

367/11965

पावती

Original/Duplicate

Wednesday, December 13, 2017

नोंदणी क्र. :39M

11:46 AM

Regn.:39M

पावती क्र.: 13268

दिनांक: 13/12/2017

I-12-

गावाचे नाव: पोयसर

दस्तऐवजाचा अनुक्रमांक: बरल-2-11965-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुशीलकुमार एम जांगिड

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

GID

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आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:51 AM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली 2

PLEX
EAST

बाजार मुल्य: रु.3646335 /-

मोबदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 225000/-

सह दुय्यम नियंत्रक बोरीवली - २.
मुंबई उपनगर जिल्हाREGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 13/12/17

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008149358201718R दिनांक: 11/12/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 680/-

Five

Name of Branch

Scroll No.

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सुशील कुमार जांगिड.

Narayan

A. G. Patel


<https://corp.idbibank.co.in/corp/BANKAWAYTRAN;jsessionid=00002B1LY7BZ74Hp6...> 12/11/2017

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Hot Payment Successful. Your Payment Confirmation Number is 146082686

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH008149358201718R	BARCODE	Form ID : Date: 11-12-2017
Department	IGR	Payee Details	
Receipt Type	RM	Dept. ID (If Any)	
Office Name	IGR191-BRL2_JT SUB REGISTRAR BORIVALI	Location	PAN No. (If Applicable)
	2		PAN-AFFPJ9035E
Year	Period: From : 11/12/2017 To : 31/03/2099	Full Name	
		SUSHILKUMAR M JANGID	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	SHOP NO 8 GROUND FLOOR
	0030045501-75	225000.00	Road/Street, Area /Locality
0030063301-70	30000.00	Town/ City/ District	GOKUL GALAXY 1 2 3 4 CHS LTD
			THAKUR COMPLEX KANDIVALI EAST MUMBAI Maharashtra
	0.00	PIN	4 0 0 0 1 0 1
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	255000.00	Amount in words	Rupees Two Lakhs Fifty Five Thousand Only
Payment Details: IDBI NetBanking Payment ID : 146082686		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332017121151058	
Cheque- DD No.		Date	11-12-2017 बरल - २/
Name of Bank	IDBI BANK	Bank-Branch	656 KANDIVALI EAST
Name of Branch		Scroll No.	११२६५ १ ३४

सुशील कुमार जांगड.

Narayan

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<https://corp.idbibank.co.in/corp/BANKAWAYTRAN;jsessionid=00002B1LY7BZ74Hp6...> 12/11/2017

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Data of Bank Receipt for GRN MH008149358201718R
Bank - IDBI BANK

Bank/Branch :
 Pmt Txn id : 146082686 Simple Receipt
 Pmt DtTime : 11/12/2017 19:06:51 Print DtTime :
 ChallanIdNo : 69103332017121151058 GRAS GRN : MH008149358201718R
 District : 7101 / MUMBAI GRN Date : 11/12/2017 19:06:52
 Office Name : IGR191 / BRL2_JT SUB REGISTRAR BORIVALI 2

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 2,25,000.00/- (Rs Two Lakh Twenty Five Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
 Prop Mvblty : Immovable Consideration : 45,00,000.00/-
 Prop Descr : SHOP NO 8GROUND FLOOR GOKUL GALAXY 1 2 3 4 CHS LTD , THAKUR COMPLEX KANDIVALI EAST MUMBAI
 : Maharashtra
 : 400101
 Duty Payer : PAN-AFFPJ9035E SUSHILKUMAR M JANGID
 Other Party : PAN-AADPA3708J DINESH LALCHAND AGRAWAL

Bank Scroll No : 100
 Bank Scroll Date : 12/12/2017
 RBI Credit Date : --
 Mobile Number : 919820
255000.00

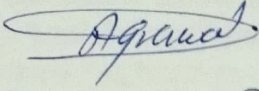


Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-367-11965	0004541247201718	13/12/2017-11:38:03	IGR191	30000.00
2	(iS)-367-11965	0004541247201718	13/12/2017-11:38:03	IGR191	225000.00
Total Defacement Amount					2,55,000.00



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सुशील कुमार जागीड.
Deshmukh



AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at Mumbai, this 13th Day Of December 2017,

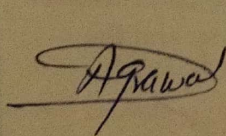
BETWEEN

MR. DINESH LALCHAND AGRAWAL, Age 52 Yrs, Pan No. AADPA3708J Aadhaar No. 4142 3021 7076 Adult, Indian, Inhabitant of Mumbai, Addressed at : Shop No. 8, Gokul Galaxy 1,2,3,4 Co-operative Housing Society Limited, Thakur Complex, Kandivali (East), Mumbai-400101., Hereinafter referred to as "The Seller" (Which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include His legal heirs, successors executors, ~~administrators,~~ representatives & permitted assigns) of The One Part;

AND

1] MR. SUSHILKUMAR M JANGID, Age 38 Yrs, Pan No. AFFPJ9035E Aadhaar No. 9738 6781 4689 & 2] MR. HARIOM M JANGID, Age 35 Yrs, Pan No. AFFPJ9036H Aadhaar No. 5467 6232 4472, Both Adults, Indians, Inhabitants of Mumbai, Addressed at : Flat No. B/503-504, 5TH Floor, Posh Deluxe Apt, Opp. Sanghvi Tower, Mira-Bhayander Road, Mira Road (East), Dist - Thane., hereinafter referred to as "The Purchasers" (Which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include Their legal heirs, executors, successors administrators, representatives & permitted assigns) of The Other Part;

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Deshmukh

WHEREAS

It has been represented by the Seller to the Purchasers as follows :-

(i) M/S. DHARTI BUILDERS, a partnership firm having their office at: 34, Malani estate, Opp. Old Dena Bank, S.V.Road, Borivali (West), Bombay - 400092. Developed the land described in the Schedule hereunder and constructed Flats / Shops therein in the building called "Gokul Galaxy".

(ii) Pursuant to an Agreement for Sale Dated 25th September 1994, made and entered into between the said M/S. DHARTI BUILDERS, therein referred to as "THE PROMOTERS" of the One Part And MR. DINESH LALCHAND AGRAWAL, therein referred to as "THE PURCHASER" of the Other Part, the said M/S. DHARTI BUILDERS, agreed to sell and the said MR. DINESH LALCHAND AGRAWAL, agreed to Purchase and Purchased a Commercial Shop Premises bearing Shop No. 8 [Admeasuring Area 145 Sq.Ft. Carpet or 174 Sq.Ft. Built Up], on the Ground Floor of 'B' Wing of the said Building "Gokul Galaxy" situated at Thakur Complex, Kandivali (East), Mumbai-400101. More particularly described in the schedule hereunder (Hereinafter referred to as "THE SAID PREMISES") together with all rights, title, interest and benefits, and on the terms and conditions mentioned therein. The Building was constructed in the year 1991 Ground plus Six Upper Floors (with 'Lift' facility);

(iii) That the above said Articles of Agreement for Sale dated 25th September 1994, was then registered by a Deed Of Declaration dated 29th September 2007, in the office of Sub-Registrar, Borivali - V, Mumbai, Under document registration serial no. BDR11 - 08081 - 2007 dated - 29/09/2007.

(iv) And in terms of the said Agreement for Sale dated 25th September 1994, the said MR. DINESH LALCHAND AGRAWAL, having paid the full consideration amount to the said Promoters M/s. DHARTI BUILDERS, was in vacant possession of the said premises and has ever since been holding the said premises as the absolute and exclusive owner thereof ;

(v) A Co-operative Housing Society of the Flat / Shop Owners of the said Building "Gokul Galaxy" was formed and registered under the name and style of "Gokul Galaxy 1,2,3,4 Co-operative Housing Society Limited." A Society duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No: BOM / GUNE (3) HSG. / TC-217 of 15-10-93, hereinafter referred to as "THE SAID SOCIETY"; And the said MR. DINESH LALCHAND AGRAWAL, [THE SELLER HEREIN], is the registered member of the said Society and as such member, is holding 5 (Five) fully paid up shares of RS.50/- each, bearing Share Certificate No. 237 (Distinctive Nos. From 1181 To 1185);

AND WHEREAS upon the strength of the aforesaid representations made by the Seller, the Purchasers have approached the Seller and have entered into oral negotiations with the Seller, and pursuant to the said negotiations, requested the Seller to sell the said premises to them for the consideration amount and on the terms and conditions hereinafter appearing; and the

Agrawal सुशील कुमार जागीड.

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Seller has agreed to sell, transfer and assign And the Purchasers have agreed to purchase and acquire all the rights, title, interest and benefits of the Seller in the said premises with absolute right of use and occupation of the said premises and also the said five shares;

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

1. The Seller hereby agrees to sell and the Purchasers agree to Purchase all the rights, title, interest and benefits of the Seller, in the "said premises" viz., Shop No. 8, Ground Floor, Of 'B' Wing in Gokul Galaxy 1,2,3,4 Co-operative Housing Society Limited., situated at Thakur Complex, Kandivali (East), Mumbai-400101., along with the said five shares, for the total consideration amount of Rs. 45,00,000/- (Rupees Fourty Five Lakhs Only) payable by the Purchasers in the manner hereinafter specified :-

{A} A sum of Rs. 5,00,000/-(Rupees Five Lakhs Only) has been paid by the Purchasers to the Seller vide Cheque No's. 1] 553762 & 2] 513192 Both Dated-08/11/2017 Both Amounted- 1] 2,50,000/- & 2] 2,50,000/- Both Drawn On- Karnataka Bank Ltd., Thakur Complex Branch, Kandivali (East), Mumbai-400101. As & by way of part consideration amount for the said premises, receipt whereof the Seller hereby admits and acknowledges.

{B} A sum of Rs. 5,00,000/-(Rupees Five Lakhs Only) has been paid by the Purchasers to the Seller vide Cheque No's. 1] 553769 & 2] 558474 Both Dated-11/12/2017 Both Amounted- 1] 2,50,000/- & 2] 2,50,000/- Both Drawn On- Karnataka Bank Ltd., Thakur Complex Branch, Kandivali (East), Mumbai-400101. At the time of signing of this Agreement for Sale As & by way of part consideration amount for the said premises, receipt whereof the Seller hereby admits and acknowledges.

{C} The Balance sum of Rs. 35,00,000/-(Rupees Thirty Five Lakhs Only) is payable by the Purchasers to the Seller as an by way of Loan on or before 31st Dec 2017 . towards the full and final consideration amount of the said premises.

2. The Seller has on 3rd December 2017 furnished to the Purchasers the required Initial "No objection Certificate" from the said Society for the sale of the said premises. The Seller shall, on receipt of the full and final consideration amount for the said premises as mentioned in Clause 1(C) above, apply to the Society to obtain their written permission for transferring the said premises to the Purchasers herein.

3. The Society Transfer Charges, as may be levied or charged by the said society will be borne and payable by both the Seller and the Purchasers in equal share. The legal Charges and other incidental expenses in respect of this Sale are to be borne and paid by the Purchasers only.

4. The Seller declares and confirms that he has paid all the amounts due and payable to the Society till date.

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5. The Seller hereby declares that he has good right, clear and marketable title and absolute authority to enter into this Agreement and transfer the said premises and the Seller has not done any act, matter or thing whatsoever whereby the Seller is prevented from agreeing to transfer, sale or assign the said premises in favour of the Purchasers.

6. The Purchasers have informed the Seller that the Purchasers shall be availing a Loan from a Bank and the amount of loan so availed by the Purchasers shall be disbursed by the said Bank directly in the name of the Seller. It is specifically understood and agreed between the parties hereto that the Seller shall provide and make available to the Purchaser's Bank through Purchasers all necessary original / copies of all the Channel documents, papers, agreements and other records in respect of the said premises, etc. as may be required by the said Bank to process / disbursement of the loan to the Purchasers for the payment of the balance full & final consideration amount as per clause no. 1{C} of this Agreement for Sale.

7. The Purchasers shall complete the sale intended hereby by making the balance full & final consideration amount and upon receipt of the balance full & final payment of the consideration amount hereunder the Seller shall put the Purchasers in peaceful, lawful, exclusive, vacant possession of the said premises and shall hand over to the Purchasers the original documents of title in respect of the said premises and all other papers and documents pertaining to the said premises including proof of payment of all the Society dues and electricity, water and other charges.

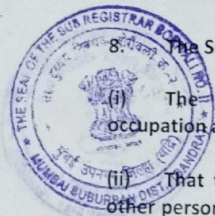
8. The Seller hereby further covenants with the Purchasers as follows :-

(i) The Seller is in the lawful exclusive and un-interrupted use, occupation and possession of the said premises.

(ii) That the Seller is the absolute owner of the said premises and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, guarantee, lien, gift, trust, lease, assignment or otherwise and has good right, full power and absolute authority to sell and transfer the same to the Purchasers.

(iii) That the Seller has not created any charge, mortgage, lien or encumbrances of whatsoever nature in respect of the said premises nor the said premises is the subject matter of any litigation nor is the same or any of it attached in execution of any decree nor has the Seller created any tenancy or leave and license or any right in favour of any one in respect of the said premises.

(iv) That the Seller has duly observed and performed the rules, regulations and Bye-laws of the said Society and paid up to date his contribution in the nature of outgoings, dues, taxes etc., to the Society and that the membership of the Seller is valid and subsisting and is not terminated by the



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Agarwal सुशील कुमार जागीड *Deviyani*

Society. That no claim or demand of any mortgage, lien, charge, guarantee or pledge or any other nature is created on the said premises or is registered with the said Society.

(v) The Seller hereby agrees to hand over to the Purchaser's Bank all the Original documents required in respect of the said premises at the time of Loan & for disbursing of Loan by the Purchaser's bank to the Purchasers.

(vi) The Seller has not received any notice, demand or writing of any nature whatsoever from the society, the government, any authority, department, or body of the Government or local body or authority or under any legislative enactment, Government order or notification, including any notice for acquisition or requisition adversely affecting or which may adversely affect the performance by the Seller of his obligations under this Agreement.

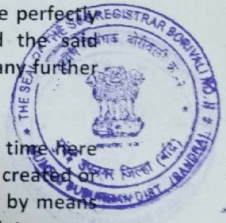
(vii) There are no judicial or other proceedings pending in any court of law or other authority adversely affecting the right of the Seller to hold the shares and/or the said premises or any part thereof.

(viii) The Seller shall execute by being personally and physically present, whenever required to do so from time to time and at all the times hereafter, execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, declarations and documents, if any, for more perfectly securing, assuring and effectively transferring the shares and the said premises unto and to the use of the Purchasers for ever without any further consideration or additional cost to Purchasers.

(ix) The Seller doth hereby declares that the Seller has not any time here to before done committed, or omitted or willingly or knowingly or created or been partly or privy to any act deed, matter or thing whereby or by means whereof the said premises and right to hold Shares of the said society or any right, title and interest, privilege, benefit of the Seller as the member of the said Society may be charged and/or encumbered or prejudicially affected to in any manner whatsoever or whereby the Seller may be prevented from granting, selling, conveying, transferring, releasing and assuring the said premises and right to hold Shares of the said Society unto the Purchasers under any act, legislation, rules and/or regulations.

(x) That the Seller shall indemnify and keep the Purchasers indemnified from and against all actions, claims, demands, costs, charges and expenses etc., claimed as falling due prior to the execution of these presents and until the date of handing over vacant possession of the said premises whichever is later.

(xi) The Parties hereto shall duly lodge this Agreement for Sale for registration and admit execution thereof before the office of the concerned Sub-Registrar of Assurances.



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Agarwal सुशील कुमार जागीड *Deviyani*

9. On payment of the full and final consideration amount for the said premises within the stipulated period as aforesaid, the Purchasers shall be entitled to apply for the membership of the said "Gokul Galaxy 1,2,3,4 Co-operative Housing Society Limited". The Purchasers hereby agree and undertake to become the members of the said "Gokul Galaxy 1,2,3,4 Co-operative Housing Society Limited". And abide by its rules, regulations and bye-laws.

10. On receipt of Payment of the balance full and final consideration amount, the Seller agrees and undertakes to hand over the vacant & peaceful possession of the said premises to the Purchasers alongwith the keys of the said premises and all the other remaining original documents if any in respect of the said premises.

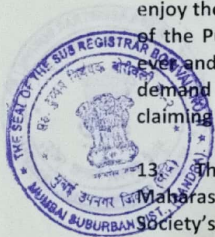
11. The Seller further undertakes to pay all the taxes, maintenance, charges and all other outgoings in respect of the said premises up to and inclusive of 31st December 2017. Thereafter, the Purchasers shall be liable and responsible to pay the necessary outgoings and bills except those pertaining to the period prior to obtaining the said possession in respect of the said premises.

12. On payment of the balance full and final consideration amount for the said premises within the stipulated period as aforesaid, the Purchasers shall be entitled to have and quietly and peacefully hold, possess, occupy, and enjoy the said premises as absolute Owners for and unto the use and benefit of the Purchasers, Their heirs, executors, administrators and nominees for ever and without any let, hindrance, denial, eviction claim, charge, interest, demand or lien of the Seller or any person or persons lawfully or equitably claiming through, under or in trust for the Seller.

13. This Agreement for Sale shall be subject to the provisions of The Maharashtra Ownership Flats Act, 1963 and The Maharashtra Co-operative Society's Act 1960. The Stamp Duty and Registration Charges in respect of this Agreement for Sale Shall be borne and paid by the Purchasers only. However, the Stamp Duty and Registration or any other Govt. Duties if any is pending or found existing & or if found in future in respect of all previous transfers in respect of the said premises shall be the liability & responsibility of the Seller.

14. The Seller hereby declares that there are no prohibitory order by the government authority, Local authority or injunction by any court restraining him handing over and / or transferring the said premises and that the said premises is not subject to any guarantee given / offered by the Seller to whomsoever in whatsoever manner.

15. The Purchasers shall not be called upon by the Seller to make additional payment of any other sum of money other than that have been expressly agreed upon with the Seller in these presents.



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Agrawal सुशील कुमार जागीड *Manohar Lal Jangid*

16. The Seller shall execute necessary letter of consent for transferring electricity meter and / or shall sign necessary forms for effectively transferring in favour of the Purchasers the electric meter connected to the said premises and for the transfer of The Reliance Energy Ltd., deposit(s).

17. This Agreement for Sale is subject to the exclusive jurisdiction of the courts at Mumbai.

PROPERTY SCHEDULE

Shop No. 8 [Admeasuring Area 145 Sq.Ft. Carpet or 174 Sq.Ft. Built up on the Ground Floor of 'B' Wing of "Gokul Galaxy 1,2,3,4 Co-operative Housing Society Limited", situated at Thakur Complex, Kandivali (East), Mumbai-400101. Constructed in the Year 1991 with Ground Plus Six upper floors (with 'lift' facility), On the land situated Lying and being at Village Poisar, Taluka Borivali, bearing C.T.S. No. 581/8, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, within the assessment jurisdiction of "R-South" Ward of Brihanmumbai Mahanagar Palika.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective hands the day, month and year first herein above written.

Signed, Sealed and Delivered
By the within named Seller
MR. DINESH LALCHAND AGRAWAL
In the presence of

Agrawal

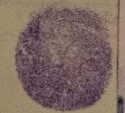


1. Ms. Lata H Goshar -- *Lgoshar*

2. Mr. Manoharlal Jangid -- *Manohar Lal Jangid*

Signed, Sealed and Delivered
By the within named Purchasers
[1] MR. SUSHILKUMAR M JANGID

सुशील कुमार जागीड



&
[2] MR. HARIOM M JANGID
In the presence of

Manohar

1. Ms. Lata H Goshar -- *Lgoshar*

2. Mr. Manoharlal Jangid -- *Manohar Lal Jangid*



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[8]

RECEIPT

RECEIVED with Thanks from the Within named Purchasers [1] MR. SUSHILKUMAR M JANGID, & [2] MR. HARIOM M JANGID, a sum of amount of Rs. 5,00,000/- (Rupees Five Lakhs Only) being the Part Consideration amount towards the Sale Deal of Shop No. 8, Ground Floor, Of 'B' Wing in Gokul Galaxy 1,2,3,4 Co-operative Housing Society Limited, Situated at Thakur Complex, Kandivali (East), Mumbai-400101. by Cheque as Specified below. Pursuant to Agreement For Sale Dated 13/12/2017

Cheque No.	Dated	Drawn On	Amount
<u>1] 553762</u>	<u>08/11/2017</u>	<u>Karnataka Bank Ltd., Thakur Complex Branch, Kandivali (East), Mumbai-400101.</u>	<u>2,50,000/-</u>
<u>2] 513192</u>	<u>08/11/2017</u>	<u>Karnataka Bank Ltd., Thakur Complex Branch, Kandivali (East), Mumbai-400101.</u>	<u>2,50,000/-</u>
TOTAL			5,00,000/-



Rs. 5,00,000/-
I SAY RECEIVED



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२०१७		

{MR. DINESH LALCHAND AGRAWAL}
Seller

Place : MUMBAI.

Dated : 13/12/2017

Witnesses :

1. Ms. Lata H Goshar -- Ltgoshar

2. Mr. Manoharlal Jangid - Manohar Lal Jangid

[9]

RECEIPT

RECEIVED with Thanks from the Within named Purchasers [1] MR. SUSHILKUMAR M JANGID, & [2] MR. HARIOM M JANGID, a sum of amount of Rs. 5,00,000/- (Rupees Five Lakhs Only) being the Part Consideration amount towards the Sale Deal of Shop No. 8, Ground Floor, Of 'B' Wing in Gokul Galaxy 1,2,3,4 Co-operative Housing Society Limited, Situated at Thakur Complex, Kandivali (East), Mumbai-400101. by Cheque as Specified below. Pursuant to Agreement For Sale Dated 13/12/2017

Cheque No.	Dated	Drawn On	Amount
<u>1] 553769</u>	<u>11/12/2017</u>	<u>Karnataka Bank Ltd., Thakur Complex Branch, Kandivali (East), Mumbai-400101.</u>	<u>2,50,000/-</u>
<u>2] 558474</u>	<u>11/12/2017</u>	<u>Karnataka Bank Ltd., Thakur Complex Branch, Kandivali (East), Mumbai-400101.</u>	<u>2,50,000/-</u>
TOTAL			5,00,000/-

Rs. 5,00,000/-
I SAY RECEIVED



{MR. DINESH LALCHAND AGRAWAL}
Seller

Place : MUMBAI.

Dated : 13/12/2017

Witnesses :

1. Ms. Lata H Goshar -- Ltgoshar

2. Mr. Manoharlal Jangid - Manohar Lal Jangid

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२०१७		

THIS RECEIPT IS SUBJECT TO REALISATION OF CHEQUE.



GOKUL GALAXY 1, 2, 3, 4 CO-OP. HSG. SOCIETY LTD.

Thakur Complex, Western Express Highway, Kandivali (E), Mumbai - 400 101.

(Reg. No. Mum / GUNE (3) HSG. / TC - 217 of 15-10-93)

Tel. 2854 6611

Ref. No.

Date

GG/ 291 /2017

3rd December, 2017

To,

Mr. Dinesh Lalchand Agrawal.
Shop NO.8, Gokul Galaxy,
Thakur Complex, Kandivali (E),
Mumbai - 400 101.

Dear Sir,

Sub: - N.O.C for sale of Shop No. 08 in Gokul Galaxy 1,2,3,4 CHS Ltd. Thakur Complex, Kandivali (E), Mumbai-400 101.

With reference to the above, we have to inform you that society has no objection to sell Shop No. 08, subject to submitting chain of documents with proper stamp duty and registration and as per bye laws of the society. Further to note that in the Managing Committee meeting held on 8th December, 2009, it was resolved that " NOC for Hotel business or snacks, cafeteria, cannot be given "

It may be noted that " this NOC has been given to you on the condition that you will not have any right/claim/lien on the parking space of temporarily allotted to you, with the Society permission as per A.G.M direction held on 8th August 2011"

This NOC Will stand revoked, if required documents are not submitted within 60 days from the date of issue of this NOC.

Thanking you,

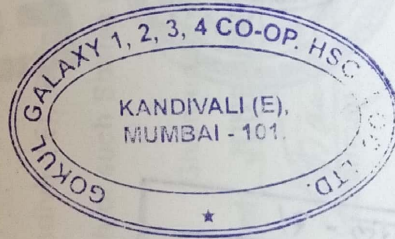
Yours faithfully,
For Gokul Galaxy 1,2,3,4 CHS Ltd.

Ashwin P. Sheth

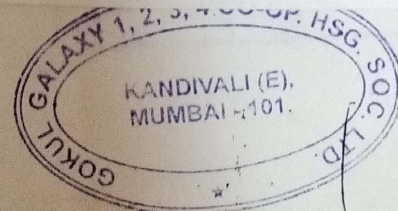
(Ashwin P. Sheth)
Chairman.

(Māhesh Deodhar)

(Māhesh Deodhar)
Secretary



बरल - २/		
११६५	१५	३४
२०१७		



GOKUL GALAXY 1,2,3,4, CO-OPERATIVE HOUSING SOCIETY LIMITED SHOP NO. 8

(Reg. No. Bom/GUNE (3) HSG./TC-217 of 15-10-93)

Thakur Complex Western Express Highway, Kandivli (E), Bombay-400 101.

No. 237

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares each of Rs. 50/-only

Member's Register No. 247

THIS IS TO CERTIFY that Shri. VINESH LALCHAND AGRAWAL

of BOMBAY is the Registered Holder of () Shares from No. 1181

to 1185 of Rs. 250 (TWO HUNDRED & FIFTY)

in GOKUL GALAXY 1,2,3,4 CO-OPERATIVE HOUSING SOCIETY LIMITED

Kandivli (E), Bombay-400 101. Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid

Given under the Common Seal of the said Society at BOMBAY this 29th day of JUNE 1995 199

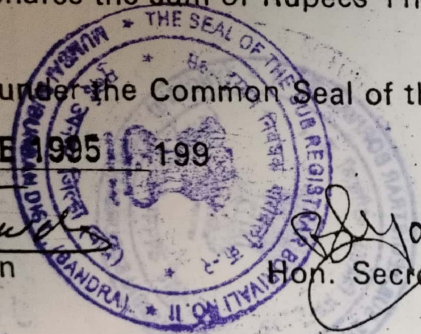
Chairman

Hon. Secretary

Member of the Committee

P.T.O.

SHARE CERTIFICATE



9945 90 38
20919

1,2,3,4 CO-OP. HSG.

ISSUED

28-10-93

TO: Shri Sanjay B. Shah, Architect.

Sub: Permission to occupy the completed bldg. 'C-1' on C.T.S.No.581/8 of village Poisar, Kandivali (E)

Ref: Your letter No.SBS/2032 dated 17.12.1992

Sir,

By direction, I have to inform you that the permission to occupy the completed portion of Ground + Six upper floors, shown by you in the red colour in the plans submitted by you on 17.12.1992 is hereby granted. Please note that this permission is without prejudice to action under sec.353A/471 of B.M.C.Act and subject to the following conditions :-

- (1) That the certificate u/s 270A of B.M.C.Act shall be obtained from A.E.W.W.R/South and a certified copy of the same shall be submitted to this office.
(2) That D.I.L.R.'s certificate for transfer of ownership of D.P.Road land in the name of M.C.G.B.shall be submitted before B.C.C.
(3) That the Co-Op.Hsg.Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C., whichever is earlier.
(4) That the final completion certificate from the E.E.(S.W.D.) shall be submitted before requesting for occupation permission to further bldgs.in the layout.
(5) That the D.P.reservation shall be handed over to the M.C.G.B.free of cost & free of encumbrances, whenever called for or before requesting for B.C.C.for the bldg.under reference, whichever is earlier.
(6) That the Corrigendum from U.L.C.shall be submitted before requesting for occupation permission to any other bldg. in the layout.

Yours faithfully,

Sd/- Executive Engineer Bldg. Prop. (WS)R

C.C.to: 1.Owner 2.E.E.V. 3.A.E.W.W.R/S 4.A.A.& C.R/S 5.A.H.S.R.III 6.W.O.R/S 7.Dy.C.E.(D.P.)

Stamp box containing handwritten numbers 99, 9e, 38 and a signature.

Ex. Eng. Bldg. Prop. (WS)R

Office of the Ex Eng Bldg Prop (WS) P & R, Dr Babasaheb Ambedkar Market Bldg, Kandivali (West), Bombay-400067.

24 MAY 1994

TRUE COPY SMB/17.5.

Certified True Copy





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् 2017

१. दस्ताचा प्रकार : १२२१११ अनुच्छेद क्रमांक: २५६)
२. सादरकर्त्याचे नाव : श्री सुशिल कुमर प. म. जोशी
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: पोईना
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- ५८१
६. मूल्य दरविभाग (झोन):- १४ ७. उपविभाग: ३५४
७. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर:- १५,०००/- ~~२२,५००/-~~ २ २,२५,०००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- १६.१७ कापेट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: — गच्ची: — पोटमाळा:- —
१०. मजला क्रमांक:- १६११११ उदवाहन सुविधा: आहे/नाही
११. बांधकाम वर्ष:- — घसारा: —
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्रं:- ज्यान्वये दिलेली घट / वाढ
१४. भाडेकरु व्याप्त मिळकत असल्यास:-
 १. त्याच्या ताब्यातील क्षेत्र (जिने क्षेत्र) —
 २. नवीन इमारतीत दिलेले क्षेत्र:- —
 ३. भाड्याची रक्कम:- बरल - २/
१५. लिहू अँड लायसन्सचा दस्त :-
 १. प्रतिमाह भाडे रक्कम:- —
 २. अनामत रक्कम/आगाव भाडे:- २३ ३४
 ३. कालावधी १९९५ २०१७
१६. निर्धारित केलेले बाजारमूल्य:- ३६,४०,०००/-
१७. दस्तामध्ये दर्शविलेली मोबदला :- ४५,००,०००/-
१८. देय मुद्रांक शुल्क:- २,२५,०००/- १९. भरलेले मुद्रांक शुल्क: २,२५,०००/-
१९. देय नोंदणी फी :- ३०,०००/-

लिपीक

सह दुय्यम निबंधक

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20171213791	13 December 2017, 11:44:37 AM			
मूल्यांकनाचे वर्ष	2017				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	78-पोईसर (बोरीवली)				
उप मूल्य विभाग	78/348भूभाग: उत्तरेस गावाची सीमा, पुर्वेस द्रुतगती महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे.				
सर्व्हे नंबर / न. भू क्रमांक :	सि.टी.एस. नंबर#581				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	75700	151200	183200	225500	151200
	मोजमापनाचे एकक चौरस मीटर				
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	16.17चौरस मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर -	Rs 225500/-
उदवाहन सुविधा-	नाही	मजला -			
रस्ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही		
कॉर्नरवरील दुकान नाही					
नुसार मूल्यदर:225500					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर)					
= (((225500-75700) * (100 / 100)) + 75700)					
=					
Rs 225500/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 225500 * 16.17					
= Rs.3646335/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेंड्रॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य					
= A + B + C + D + E + F + G + H					
= 3646335 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs.3646335/-					

Home

Print



बरल - २/		
११९५५	२०	३४
२०१७		

367/11965

बुधवार, 13 डिसेंबर 2017 11:47

म.पू.

दस्त गोश्वारा भाग-1

बरल-2

दस्त क्रमांक: 11965/2017

39

दस्त क्रमांक: बरल-2 /11965/2017

बाजार मुल्य: रु. 36,46,335/- मोबदला: रु. 45,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,25,000/-

दु. नि. सह. दु. नि. बरल-2 यांचे कार्यालयात

पावती:13268

पावती दिनांक:

अ. क्रं. 11965 वर दि.13-12-2017

13/12/2017

रोजी 11:30 म.पू. वा. हजर केला.

सादरकरणाराचे नाव: सुशीलकुमार एम जांगिड

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकुण: 30680.00

सुशील कुमार जांगिड

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-बोरीवली2

सह दु.नि.का-बोरीवली2

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 13 / 12 / 2017 11 : 30 : 05 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 13 / 12 / 2017 11 : 31 : 12 AM ची वेळ: (फी)

प्रतिज्ञापत्र

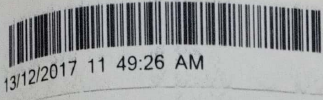
* सादर दस्तऐवज हा नोंदणी शुल्का रु. ३०,६८० अंतर्गत अंगलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण अर्थाने, निष्पादक व्यक्ती, साक्षीदार व सोबत उल्लेखित असलेल्या सत्यता तपसवली आहे. * दस्त नोंदणीस घेतल्या वेळी, वैधता कायदेशीर नावासाठी दस्त निष्पादक व कर्तुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

सुशील कुमार जांगिड

लिहून घेणारे





13/12/2017 11:49:26 AM

दस्त गोषवारा भाग-2

बरल-2
दस्त क्रमांक: 11965/2017 33

दस्त क्रमांक : बरल-2/11965/2017

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सुशीलकुमार एम जांगिड पत्ता: प्लॉट नं: फ्लॅट नं बी- 503/504, माळा नं: 5, इमारतीचे नाव: पॉश डिलक्स अपार्टमेंट, ब्लॉक नं: मीरा भयंदर रोड, रोड नं: मीरा रोड ईस्ट, महाराष्ट्र, ठाणे. पॅन नंबर: AAFPJ9035E	लिहून घेणार वय :- 38 स्वाक्षरी:- <i>सुशीलकुमार जांगिड</i>		
2	नाव: हरिओम एम जांगिड पत्ता: प्लॉट नं: फ्लॅट नं बी- 503/ 504, माळा नं: 5, इमारतीचे नाव: पॉश डिलक्स अपार्टमेंट, ब्लॉक नं: मीरा भयंदर रोड, रोड नं: मीरा रोड ईस्ट, महाराष्ट्र, ठाणे. पॅन नंबर: AAFPJ9036H	लिहून घेणार वय :- 35 स्वाक्षरी:- <i>Hariram</i>		
3	नाव: दिनेश लालचंद अग्रवाल पत्ता: शॉप नं - 08, -, गोकुळ गॅलक्सी 1,2,3,4 को ओप हो सोसा ली, ठाकूर कॉम्प्लेक्स, कांदिवली ईस्ट, काण्डीवाळी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AADPA3708J	लिहून देणार वय :- 52 स्वाक्षरी:- <i>Agarwal</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 13 / 12 / 2017 11 : 32 : 53 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा	
1	नाव: लता गोषर वय: 48 पत्ता: तिरुपति टावर ठाकूर कॉम्प्लेक्स कांदिवली ईस्ट पिन कोड: 400101	स्वाक्षरी <i>Lata Goshkar</i>		
2	नाव: मनोहरलाल जांगीड वय: 68 पत्ता: 503/504, पॉश डिलक्स अपार्टमेंट, मिरारोड पूर पिन कोड: 401107	स्वाक्षरी <i>Manohar Lal Jangid</i>		

शिकका क्र.4 ची वेळ: 13 / 12 / 2017 11 : 33 : 39 AM

शिकका क्र.5 ची वेळ: 13 / 12 / 2017 11 : 34 : 02 AM नोंदणी पुस्तक 1 मध्ये

सह दुर्गिन.का-कांदिवली2





13 December, 2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 11965/2017

नोदणी 63

Regn. 63m

गावाचे नाव : पोयसर

- | | |
|---|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | रु.4,500,000/- |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु.3,646,335/- |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 581/8, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: शॉप नं - 8, माळा नं: तळ मजला, इमारतीचे नाव: गोकुळ गॅलक्सी 1,2,3,4,को ओप हो सोसा ली, ब्लॉक नं: ठाकूर कॉम्प्लेक्स, रोड : कांदिवली ईस्ट मुंबई 400101 |
| (5) क्षेत्रफळ | 16.17 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:- दिनेश लालचंद अग्रवाल ;वय: 52;
पत्ता :-शॉप नं - 08, -, गोकुळ गॅलक्सी 1,2,3,4 को ओप हो सोसा ली, ठाकूर कॉम्प्लेक्स, कांदिवली ईस्ट, क्राण्डीवाट
MAHARASHTRA, MUMBAI, Non-Government.
पिन कोड:- 400101
पॅन नंबर: AADPA3708J |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1)नाव:- सुशीलकुमार एम जांगिड ; वय:38;
पत्ता:-प्लॉट नं: प्लॉट नं वी- 503/504, माळा नं: 5, इमारतीचे नाव: पॉश डिलक्स अपार्टमेंट, ब्लॉक नं: मीरा भयं
रोड नं: मीरा रोड ईस्ट, महाराष्ट्र, ठाणे.;
पिन कोड:- 401107;
पॅन नं:- AFFPJ9035E;

2)नाव:- हरिओम एम जांगिड ; वय:35;
पत्ता:-प्लॉट नं: प्लॉट नं वी- 503/ 504, माळा नं: 5, इमारतीचे नाव: पॉश डिलक्स अपार्टमेंट, ब्लॉक नं: मीरा भयं
रोड नं: मीरा रोड ईस्ट, महाराष्ट्र, ठाणे.;
पिन कोड:- 401107;
पॅन नं:- AFFPJ9036H; |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 13/12/2017 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 13/12/2017 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 11965/2017 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.225,000/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.30,000/- |
| (14) शेरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत

सह दुय्यम निबंधक बोरीवली - २
मुंबई उपनगर जिल्हा

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।।। जय मातादी ।।

।।। श्री गणेशाय नमः ।।

।।। श्री हनुमंत नमः ।।

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