

बरल - ६/		
२३२६०	२९	४३



THE SCHEDULE OF THE SAID FLAT
REFERRED TO ABOVE:

A residential flat with the area admeasuring 37.36 sq.mtrs. (Carpet equivalent) to 402 sq.ft. being the Flat No. 603A in B-Wing on 6th Floor, Lakshchandra Apartment A-B-C-D Co-op. Housing Society Ltd., Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai – 400063 alongwith One Car Parking Space No. 10, 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.



बरल - १		
६३४५	१२	४०
२०१८		

[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.

बरल - ६/		
२३२६०	३०	४३
२०२४		

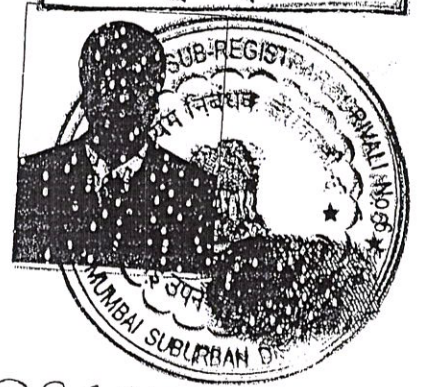
SIGNED AND DELIVERED by the within named "DONORS"

[Handwritten signature]

(1) MR. MAHESH SHARWANKUMAR KEDIA

PAN No. AKUPK0044L

AADHAAR No. 4816 4912 2999

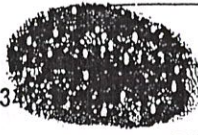


(2) MR. SHARWANKUMAR KEDIA

PAN No. ABDPK9717A

AADHAAR No. 8538 4218 653

[Handwritten signature]



In the presence of.....

1.

[Handwritten signature]

2.

BAIRAM NADE
[Handwritten signature]



SIGNED AND DELIVERED by the within named "DONEE"

MR. RAJNIKANT SHARWANKUMAR KEDIA

PAN No. ABDPK9716B

AADHAAR No. 4081 2781 0059

[Handwritten signature]

In the presence of.....

1.

[Handwritten signature]

2.

[Handwritten signature]

बरल - १		
६३३४	९३	००
२०१८		



Summary I (GoshwaraBhag-1)
324/6345
गुरुवार, 31 मे 2018 11:45 म.पू.

दस्त गोषवारा भाग-1

बरल-१
दस्त क्रमांक: 6345/2018

दस्त क्रमांक: बरल-१/6345/2018

बाजार मूल्य: रु. 38,34,500/- मोबदला: रु. 00/-
भरलेले मुद्रांक शुल्क: रु.1,46,500/-

दु. नि. सह. दु. नि. बरल-१ यांचे कार्यालयात
अ. क्रं. 6345 वर दि.31-05-2018
रोजी 11:28 म.पू. वा. हजर केला.

पावती: 7248

सादरकरणाचे नं. रजनीकांत श्रवणराव केडिया - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 40

बरल - ६/		
२३२७०	३९	५३
२०१८		



Recd

दस्त हजर करणाऱ्याची सही:

Jyhs
स. डुय्यम निबंधक, बोरिवली क्र.-१,
मुंबई उपनगर जिल्हा.

Jyhs
स. डुय्यम निबंधक, बोरिवली क्र.-१,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: बक्षीसपत्र

मुद्रांक शुल्क: within family

शिवका क्रं. 1 31 / 05 / 2018 11 : 28 : 38 AM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 31 / 05 / 2018 11 : 32 : 14 AM ची वेळ: (फी)

बरल - १		
E374	3E	70
२०१८		



प्रतिज्ञापत्र

"सदर दस्तऐवज हा नोंदणीत असलेल्या तरतुदीनुसारच नोंदणीस
दाखल केलेला असून, त्यात कोणत्याही प्रकारचा
सोबत जोडलेल्या कोणत्याही सत्यता, वैधता
कायदेशीर असल्याची खात्री राहतील.

लिहून देणार :

Recd
लिहून घेणार :



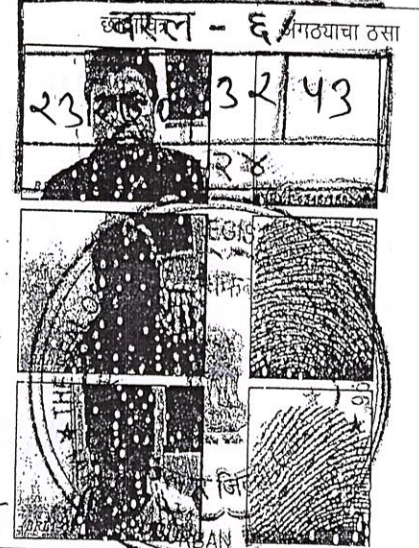
31/05/2018 12 01:23 PM

दस्त गोपवारा भाग-2

बरल-१
दस्त क्रमांक:6345/2018

दस्त क्रमांक :बरल-१ /6345/2018
दस्ताचा प्रकार :-बक्षीसपत्र

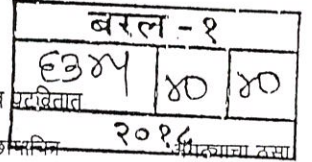
- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:महेश श्रवणकुमार केडिया - -
पत्ता:प्लॉट नं: आर एफ 505, माळा नं: -, इमारतीचे नाव: पुर्वा रिविएरा, ब्लॉक नं: बंगलोर नोर्थ, रोड नं: मराठाहल्ली कॉलनी, कर्नाटक, बंगलोर.
पॅन नंबर:AKUPK0044L
 - 2 नाव:श्रवणकुमार केडिया - -
पत्ता:प्लॉट नं: फ्लॉट नं बी 603, माळा नं: 6, इमारतीचे नाव: लक्षवंडी अपार्टमेंट, ब्लॉक नं: गोरेगाव ईस्ट मुंबई 400063, रोड नं: कृष्णा वाटिका मार्ग गोकुलधाम, महाराष्ट्र, मुंबई.
पॅन नंबर:ABDPK9717A
 - 3 नाव:रजनीकांत श्रवणकुमार केडिया - -
पत्ता:फ्लॉट नं बी 603/4, 6, लक्षवंडी अपार्टमेंट, गोरेगाव ईस्ट मुंबई 400063, कृष्णा वाटिका मार्ग गोकुलधाम, गोरेगाव पूर्व, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर:ABDPK9716B



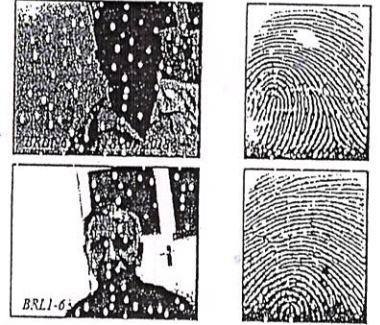
वरील दस्तऐवज करुन देणार तथाकथीत बक्षीसपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 05 / 2018 11 : 45 : 53 AM

ओळख:-

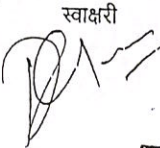
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख



- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:बलीराम एस नाडे
वय:41
पत्ता:वरील प्रमाने
पिन कोड:400063



- 2 नाव:धीरूभाई सी सोनी
वय:65
पत्ता:जी 28 गोकुलधाम शॉपींग गोकुलधाम गोरेगाव ईस्ट
पिन कोड:400063
दस्तामध्ये एकूण ४० पाने आहेत.
सह. दुय्यम नियंत्रक, बोरीवली क्र.-१
मुंबई उपनगर जिल्हा.



शिक्का क्र.4 ची वेळ:31 / 05 / 2018 11 : 47 : 51 AM

शिक्का क्र 5 ची वेळ:31 / 05 / 2018 11 : 48 : 32 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम नियंत्रक, बोरीवली क्र.-१.
मुंबई उपनगर जिल्हा. Payment Details.

बरल १/२३४५ /२०१६
पुस्तक क्रमांक-१, क्रमांक.....वर
नोंदला. 39/4/१२
दिनांक :

sr.	Epagement Number
1	MH001554108201819E
2	MH001485062201819M



सह. दुय्यम नियंत्रक, बोरीवली क्र. १.
मुंबई उपनगर जिल्हा

6345 /2018

1. Verify Scanned Document for correctness through thumbprint (4 pages on each side) printout after scanning.
2. Get print Immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

TRUE COPY 2

For Architectural Consultants

BRIHANMUMBAI MAHANAGARPALIKA

NO.CHE/7423/BP(W.S)/AP of J

Partner.

8 JAN 2000

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

OFFICE OF THE
EX. ENGR. BLDG. SUPERVISOR & T. WARD
OF MADASAMER AMBEDKAR MARKET ALDO
MANDIVALI WEST, MUMBAI-400 033

बरेल - ६/	
23200	33 43
२०२४	

Sub: Permission to occupy the completed bldg. no.82 on land bearing CTS Nos. 156A/9/C/1,2 & 3 of village Dindoshi, Gokulghan, Gen. A.K. Vaidya Road Situated at Goregaon (E).

Ref: Your letter dated 13.08.07.



Sir,

The development work of Bldg. No.82 comprising of A & B Basement + stilt + 10 upper floors and Wing, N. basement + stilt + 15 upper floors on plot bearing CTS No. 156A/9/C/1,2 & 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.38/25/I, may be occupied on the following conditions:-

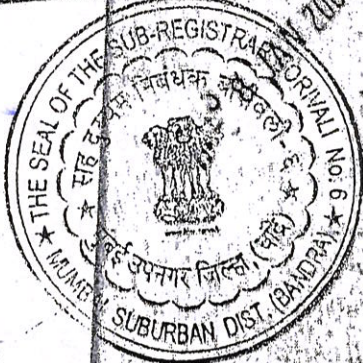
- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'P/South' Ward and a certified copy of the same shall be submitted to this office.
- 2) That all the terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.

A set of certified completion plan is returned herewith.

Yours faithfully,

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

बरल - ६/		
२३२७०	३४	५३
२०२४		



Copy to :

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

For information please

For E.E.B.P. (W.S.) K/West & P Ward

My Documents \SUR\CCUR\7423.doc

Annexure IV

APP. No. ८४१

EXTRACT FROM THE PROPERTY REGISTERED CARD
 CITY SURVEY दिंडोडी TALUKA : BORIVALI Dist. : BOMBAY
SUBURBAN
 DIST. ६ /

City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
94८३/९४१	2५६६-2 + 3७20-० + 23०१-3 + 9६६६	C 1	२०२४ ३५ ४३

Easement	१०६६६-२ / १९६१/६६६
Holder in Origin of the title so far as traced	१०६६६-२ / १९६१/६६६ २५७८-६ / १९६१/६६६ १५६६-१
Lease	
Other Encumbrances	
Other Remarks	



Date	Transaction	Vol. No.	New Holder (H) or Encumbrances (E)	Lease (L) or Encumbrances (E)	Attestation
------	-------------	----------	------------------------------------	-------------------------------	-------------

१-७-६७	मान मन्सूब क... माने दिवा... १-७-६७ च आ... मिळता/पत्रिका... त्यावर 2५६६-2... क्षेत्र-सागा... फोणे... सामील मन्सूब... १५६६/९४१... १५७०/५... १५७०/५...		(H)		सहीत... १-७-६७... १५७०/५...
--------	--	--	-----	--	-----------------------------

3१-१०-६५	मान जिल्हाधिकारी... ३१-१०-६५ दि. २३/३/६५... 2२४२-दि. १६-६५... से ६६६/६५... सागील... कोले सरस्या... नवीन मिळता... दिवा सरोच... मिळता पत्रिका... मन्सूब... आसा डोज दिला				
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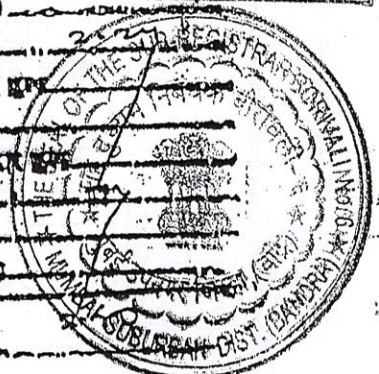


LA M S (T.O)

Annexure IV

वरल - ६/		
२३२७०	३६	५३
२०२४		

१. मासिका नं. २९१२२५
 २. मासिका नं. १५१२५५
 ३. दिनांक २९/१२/२५
 ४. प्रकार *Revenue*
 ५. मालक *Dees*
 ६. मालकी अधिकार
 ७. मालकी अधिकार
 ८. मालकी अधिकार
 ९. मालकी अधिकार
 १०. मालकी अधिकार



सत्य प्रतिलिपी

[Signature]
 मगर सुमन्य भूमि 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 m²* i. e. *Five Thousand Eight Hundred sixty six point* *sq. Mtrs.* which has been verified with the original and is correct.

[Signature] 11/1/96
 Superintendent;
 Land Records (BSD) Bombay!

[Signature]



Annexure IV

बरल - ६/		
२३२७०	३७	५३

EXTRACT FROM THE PROPERTY REGISTERED CARD CITY SURVEY दिंडोरी TALUKA : BORIVALI



City Survey	Area Sq. Mtrs.	Tenure	Particulate of assessment for rent paid to Government and when due for revision
३४३१८०	३७३८-१	C	
Easment			
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
११/११/८०	गो. ल. भु. आ. मु. गा. वि. दि. ११/११/८० को का. दि. ११/११/८० से मि. ११/११/८० मी. ११/११/८० ३४३१८० न. न. न. का. दि. ११/११/८० गा. ल. भु. आ. मु. गा. वि. दि. ११/११/८० को का. दि. ११/११/८० से मि. ११/११/८० मी. ११/११/८०		(L) दि. ११/११/८० को का. दि. ११/११/८० से मि. ११/११/८० मी. ११/११/८०	

दि. ११/११/८० को का. दि. ११/११/८० से मि. ११/११/८० मी. ११/११/८०

अर्थ जायगी का... एका अर्थ...
 अर्थ जायगी का... एका अर्थ...
 अर्थ जायगी का... एका अर्थ...
 अर्थ जायगी का... एका अर्थ...
 अर्थ जायगी का... एका अर्थ...



सत्य प्रतिलिपि

[Signature]
 [Signature]

दि. ११/११/८० को का. दि. ११/११/८० से मि. ११/११/८० मी. ११/११/८०

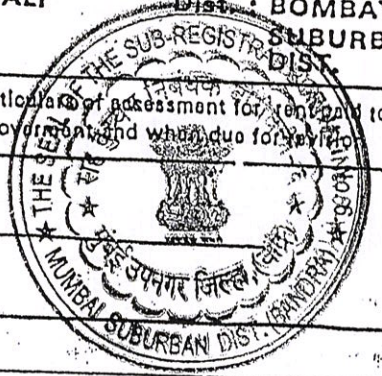
३

Annexure IV

बरेल - ६ /
2326 Q APP. No. 43

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

City Survey	Area Sq. Mtrs.	Tonure	Particulars of assessment for land held to Government and when due for revenue
१५६८/६३/३	२१०६-६		
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
31-10-६५	<p>मि. विठ्ठलचिंता कु. उमि. सांख्ये कठीळ बोरवाळ. पि. म्हासा (७) चळतीकरण / पो. नि. म्हासा २३२६ दि. २३७५ च मत्री मतिम मंमूरी. मोमरा कर सी / का मी. एक / पो. नि. का नि / ७५/१५६ का २३२६/६३ दि ३१-१०-६५ च गो. इ. म. ६५/६ च म्हासा ५ मांसा भोरवाळ कठीळ भ. मा. पु. पा. ६/ दिग्वित्री न. म्हासा ५/६३/६३/६५ दि. ३१-१०-६५ म्हासा ३३ का मी. शि. मांची नविग गिळकतप रिगा उपरून सता प्रभार व गो. दाखल केले</p>		(H) दि. व्हेट व्हॉल्वेस्टेमेंट कंपनी लि. (निरोजीव वेल्फेअर व्हेंच्यु)	<p>सत्य प्रतिष्ठा</p> <p>३१-१०-६५</p> <p>२५/११/६५</p> <p>३१-१०-६५</p> <p>३१-१०-६५</p> <p>३१-१०-६५</p> <p>३१-१०-६५</p> <p>३१-१०-६५</p> <p>३१-१०-६५</p> <p>३१-१०-६५</p> <p>३१-१०-६५</p> <p>३१-१०-६५</p>



सत्य प्रतिष्ठा

बरल - ६/		
२३२७०	४०	५३
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

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

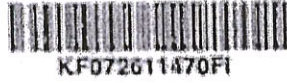
बरल - ६ /		
२३२६०	४९	५३
२०२४		

आधार क्रम / Enrollment No. 0635/19040/69158

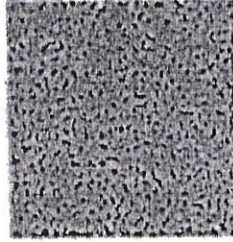
28/11/2012

07261147

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



KF072611470FI



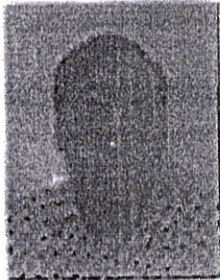
आपका आधार क्रमांक / Your Aadhaar No. :

3376 8512 2901

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



अरविन्द महावीरप्रसाद अग्रवाल
Arvind Mahavirprasad Agrawal
जन्म तिथि / DOB: 15/09/1959
पुल / Male

3376 8512 2901

मेरा आधार, मेरी पहचान

Handwritten signature

28/11/2012

बरल - ६/		
२३२७०	४२	५३
२०२४		



आयकर विभाग
INCOME TAX DEPARTMENT



सत्यमेव जयते

भारत सरकार
GOVT. OF INDIA

AMALA AGRAWAL

OMPRAKASH GANERIVAL

25/12/1964
Permanent Account Number

AAFPA7261A

Amala Agrawal

Signature



04112006

Amala Agrawal



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No 0638/20862/00448

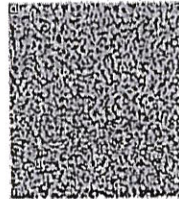
To
Amala Arvind Agrawal

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: Borivli, District: Mumbai Suburban,
State: Maharashtra, PIN Code: 400097,
Mobile: 9967662217

05992607



KG059926077F1



बरल - ६/		
२३२६०	४३	५३
२०२४		



आपका आधार क्रमांक / Your Aadhaar No. :

6670 0718 0080

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 30/11/2012



Amala Arvind Agrawal
DOB: 25/12/1964
Female

6670 0718 0080

मेरा आधार, मेरी पहचान

Amala Agrawal

बरेल - ६/		
२३२६०	४४	५३
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

वरल - ६/		
२३२७०	०५	५३
२०२४		





भारत सरकार

आधार

भारत सरकार
Government of India

बरल - ६ /		
२३२५०	४६	५३
२०२४		

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

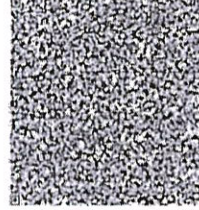
नोंदविण्याचा क्रमांक / Enrollment No. : 0000/00752/72722

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



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

बरल - द/		
२३२६०	४७	५३
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/		
२३२६०	२८	५३
२०२४		



वरल - ६/		
२३२६०	४२	५३
२०२४		



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH47 20210015186 DOI: 30-06-2021
 Valid Till: 29-06-2025 (NT)

30-06-2021
 AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 30-06-2021
 MCWG 30-06-2021

DOB 30-06-1995 EG

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

Signature & ID of
 Issuing Authority: MH47

Signature/Thumb
 Impression of Holder

बरल - ६/		
२३२६०	५०	५३
२०२४		



बरल - ६/		
२३२६०	५१	५३
२०२४		



389/23270

शुक्रवार, 25 ऑक्टोबर 2024 8:00 म.नं.

दस्त गोषवारा भाग-1

बरल-6

दस्त क्रमांक: 23270/2024

दस्त क्रमांक: बरल-6 /23270/2024

बाजार मूल्य: रु. 83,34,480/-

मोबदला: रु. 1,26,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,56,000/-

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

पावती:26182

पावती दिनांक: 25/10/2024

अ. क्र. 23270 वर दि.25-10-2024

सादरकरणाराचे नाव: अरविन्द महावीरप्रसाद अग्रवाल

रोजी 7:58 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1060.00

पृष्ठांची संख्या: 53

एकुण: 31060.00

दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: करारनामा

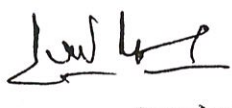
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 25 / 10 / 2024 07 : 58 : 57 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 25 / 10 / 2024 07 : 59 : 45 PM ची वेळ: (फी)

प्रतिज्ञापत्र

• सदर दस्तावेज हा नोंदणी अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तावेजाचा संपूर्ण प्रतिकांक दिव्यालक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासले आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे : 

लिहून घेणारे :

Anala Agrawal

बरल - ६ /		
२३२७०	५२	५३
२०२४		





25/10/2024 8 21:46 PM

दस्त गोषवारा भाग-2

वरल-6

दस्त क्रमांक:23270/2024

दस्त क्रमांक :वरल-6/23270/2024

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: गोरगाव (पूर्व), मुंबई, रोड नं: कृष्ण वाटिका मार्ग, गोकुळधाम, महाराष्ट्र, MUMBAI. पॅन नंबर:ABDPK9716B	लिहून देणार वय :-49 स्वाक्षरी:- <i>Reedk</i>		
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:- <i>Arvind</i>		
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:AAFP7261A	लिहून घेणार वय :-59 स्वाक्षरी:- <i>Amala Agrawal</i>		

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

शिक्षा क्र.3 ची वेळ:25 / 10 / 2024 08 : 20 : 26 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:गोविंद सिंह वय:44 पत्ता:गोकुळधाम शॉपिंग सेंटर, गोरगाव पूर्व, मुंबई पिन कोड:400063	<i>Ganesh</i> स्वाक्षरी		
2	नाव:नितिन जाधव वय:29 पत्ता:शॉप नंबर १, विवेक पार्क, रहजे, ए.एस.एम.शिप, मालाड पूर्व, मुंबई पिन कोड:400097	<i>Nitin</i> स्वाक्षरी		

शिक्षा क्र.4 ची वेळ:25 / 10 / 2024 08 : 21 : 06 PM

सह. उपनिबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....५३.....पाने आहेत.
पुस्तक क्र. १/वरल-६/२३२७०...२०२४
वर नोंदला, दिनांक....25...OCT..2024.....

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Debit Number	Date
1	Arvind Mahavirprasad Agrawal	eChallan	10000502024102508090	MH010431085202425P	756000.00	SD	0005734722202425	25/10/2024
2		DHC		1024257023087	1060	RF	1024257023087D	25/10/2024
3	Arvind Mahavirprasad Agrawal	eChallan		MH010431085202425P	30000	RF	0005734722202425	25/10/2024

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

23270 /2024

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



25/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 23270/2024

नोंदणी :

Regn:63m

गावाचे नाव : दिंडोशी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	12600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8334479.79
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सदनिका नं. बी603ए,बी विंग,6 वा मजला,लक्षचंडी अपार्टमेंट ए-बी-सी-डी को-ऑप. हौसिंग सोसायटी लिमिटेड,कृष्ण वाटिका मार्ग,गोकुळधाम,गोरेगाव पूर्व,मुंबई 400063...एकूण क्षेत्रफळ 402 चौ.फूट कारपेट म्हणजेच 44.83 चौ.मी. बांधीव.((C.T.S. Number : 156 ;))
(5) क्षेत्रफळ	1) 44.83 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:-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 करून 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:-AAFPA7261A
(9) दस्तऐवज करून दिल्याचा दिनांक	25/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	25/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	23270/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	756000
(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

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	10000502024102508090	MH010431085202425P	756000.00	SD	0005734722202425	25/10/2024
2		DHC		1024257023087	1060	RF	1024257023087D	25/10/2024
3	Arvind Mahavirprasad Agrawal	eChallan		MH010431085202425P	30000	RF	0005734722202425	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	: 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.)	: ₹ 63,000
Amount (in words)	: Rupees Sixty Three Thousand Only
CIN	: 24110500308930HDFC
Acknowledgement Number	: AL15642255
Mode of Payment	: Net Banking
Bank Name	: HDFC Bank
Bank Reference Number	: K2431026448393
Date of Deposit	: 05-Nov-2024
BSR code	: 0510002
Challan No	: 47723
Tender Date	: 05/11/2024

Tax Deposit Details (Amount In ₹)

Amount on which TDS to be deducted	₹ 63,00,000
TDS Amount	₹ 63,000
A Basic Tax	₹ 63,000
B Interest	₹ 0
C Fee under section 234E	₹ 0
Total (A+B+C)	₹ 63,000
Total (In Words)	Rupees Sixty Three Thousand Only

Thanks for being a committed taxpayer!

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





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.)	: ₹ 63,000
Amount (in words)	: Rupees Sixty Three Thousand Only
CIN	: 24110500299929HDFC
Acknowledgement Number	: AL15640903
Mode of Payment	: Net Banking
Bank Name	: HDFC Bank
Bank Reference Number	: K2431026445812
Date of Deposit	: 05-Nov-2024
BSR code	: 0510002
Challan No	: 45077
Tender Date	: 05/11/2024

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 63,00,000
	TDS Amount	₹ 63,000
A	Basic Tax	₹ 63,000
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 63,000
	Total (In Words)	Rupees Sixty Three Thousand Only

Thanks for being a committed taxpayer!

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