

370/24535  
Wednesday, November 27, 2024  
12:15 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

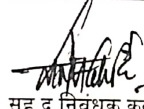
पावती क्र.: 26283 दिनांक: 27/11/2024

गावाचे नाव: मुलुंड  
दस्तऐवजाचा अनुक्रमांक: करल2-24535-2024  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: हरीश राजकुमार रामवाणी

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 880.00  
पृष्ठांची संख्या: 44

एकूण: रु. 30880.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
12:33 PM ह्या वेळेस मिळेल.

  
सह दु.निबंधक कुर्ला 2

सह दुय्यम निबंधक कुर्ला -२  
मुंबई उपनगर जिल्हा

वाजार मुल्य: रु.12457107.425 /-  
मोबदला रु.14000000/-  
भरलेले मुद्रांक शुल्क : रु. 840000/-

- 1) देयकाचा प्रकार: DHC रकम: रु.880/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124265613164 दिनांक: 27/11/2024  
वैकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011536491202425E दिनांक: 27/11/2024  
वैकेचे नाव व पत्ता:

29 NOV 2024

NO GENERATION  
REVENUE DEPARTMENT

Q5Q6zpEsH

11/27/2024



24535/2024

सूची क्र.2

सुसभ निबंधक : सह दु.नि. कुर्ला 2

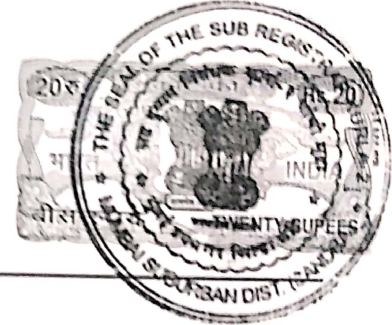
दस्त क्रमांक : 24535/2024

नोंदणी :

Regn 63m

भावाचे नाव : मुस्तुंड

(1) विवेकाचा प्रकार	करारनामा
(2) नोंदवत्ता	14XXXXX
(3) बाजारभावाप्रमाणे पटवत्ता बाबतितपटवत्ताकार आकारणी वेतो की पटवेवार ते समुब कराचे)	12457107.425
(4) मू.भावन, भौतहितसा व मरकमति (असल्यास)	1) धातिकेचे नाव:मुंबई मयभा दत्तर तर्पण :सवतिका नं: 43, माळा नं: 4 था मजला,बिल्डिंग नं. 8,प्लॉट नं. 2, इमारतीचे नाव: यमुना फो-ओप ह्युसिंग सोसायटी लि,कामनेतु कॉम्प्लेक्स, ब्लॉक नं: मुस्तुंड(पूर्व),मुंबई-400081, रोड : ईस्टर्न एक्सप्रेस हायवे समोर,हरी ओम नगर, दत्तर माहिती: सी.टी.एस. नं. 62 ते 68,71,72,81,83,84,85ए,86 ते 89,सवतिकेचे क्षेत्र 757 चौ. फूट कार्पेट,01(एक)स्टिच कार पार्किंग स्पेस नं. 87,क्षेत्र 11.15 चौ. मीटर(बिल्ड-अप)सहित. PUI: TX0113206420000 (( C.T.S. Number : 62 to 68, 71, 72, 81, 83, 84, 85A, 86 to 89. ))
(5) क्षेत्रफल	1) 84.38 चौ.मीटर
(6)आकारणी किंवा सुजी वेण्यात असेल तेव्हा.	
(7) दस्तऐवज करण वेणा-या पक्षकाराचे व किंवा पक्षकाराचे नाव किंवा विवाही त्याचालयाचा हुकुमनामा किंवा आवेश असल्यास,पतिवादिचे नाव व पत्ता.	1): नाव:-अनिल भीर्बंद बासचंवाणी वय:-54; पत्ता:-प्लॉट नं: 12, माळा नं: प्लॉट नं. 184, इमारतीचे नाव: पुष्पा भवन , ब्लॉक नं: सावन (पूर्व), मुंबई, रोड नं: सिनेमॅक्स थिएटर मागे, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AANP35579J 2): नाव:-भीनिका अनिल बासचंवाणी वय:-50; पत्ता:-प्लॉट नं: 12, माळा नं: प्लॉट नं. 184, इमारतीचे नाव: पुष्पा भवन , ब्लॉक नं: सावन (पूर्व), मुंबई, रोड नं: सिनेमॅक्स थिएटर मागे, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AHZP34033C
(8)दस्तऐवज करण वेणा-या पक्षकाराचे व किंवा विवाही त्याचालयाचा हुकुमनामा किंवा आवेश असल्यास,पतिवादिचे नाव व पत्ता	1): नाव:-हरेश राजकुमार रामवाणी वय:-41; पत्ता:-प्लॉट नं: 06/1231, माळा नं: -, इमारतीचे नाव: सोहम पार्क, ब्लॉक नं: मुस्तुंड (पूर्व), मुंबई, रोड नं: हरी ओम नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AFWP37517N 2): नाव:-पतक हरेश रामवाणी वय:-35; पत्ता:-प्लॉट नं: 06/1231, माळा नं: -, इमारतीचे नाव: सोहम पार्क, ब्लॉक नं: मुस्तुंड (पूर्व), मुंबई, रोड नं: हरी ओम नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AVVP37363K
(9) दस्तऐवज करण विल्याचा दिनांक	27/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	27/11/2024
(11)अनुक्रमांक, खंड व पृष्ठ	24535/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	840000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)वेरा	



मुद्रांकासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना विचरलेला अनुषंग :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुसभ स्वहारासाठी नागरिकांचे सशमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या स्वहाराचे विवरण पत्र ई-मेल द्वारे मुहामुंबई महानगरपालिकेस पाठविलेले आहेत.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Details of this transaction have been forwarded by Email ( dated 27/11/2024 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला -2  
मुंबई उपनगर जिल्हा

**BRIHANMUMBAI MAHANAGARPALIKA**

No. CE/4129/BPES/AT

T NOV 2007		
28924	22	88
2028		

To,  
Shri Gaitanya Parekh  
S.A. Owner  
Sanan House,  
27th Maruli Road,  
Thane (West).

Sub:- Full Occupation permission to Residential building No.N comprising of Wing B,8,10,11,12 & 14 on sub plot 2 on plot bearing GTS No.62 to 68, 71,72,81,83,84,85A,88 to 99 of village Mulund (E) at Hari Om Nagar, Mulund (East).

Sir,  
The Full development work of residential building No.N comprising of Wing B & 9 having Stilt + 7 upper floors, Wing 10 having Stilt + 10 Upper floors, Wing 11 having Stilt + 12 upper floors, Wing 12 & 14 having Stilt + 27 upper floors situated on plot bearing GTS No. 62 to 68, 71,72,81,83,84,85A,88 to 99 is completed under the supervision of Shri P. P. Parthasarathy, Licensed Architect having Licence No. CA/83/7508 and Shri Sharad R. Shah, Licensed Structural Engineer having Licence No. STR/S/38 may be occupied on the following conditions:

1. That the certificate under Sec 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3 months which have to be filled with the following details.
2. That the balance layout terms and conditions shall be submitted with the application for Full Occupation permission.
3. That the registered Co-op. Hsg. Society shall be formed and its bye-laws registration shall be submitted to this office before applying for B.C.C.
4. That the federation of flat owners of layout for maintenance of infrastructure shall be formed before B.C.C.
5. That the ownership of recreation space/swimming pool/Club house shall be vest by provision in a deed of conveyance in all the property owners on account of whose holding the R.G./Swimming Pool /Club house is assigned.
6. That the structure constructed in recreation space for the user of sub plot shall be used only for recreational activity for which it is approved for the bonafide society members.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

*(Signature)*  
Executive Engineer  
(Building Proposals)(E.S.).



XEROX TRUE COPY  
D. D. SINGH  
NOTARY  
(Govt. of India)

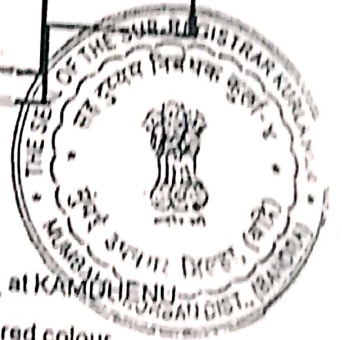
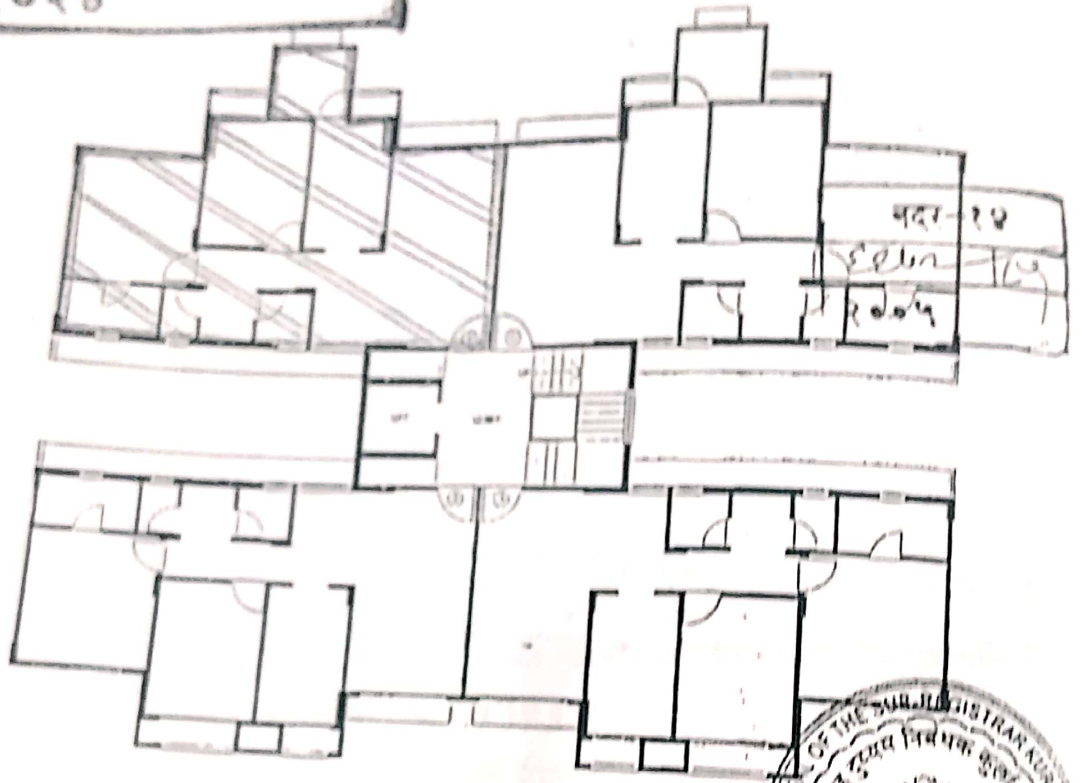


Scanned with CamScanner

करल - २		
२४५२५	२२	४४
२०२४		

EXHIBIT "D"

RAJESH K. SHARMA  
 RAJESH K. SHARMA & CO.  
 PARTNERS/CONSULTANTS/ATTORNEYS



Proposed floor plan of Flat No. 43 on 4<sup>th</sup> Floor in Building No. 2 at KAMOHENU  
 agreed to be acquired by the party of the other part as shown verged in red colour



This plan is indicative of the proposed development and is issued in good faith for guidance only. Subject to the approval of the authorities or in the interest of continuing improvement, the developers reserve the right to alter the layout, plans, specifications or features without prior notice or obligation.

84

*Handwritten signature*  
 Monica

करल - २		
२४५३४	९४	४४
२०२४		

**SCHEDULE ABOVE REFERRED TO ::**

ALL THAT PREMISES bearing Flat No. 43, on 4<sup>th</sup> Floor in Building No. admeasuring 757 Sq. Ft. (Carpet) area, along with the exclusive use of 01 lot Stilt Car Parking Space No. 87, admeasuring 11.15 Sq. Mtrs. (Built-up) area, the Society known as YAMUNA Co-op Housing Society Ltd., (earmarked Wing 8 of Building 'N' on Plot No. 2 in the plans approved by the Municipal Corporation of Greater Mumbai) of KAMDHENU COMPLEX standing on plot of land bearing C.T.S Nos. 62 to 68, 71, 72, 81, 83, 84, 85A, 86 to Village - Mulund (East), lying, being and situated at Off. Eastern Express Highway, Hari Om Nagar, Mulund (East), Mumbai-400081, within the limits of Mumbai Municipal Corporation and within the Registration District and District of Mumbai.



The aforesaid society is a registered society registered under the provisions of the Maharashtra Cooperative Housing Societies Act 1960, having its Registration No. MUM/WTY/MSG/(TC)/9786 Dated 22/08/2008.

The construction of the building of the aforesaid year 2005 and the building is still plus 7 upper floors and has lift facility.

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करल - २		
०४९३१	४	४४
२०२४		

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at MUMBAI on this 27<sup>th</sup> day of NOVEMBER, 2024.

BETWEEN:

1) MR. ANIL SRICHAND BALCHANDANI, Age 54 Years, PAN : AANPB5579J,  
AND 2) MRS. MONICA ANIL BALCHANDANI, Age 50 Years, PAN : AHZPB4033C,  
both Indian Inhabitants, having address at Flat No. 12, Plot No. 184, Pushpa  
Bhawan, Behind Cinemax Theatre, Sion (East), Mumbai-400022; hereinafter  
referred to as "THE TRANSFERORS" (which expression shall unless it be  
repugnant to the context or meaning thereof and to mean and deemed to  
include their respective heirs, executors, administrators and assigns) the Party  
of the First Part.

AND

1) MR. HARESH RAJKUMAR RAMWANI, Age 41 Years, PAN : AFVPR7517N,  
AND 2) MRS. PALAK HARESH RAMWANI, Age 35 Years, PAN : AVVPR7363K,  
both Indian Inhabitants, having address at Flat No. 06/1231, Soham Park, Hari  
Om Nagar, Mulund (East), Mumbai-400081; hereinafter called "THE  
TRANSFEREES" (which expression shall unless it be repugnant to the context or  
meaning thereof be deemed to mean and include their respective heirs,  
executors, administrators and assigns) the Party of the Second Part.

*Anil*  
*Monica*

*Hareesh*  
*Palak*



करल - २		
२४९३१	५	४४
२०२४		

WHEREAS by virtue of an Agreement For Sale dated 7<sup>th</sup> day of November, 2005 (Registered with the Sub-Registrar of Kurla4 at Doc. No. BDR14 - 06672 - 2005 dated 16/11/2005) executed between KAMDHENU CONSTRUCTIONS therein referred to as the "The Developers" of the One Part and 1) MR. ANIL SRICHAND BALCHANDANI AND 2) MRS. MONICA ANIL BALCHANDANI, therein referred to as the "The Purchasers" (Transferors herein)" of the Other Part, the Transferors purchased and acquired all rights, title and interest in Flat No. 43, on 4<sup>th</sup> Floor in Building No. 8, admeasuring 757 Sq. Ft. (Carpet) area, along with the exclusive use of 01 (one) Stilt Car Parking Space No. 87, admeasuring 11.15 Sq. Mtrs. (Built-up) area, in the Society known as YAMUNA Co-op Housing Society Ltd., (earmarked as Wing 8 of Building 'N' on Plot No. 2 in the plans approved by the Municipal Corporation of Greater Mumbai) of KAMDHENU COMPLEX standing on the plot of land bearing C.T.S Nos. 62 to 68, 71, 72, 81, 83, 84, 85A, 86 to 99, Village - Mulund (East), lying, being and situated at Off. Eastern Express Highway, Hari Om Nagar, Mulund (East), Mumbai-400081, within the limits of Mumbai Municipal Corporation and Registration District and Sub-District of Mumbai, which flat is herein referred to as the "Said Premises".



AND WHEREAS the Transferors are the bonafide members of the YAMUNA Co-op Housing Society Ltd., a society registered under Registration No. MUM/WT/HSG/(TC)/9786 Dated 22/08/2008. and having right, title and interest and membership in respect of the said Premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the members of the said Society, the Transferors are holding (05) Five fully paid up shares under Share Certificate No. 15, bearing Distinctive No. 71 to 75, (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the Transferors have clear and marketable title in respect of

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*