

Receipt (pavti)

451/21740

Tuesday, November 05, 2024

3:39 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 23283 दिनांक: 05/11/2024

गावाचे नाव: बोरीवली

दस्तऐवजाचा अनुक्रमांक: बरल7-21740-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: राजेंद्र मोहन साळवी -

नोंदणी फी

रु. 30000.00

दस्त हस्ताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:58 PM ह्या वेळेस मिळेल

सह दु. नि. का. बोरीवली 7

बाजार मूल्य: रु. 7434969.88 /-

मोबदला रु. 10000000/-

भरलेले मुद्रांक शुल्क : रु. 600000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124059911175 दिनांक: 05/11/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010484010202425M दिनांक: 05/11/2024

बँकेचे नाव व पत्ता:

Prasad

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20241105858			05 November 2024, 11:56:18 AM	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	83-बोरीवली (बोरीवली)				
उप मूल्य विभाग	रस्ता: लोकमान्य टिळक मार्ग (लिंक रोड ते छडी)				
सर्व्हे नंबर / न. भू. क्रमांक	अंतिम प्लॉट नंबर#457				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	65140	141110	162280	207600	141110
गोजमापनाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	50.18 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	बांधकामाचा दर -
	उदवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor	Rs.30250/-
रस्ता सामुख -					
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.148166/-				
धसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * धसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((148166-65140) * (109 / 100)) + 65140) = Rs.148166/-				
A) मुख्य मिळकतीचे मूल्य	= चरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 148166 * 50.18 = Rs.7434969.88/-				
Applicable Rules	= ,10.4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तारूपराचे मूल्य + मोडर्न-नाईन मजला क्षेत्र मूल्य + लगतच्या मळीचे मूल्य + चरील मळीचे मूल्य + बंदिरस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इनरसी भागवतीच्या खुल्या जागेचे मूल्य + बंदिरस्त बाल्कनी + मेकॅनिकल वाहनतळा = A + B + C + D + E + F + G + H + I + J = 7434969.88 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.7434969.88/-				

Home Print

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CHALLAN
MTR Form Number-6



GRN	MH010484010202425M	BARCODE	[Barcode]		Date	30/10/2024-11:53:02	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	BDAPSS5659D			
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	RAJENDRA MOHAN SALVI AND OTHERS			
Location	MUMBAI			Flat/Block No.	FLAT NO. 501, 5th FLOOR, B WING,			
Year	2024-2025 One Time			Premises/Building	PRATHAMESH HORIZON CHSL, NEW M.H.B COLONY.			
Account Head Details		Amount In Rs.	Road/Street		BORIVALI WEST MUMBAI			
0030045501	Stamp Duty	600000.00	Area/Locality		BORIVALI WEST MUMBAI			
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN		4	0	0	0
			PIN		9	1		
			Remarks (If Any)					
			SecondPartyName=OMPRAKASH B. PRAJAPATI AND OTHERS-					
			Amount In	Six Lakh Thirty Thousand Rupees Only				
Total		6,30,000.00	Words					
Payment Details			FOR USE IN RECEIVING BANK					
BANK OF INDIA			Bank CIN	Ref. No.	02202292024103096484	S62720442		
Cheque-DD Details			Bank Date	RBI Date	30/10/2024-00:00:00	Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल द्रव्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी केलेल्यासाठी सदर चलान लागू नाही.



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 5th day of November, 2024 BETWEEN MR. OMPRAKASH B. PRAJAPATI, aged 61 years; & MRS. NEELIMA OMPRAKASH PRAJAPATI, aged 54 years, both Adults, Indian Inhabitants, residing at Flat No.B/501, 5th Floor, Prathamesh Horizon Co-operative Housing Society Ltd., New M.H.B. Colony, Link Road, Borivali (West), Mumbai – 400 091, hereinafter referred to as “THE TRANSFERORS” (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective legal heirs, executors, administrators and assigns) of the **FIRST PART**; **AND MR. RAJENDRA MOHAN SALVI, aged 47 years, & MRS. SWAPNALI RAJENDRA SALVI, aged 43 years,** both Adults, Indian Inhabitants, residing at Flat No.B/502, 5th Floor, Prathamesh Horizon Co-operative Housing Society Ltd., New M.H.B. Colony, Link Road, Borivali (West), Mumbai – 400 091, hereinafter referred to as “the **TRANSFeree**” (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his legal heirs, executors, administrators and assigns) of the **SECOND PART**;

[Handwritten signatures and initials]

[Handwritten signatures and initials]

WHEREAS:

- (i) Pursuant to an Agreement for Sale, dated 31st day of May, 1999 and made between M/s. SAILEE DEVELOPERS PVT. LTD., therein referred to as "the Developer/ Builder/ Promoter" of the One Part AND MR. OMPRAKASH B. PRAJAPATI & MRS. NEELIMA OMPRAKASH PRAJAPATI, the Transferors herein, therein referred to as "the Purchasers" of the Other part, latter has purchased and acquired the RESIDENTIAL FLAT PREMISES, bearing Flat No.B/501, on 5th Floor, of PRATHAMESH HORIZON CO-OPERATIVE HOUSING SOCIETY LTD., New M.H.B. Colony, Link Road, Borivali (West), Mumbai - 400 091, area admeasuring 450 sq.ft. carpet, (hereinafter referred to as "the Flat premises"), more particularly described in the Schedule hereunder written and on the terms and conditions mentioned therein; The said Agreement for Sale, dated 31st day of May, 1999 is duly registered vide Document Sr. No.PBDR-2/3201-1999, dt.18.06.1999, with Jt. Sub-Registrar at Borivali, M.S.D.
- (ii) Therefore the Transferors herein are jointly in use, occupation, possession and absolute owners and well and sufficiently entitled to the abovesaid Flat premises;



Hence the Transferors herein are the bonafide members of PRATHAMESH HORIZON CO-OPERATIVE HOUSING SOCIETY LTD., bearing Registration No.MUM/ MHADB/ HSG/ (TC)/ 12456/ year 2006-07, hereinafter referred to as "the said Society") and are holding 5 (five) fully paid up shares of Rupees Fifty each, bearing Share Certificate No.053, Member's Register No.53, Distinctive Nos from 261 to 265 (both inclusive); (hereinafter

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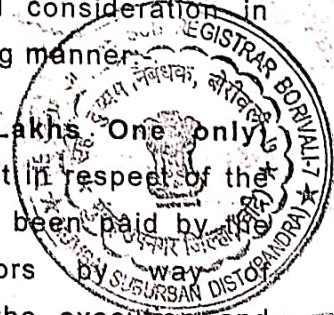
referred to as "the said shares"). The said share certificate is issued in the name of the Transferors by the said society on 30.06.2013.

- (iv) The present sale is governed under all applicable Laws and more particularly under the Maharashtra Co-operative Societies Act, 1960 and provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder.
- (v) The Transferee has approached the Transferors and requested them to sell the said Flat and said shares for the consideration and on the terms and conditions hereinafter appearing. The Transferors have also acceded to the request of the Transferee.

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Transferors hereby agree to sell and the Transferee agree to purchase all the rights, title and interest of the Transferors in respect of the said Flat and said shares, for the total consideration of Rs.1,00,00,000/- (Rupees One Crore only). The Transferee shall pay the said sum of Rs.1,00,00,000/- (Rupees One Crore only) to the Transferors being the full and final consideration in respect of the said Flat, in the following manner:

- (a) Rs.4,00,001/- (Rupees Four Lakhs One only) being the advance/ part payment in respect of the sale of said Flat premises, has been paid by the Transferee to the Transferors by way of cheques/RTGS, on or before the execution and Registration of this Agreement for Sale, on the



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Transferors hereby doth admit and acknowledge the receipt hereunder);

(b) Rs.54,99,999/- (Rupees Fifty Four Lakhs Ninety Nine Thousand Nine Hundred Ninety Nine only) being the part payment in respect of the sale of said Flat premises, shall be payable by the Transferee to the Transferors by way of cheques/RTGS, on or before _____, excluding a sum of Rs.1,00,000/- (Rupees One Lakh only), being 1% T.D.S. of the total consideration of Rs.1,00,00,000/- (Rupees One Crore only), in compliance with the provisions of Section 194-IA of the Income Tax Act, 1961 and the said sum of Rs.1,00,000/- (Rupees One Lakh only) shall be deposited by the Transferee with the Government Account on behalf of the Transferors herein and shall obtain the T.D.S. Certificate/ Challan and same shall be handed over to the Transferors herein.

(c) Rs.40,00,000/- (Rupees Forty Lakhs only) being the balance/ full & final consideration in respect of the sale of said Flat premises, shall be payable by the Transferee to the Transferors herein, by obtaining Loan from Bank/ Financial Institution/ Other sources, by way of Cheques/ RTGS, within 15 working days from the date of Registration of this Agreement for Sale; after which the Transferors shall hand over the peaceful and vacant possession of the said Flat premises to the Transferee alongwith all the original documents and papers in respect of the said Flat.



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b

D. K. Kulkarni

Sd/-
M/K

2. It is hereby agreed by and between the parties that the Transferors shall provide the required and necessary original documents in respect of the said Flat to Transferee for obtaining/ availing Loan in stipulated time.
3. The Transferors have obtained NO OBJECTION CERTIFICATE as well as NO DUES CERTIFICATE from the said society for transferring the said Flat premises and said shares in the name of the Transferee herein.
4. That the Transferee has examined and verified the documents in respect of the said Flat and have been fully satisfied with the ownership of the said Flat and said shares and have no dispute in respect thereof. However, it is agreed by the Transferors herein that in case any adverse claim is raised by any person or persons rightfully claiming through or under the Transferors herein in respect of the said Flat, the Transferors shall indemnify the Transferee from and against all claims, actions, demands, damages, etc. that may be suffered and/or sustained by the Transferee in consequence thereof.
5. That the Transferors doth hereby covenants with the Transferee that the said Flat premises hereby agreed to be sold is free from all encumbrances of any nature whatsoever and that no person or persons have any claims by way of sale, exchange, mortgage, gift, trust, inheritance, maintenance, possession, * lease, lien, easement or otherwise whosoever in or upon the said Flat premises hereby agreed to be sold of any nature thereof.



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18. That the Transferors have no objection for the transfer of Electricity Meter & Mahanagar Gas connection (if any) from the name of Transferors to the name of the Transferee herein by the concerned authority alongwith security deposit.
19. It is hereby agreed and declared between the parties herein that after receipt of balance/ full & final consideration in respect of the said Flat and on handing over the peaceful and vacant physical possession of the said Flat to the Transferee by the Transferors as mentioned hereinabove, the said Agreement for Sale shall be treated as SALE DEED and hence separate SALE DEED need not be executed between the parties herein.
20. The society transfer charges in respect of this transfer shall be borne and payable by the Transferee. The stamp duty and the registration charges on this Agreement for Sale shall be borne by the Transferee alone.

SCHEDULE OF THE PROPERTY

RESIDENTIAL FLAT PREMISES, bearing Flat No.B/501, on 5th Floor, of PRATHAMESH HORIZON CO-OPERATIVE HOUSING SOCIETY LTD., New M.H.B. Colony, Link Road, Borivali (West), Mumbai - 400 091, area admeasuring 450 sq.ft. carpet, and the construction of society building is completed in the year 1999, consisting of Ground + 7 upper Floors with lift, on plot of land bearing O.P. No.250 and F.P. No.457, TPS-III Borivali, C.T.S. No.22 of Village Borivali, Taluka Borivali, in the Registration District and Sub-District of Mumbai Suburban.



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

SIGNED, SEALED AND DELIVERED)
by the withinnamed "TRANSFERORS")
MR. OMPRAKASH B. PRAJAPATI)
PAN No.AAJPP3427D)

O. P. Prajapati



&

MRS. NEELIMA OMPRAKASH PRAJAPATI)
PAN No.AKAPP6321K)
in the presence of.....)

1. [Signature]

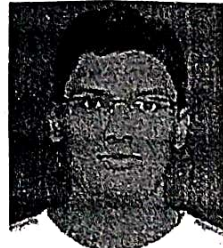
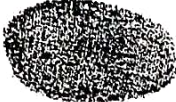
Neelima Prajapati



2. [Signature]

SIGNED, SEALED AND DELIVERED)
by the withinnamed "TRANSFEEE")
MR. RAJENDRA MOHAN SALVI)
PAN No.BDAPS5659D)

Rajendra



&

MRS. SWAPNALI RAJENDRA SALVI)
PAN No.CDLPS3044L)
in the presence of.....)

Salvi



WITNESSES:

- [Signature]*
- [Signature]*



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- ①
- 4) That the N.O.C. from MHADA for additional non-residential area on ground floor is to be submitted three months or B.C.C. whichever is earlier.

A set of certified completion plan is returned herewith.

Yours faithfully,

sd/

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

Copy to :

1. Lic. Surveyor, Shri Tarun H. Motta
2. E.E. V.
3. Asstt. Commissioner (R/Central)
4. A.E.W.W. (R/Central)
5. A.A.& C. (R/Central)
6. A.H.S. R III

10 MAY 2010

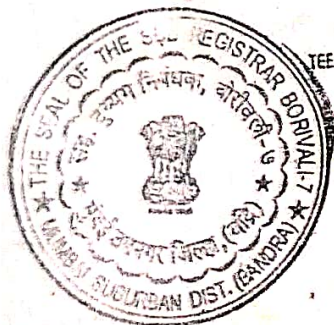
For information please.

CERTIFIED TRUE COPY

FOR

TEERARCH ARCHITECT & CONSULTANTS PVT LTD.
J/14, 1st Fl. Stone Castle,
I.C. Colony, Borivli (W).
Mumbai-400 103.

Kaundaryame
10/05/10
E.E.(B.P.) W.S. 'R' Ward



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05/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

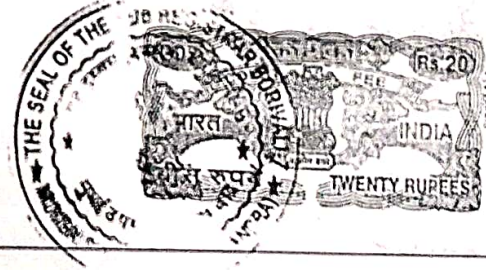
दम्न क्रमांक : 21740/2024

नोंदणी :

Regn:63m

गावाचे नाव : बोरीवली

(1) विलंबाचा प्रकार	करागनामा
(2) मीटरदला	10000000
(3) वाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	7434969.88
(4) भू-मापन, फोटोड्रिग्मा व घरक्रमांक(अमल्यास)	1) पानिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: मदनिका क्र वी/501, माळा नं: पाचवा मजला, इमारतीचे नाव: प्रथमेश हरिहोन को-ऑप ही सो सी, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, गेट नं: न्यू एम.एच.वी, कॉलनी, सिक रोड गेट PUI: RC0203166410051 ((C.T.S. Number : 22 ; Final Plot Number : 457. TPS III OF BORIVALI ;))
(5) क्षेत्रफळ	1) 50.18 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दम्नगवज करन घेणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओमप्रकाश बी. प्रजापती - वय:-61; पत्ता:-प्लॉट नं: मदनिका क्र वी/501, माळा नं: पाचवा मजला, इमारतीचे नाव: प्रथमेश हरिहोन को-ऑप ही सो सी, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, गेट नं: न्यू एम.एच.वी, कॉलनी, सिक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-AAJPP3427D 2): नाव:-नीलिमा ओमप्रकाश प्रजापती - वय:-54; पत्ता:-प्लॉट नं: मदनिका क्र वी/501, माळा नं: पाचवा मजला, इमारतीचे नाव: प्रथमेश हरिहोन को-ऑप ही सो सी, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, गेट नं: न्यू एम.एच.वी, कॉलनी, सिक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AKAPP6321K
(8) दम्नगवज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेंद्र मोहन माळवी - वय:-47; पत्ता:-प्लॉट नं: मदनिका क्र वी/502, माळा नं: पाचवा मजला, इमारतीचे नाव: प्रथमेश हरिहोन को-ऑप ही सो सी, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, गेट नं: न्यू एम.एच.वी, कॉलनी, सिक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-BDAPS5659D 2): नाव:-भवप्राप्ती राजेंद्र माळवी - वय:-43; पत्ता:-प्लॉट नं: मदनिका क्र वी/502, माळा नं: पाचवा मजला, इमारतीचे नाव: प्रथमेश हरिहोन को-ऑप ही सो सी, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, गेट नं: न्यू एम.एच.वी, कॉलनी, सिक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-CDLPS3044L
(9) दम्नगवज करन दिल्याचा दिनांक	05/11/2024
(10) दम्न नोंदणी घेण्याचा दिनांक	05/11/2024
(11) अनुक्रमांक, गेट व पृष्ठ	21740/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	600000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	



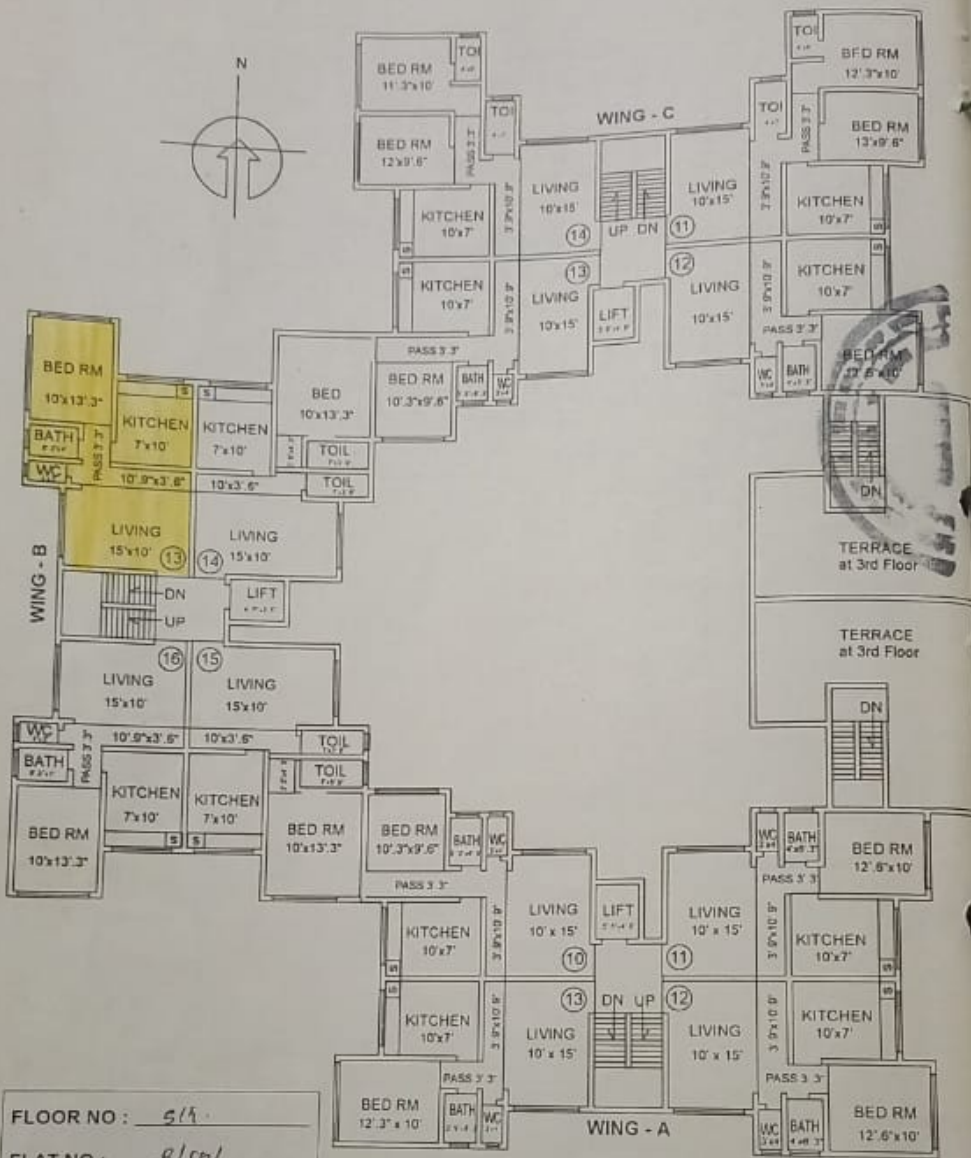
मुल्यांकनासाठी विचारात घेतलेला ढपशीत:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

पुसह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.





FLOOR NO : 5/9
 FLAT NO : B/501
 TOTAL AREA : 450 (sq.ft)

TYPICAL FLOOR PLAN (3rd TO 7th FLOOR)

For Sai Lee Developers Pvt. Ltd.

[Signature]
 Director,

O.P. Prajapati
Neelima Prajapati

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