

Valuation ID	202303105447	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	10 March 2023,03:06:04 PM
मूल्यांकनाचे वर्ष	2022		
जिल्हा	मुंबई(उपनगर)		
मूल्य विभाग	78-पोईसर (बोरीवली)		
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची सीमा, पुर्वेस द्रुताली महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे.		
सर्व्हे नंबर / न. भू. क्रमांक :	सि.टी.एस. नंबर#494		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	ओद्योगिक
76380	161640	185890	161640
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)	66.36चौरस मीटर	मिळकतीचा वापर-	मिळकतीचा प्रकार-
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	बांधकामाचा दर -
उद्दवाहन सुविधा-	आहे	मजला -	Rs.30250/-
रस्ता सन्मुख -			
Sale Type - Resale	First Sale Date - 16/01/2015		
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 105% apply to rate= Rs.169722/-		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	~((वार्षिक मूल्यदर- खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर) = (((169722-76380) * (87 / 100)) * 76380) = Rs.157588/-		
A) मुख्य मिळकतीचे मूल्य	- वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 157588 * 66.36 = Rs.10457539.68/-		
Applicable Rules	= ,10,4		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + टक्केवारीचे मूल्य + वेव्हरिनाईट प्रकल्प क्षेत्र मूल्य + लगतच्या गाळीचे मूल्य + दरील गाळीचे मूल्य + बंदिस वाहन टक्के मूल्य + खुल्या जमिनीवरील काढेन टक्केचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस बाल्कनी + भूमिदल वाहनेतल = A + B + C + D + E + F + G + H + I + J = 10457539.68 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.10457539.68/-		

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CHALLAN
MTR Form Number-6

GRN	MH016452208202223M	BARCODE	Date		08/03/2023-17:12:03	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)				
Location	MUMBAI		Full Name				
Year	2022-2023 One Time		Flat/Block No.				
Account Head Details	Amount in Rs.		Premises/Building				
0030045501 Stamp Duty	666000.00		Road/Street				
0030063301 Registration Fee	300000.00		Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
			SecondPartyName=KHUSBOO ANKIT GOENKA~				
			Amount In				
			Six Lakh Ninety Six Thousand Rupees Only				
			Words				
Total	6,96,000.00						
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
	Cheque/DD Details		Bank CIN		Ref. No.	03006172023030801080 090323M136788	
Cheque/DD No.			Bank Date		RBI Date	09/03/2023-10:48:22 Not Verified with RBI	
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK		
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 चटान केवल दृष्टम निबंधक कार्यालयत नादणी करावयाच्या दफ्तारासाठी लागू आहे. नोंदणी न करावयाच्या दफ्तारासाठी सदर चटान लागू नाही.

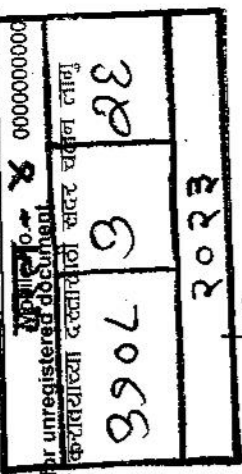
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Khushboo Goenka

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 16th day of 16th March 2023, K.G.

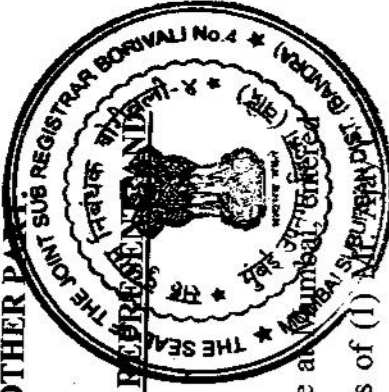
BETWEEN

(1) **MRS. KHUSBOO ANKIT GOENKA**, aged about 39 years & (2) **MR. ANKIT ANANDKUMAR GOENKA**, aged about 39 years, both adults and having address and Owners of Flat No. 502, 5th floor, C Wing, Bhoomi Elegant Co-operative Housing Society Ltd., Thakur Complex, Kandivali (East), Mumbai - 400 101; Hereinafter called "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administrators and assigns) of the **ONE PART** M.J.

AND

(1) **MRS. GAURY VAGYA SHETTY**, (W/o. Rohan Nandkumar Sawant) aged about 40 years, & (2) **MR. ROHAN NANDKUMAR SAWANT**, aged about 43 years, both adults, and having address at Flat No. A 302, Trimurti Society, Near MHB Colony, Gorai Road, Borivali (West), Mumbai - 400 092; hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/their respective heirs, executors, administrators and assigns) of the **OTHER PART** S

WHEREAS THE TRANSFERORS DO HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFEREES AS FOLLOWS:

A. WHEREAS by virtue of Agreement dated 4th March 2009, made at 
into between Bhoomi Elegant, an Association of Person consists of (1) **Mr. Purandhar D. Mehta**, (2) **Mr. Akshay J Doshi**, both having their then office Near Asha Nagar, off WE Highway, Thakur Complex, Kandivali (East), Mumbai - 400 101; (therein called "the Developers" the **FIRST PART** and one (1) **Mr. Kulbhushan Madhukar Kavale**, & (2) **Mr. Madhukar Shanidev Kavale**, (Since deceased) therein referred to as the "the Purchaser" of the other Part, and later have purchased and acquired a residential Flat on Ownership basis from the former, Flat No. 502, 5th floor, C Wing, Bhoomi Elegant Co-operative Housing Society Ltd., Thakur Complex, Kandivali (East), Mumbai - 400 101; admeasuring about 595 sq. feet carpet area, and more particularly described in the schedule hereunder written (hereinafter to as "THE SAID FLAT") at or for the price and upon the terms and conditions therein contained and paid the full consideration

Khushboo Goenka

M.J.

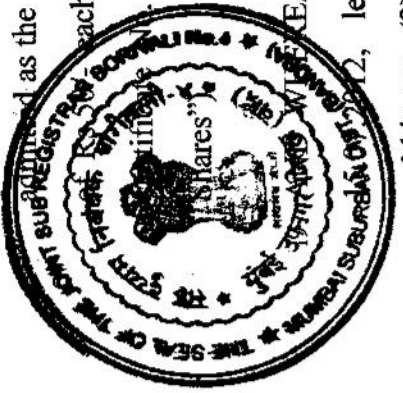
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the full consideration	3906	7	28
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therefore and took the vacant and peaceful possession of the said Flat. The said document is duly Registered with the Sub-Registrar of Assurance vide BDR-12-2442-2009 dated 31.03.2009.

B. AND WHEREAS the various Flat Purchasers in the building/society demanded from the Builder/Promoters/Owners all the documents of title relating to the said property, the said order referred herein, plans and designs and specifications prepared by the Architects and the above referred documents and all such other relevant documents as specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer) Act, 1963, (hereinafter referred to as the "Said Act") and the rules made there under;

C. AND WHEREAS the various Flat purchasers of the said building had formed a Co-operative Housing Society namely "Bhoomi Elegant Co-operative Housing Society Ltd." Under Registration No. MUM/W-RHSG/(TC)/14762/2010-11 dated 14.5.2010. (Hereinafter referred to as "the said Society") and the said (1) Mr. Kulbhushan Madhukar Kavale, & (2) Mr. Madhukar Shanidev Kavale, (Since deceased), were



and as the members of the society and said Society has issued them 5 (five) shares each bearing distinctive Nos. 426 to 430 (both inclusive) and the share No. 86, and Members Register No. 86. (Hereinafter called "the said Shares"). AND WHEREAS the said Mr. Madhukar Shanidev Kavale, expired intestate on 12/01/2015, leaving behind his Widow MRS. SHEELPA MADHUKAR KAVALE, and his son (2) Mr. Kulbhushan Madhukar Kavale, as his ONLY Legal Heirs, as per Hindu Succession Act, upon which he was devolved at the time of death. That after submission of the necessary documents, and Public Notice the Said Society have Transferred the Said Flat in the name of MR. KULBHUSHAN MADHUKAR KAVALE

E. WHEREAS by virtue of an Agreement for Sale dated 16th January 2015, made at Mumbai, entered into between the said MR. KULBHUSHAN MADHUKAR KAVALE, therein referred to as "TRANSFEROR" of the FIRST PART and the TRANSFEROR

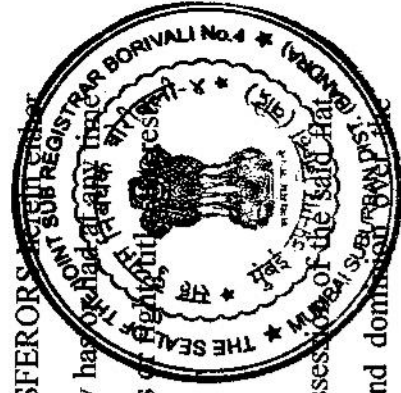
herein, i.e. (1) MRS. KHUSBOO ANKIT GOENKA (2) MR. ANKIT ANANDKUMAR GOENKA, therein referred to as the "TRANSFEREES" of the SECOND PART, and MRS. SHEELPA MADHUKAR KAVALE, being the legal heir, therein referred to as the confirming Party of the Third Part, the Transferees therein have purchased and acquired a residential Flat on Ownership basis, viz, Flat No. 502, 5th

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MRS. KHUSBOO ANKIT GOENKA		

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Ankit Goenka

floor, C Wing, Bhoomi Elegant Co-operative Housing Society Ltd., Thakur Complex, Kandivali (East), Mumbai - 400 101; at or for the price and upon the terms and conditions therein contained and paid the full consideration, for the Value therefore and took the vacant and peaceful possession of the said Flat. The said document is duly Registered with the Sub Registrar of Assurances under Sr. No. BRL-5-537-2015 DATED 16.01.2015.

F. That in the premises aforesaid the TRANSFERORS are legally entitled to the said flat together with benefits attached to it and that neither the TRANSFERORS personally or through any of their agent/s or constituted attorney has heretofore either created or agreed to create any third party rights or claim whatsoever in respect of the said flat.



G. That the TRANSFERORS are in the exclusive and absolute possession of the said flat with the full lock and key control with the actual custody and dominion possession of the said flat and benefits and that neither the TRANSFERORS had till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said flat or in any way or any manner whatsoever.

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any part or portion whereof, benefits attached to		

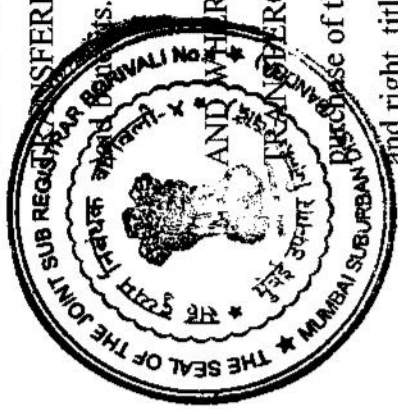
H. That the title of the TRANSFERORS in respect of the said flat is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, charge, mortgage or any other encumbrances, any third party dispute as to right to possession, any debts or dues of private creditors or notice/ order of any public authority or any attachment or forfeiture or recovery proceeding whatsoever on account of any matters including the matters of any public levies (including income-tax, property tax, revenue, rates or cess, assignment, duties, stamp duties, registration, registration charges or other charges/ fees/amount and/or other levies (by whatever name called or known) under any law/s heretofore or now or hereafter to be in force retrospectively either with or without penalty or interest and/or or debts, dues, loans or finances from any person or persons including any financial institutions and/or any other banks, or otherwise ; any claim of any third party on account of bail, bond, security, surety, charge, mortgage, indemnity, guarantee, suits, litigation, legal or other proceedings lis pendens, any decree, order, judgement or award, injunction order, appointment or receiver or any other person by

Khusboo Goenka *Khusboo Goenka*

any court of law, tribunal, forum, authority and/or attachment before or after judgement or otherwise under any laws in force, any arbitration or award, any disputes, (contentious or non-contentious) any notice, notification, order or award either for acquisition, requisition, forfeiture or confiscation or any notices, notifications, orders or proceedings for recovery of any debts, dues, loans, sums, amounts for and on any account whatsoever against the TRANSFERORS on account of any faults, defaults, factors, acts of commissions or omissions under any legal, statutory/constitutional laws/rules/regulations and/or bye-laws in force at the instance of any action or proceedings either by persons including all governments, public bodies/authorities/local or semi-governmental bodies/authorities under any laws which are for the time being in force, any notice, notification, order or proceedings for insolvency or adjudication of insolvency or otherwise.

I. That the TRANSFERORS herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/ or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said flat or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the TRANSFERORS.

J. That in the manner aforesaid the TRANSFERORS have disclosed to the TRANSFEREES, all the material facts and circumstances in respect of the said flat and



AND WHEREAS upon the strength of the representation and declaration made by the TRANSFERORS to the TRANSFEREES, the parties have negotiated for sale and purchase of the said flat in the said building and said benefits with all incidental benefits and right, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of **Rs.11,00,000/- (Rupees**

One crore Eleven Lakhs only) payable to the TRANSFERORS with vacant and peaceful possession of the said flat with said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the TRANSFERORS and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable

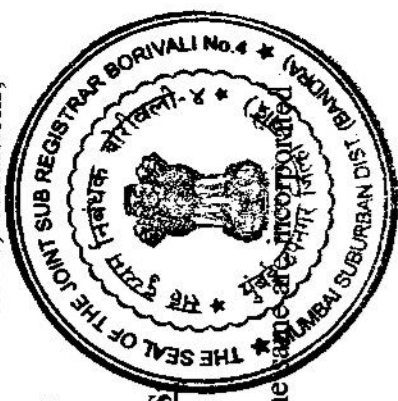
doubts along with the Said Five Shares of the society..

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AND WHEREAS the Transferors have informed the said society under the Bye-law No. 40(a) the intention of transfer the rights and interest in the capital/property of the society.

AND WHEREAS it is now mutually agreed by and between the parties hereto that the TRANSFERORS shall sell and transfer and the TRANSFEREES shall acquire and purchase the said Flat free from all encumbrances together with the absolute right of use and occupation of the said Flat and also the said five shares.

AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said flat in the said building on the said property with said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:



NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. The recitals hereinabove shall form integral part hereof as if the same are herein set out in full herein.
2. The TRANSFERORS shall sell, transfer, assign and assure and the TRANSFEREES shall purchase and acquire the said Flat No. 502, 5th floor, C Wing, Bhoomi Elegant Co-operative Housing Society Ltd., Thakur Complex, Kandivali (East), Mumbai - 400 101; admeasuring about 595 sq. feet carpet area, and more particularly described in the schedule hereunder written, with the benefits, Corpus, Sinking Fund, Deposits, free from all encumbrances at or for the price of **Rs.1,11,00,000/- (Rupees One crore Eleven Lakhs only)** being the full consideration and shall be paid to be paid by the TRANSFEREES to the TRANSFERORS in the following manner:
 - a. **Rs.15,00,000/- (Rupees Fifteen Lakhs only)** being the **part** consideration amount paid on or before execution of these presents the receipt whereof the TRANSFERORS doth hereby admits, acknowledges and confirms at the foot of this agreement.
 - b. **Rs.19,89,000/- (Rupees Nineteen Lakhs Eighty Nine Thousand only)** being the further **part** consideration amount paid on or before execution of these presents the receipt whereof the TRANSFERORS doth hereby admits, acknowledges and confirms at the foot of this agreement.
 - c. That a sum of **Rs.1,11,000/- (Rupees One Lakh Eleven Thousand Only)** shall be deducted by TRANSFEREES, towards TDS, to be

The receipt whereof the TRANSFERORS doth hereby admits, acknowledges and	
3,90,000/-	22
Thousand (Only) shall be deducted @ 1% on the Sale	

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Value, as Per Income Tax Act as amended up to, and TRANSFEREES shall furnish the payment receipt of TDS to the TRANSFEROR and the balance amount shall be paid to the Transferor. That the TRANSFEREES herein undertakes and confirms to provide PROPER TDS certificate in respect of the same.

d. **Rs. 75,00,000/- (Rupees Seventy Five Lakhs only)** being the balance consideration amount to be paid by the TRANSFEREES, This amount has to be paid within 30 working days against the vacant and peaceful possession of the said Flat, And Whereas the TRANSFEREES herein would like to avail Loan for this balance consideration from some Bank/ Financial institution and or some other personal resources. The Transferors shall extend their full cooperation and provide necessary documents, Society NOC that may be required for the purpose of Loan,

3. On receiving the full consideration, the TRANSFERORS shall put the TRANSFEREES in vacant possession of the said flat and shall surrender their right, title and interest in favour of the TRANSFEREES and the TRANSFEREES shall be entitled to quietly enter upon, live, hold, occupy, possess and enjoy the said flat together with the fittings, fixtures and other amenities thereto absolutely without any let or sub-let.



This Agreement will operate as Sale Deed upon compliance of all the terms, conditions and obligations as stipulated in this Agreement for Sale, by parties herein the TRANSFEROR and TRANSFEREES, including that of the TRANSFEROR handing over vacant and peaceful physical possession of the said Residential Premises to the TRANSFEREES against the receipt by the TRANSFEROR of full and final consideration to be paid by the TRANSFEREE

The TRANSFERORS further state and declare that they have paid the full consideration in respect of the said flat and also paid and cleared all the dues, taxes, outgoings,

electricity charges and all other incidental charges in respect of the said flat to the said

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The TRANSFERORS have obtained the necessary permission from the said Society to transfer all their rights, title, claim, interest and benefits whatsoever enjoyed by the TRANSFERORS including the shares, deposits, if any, in favour of the TRANSFEREES. The TRANSFERORS undertake to assist and co-operate to execute, produce, procure and/or cause to be executed, produced or procured any documents and/or writing whatsoever which may be required by the TRANSFEREES for further assuring in Law and for better and more perfectly transferring all the rights, interest and

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benefits of the TRANSFERORS in respect of the said flat unto the TRANSFEREES for exclusive use of TRANSFEREES thereof as aforesaid. Any cost or expenses associated with such documents shall be borne and paid by the TRANSFEREES.

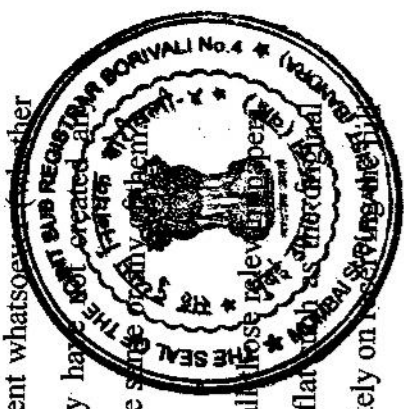
7. The TRANSFERORS covenant with the TRANSFEREES that only they are the absolute owners of the said flat and hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the said shares and in the said flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, easement or otherwise howsoever and they have good right, full power and absolute authority to transfer and sell the same to the TRANSFEREES.

8. The TRANSFERORS further covenant with the TRANSFEREES that they have not created any charge or encumbrance of whatsoever nature on the said shares or the said flat nor are the same or any of them the subject matter of any litigation or stay order nor are the same or any of them the subject matter of any attachment whatsoever whether before or after judgement) or any prohibitory order and they have not created any adverse right whatsoever in favour of any of one in respect of the said shares or the said flat.

9. The TRANSFERORS shall hand over to the TRANSFEREES all those relevant papers, documents in their possession and control relating to the said flat, such as the agreement for sale, all the stamped receipts, letters etc. immediately on the date of the consideration and shall also sign such other papers, applications, forms and declarations as may be required by the said TRANSFEREES from time to time for effectual transfer of the said flat in the name of the TRANSFEREES.

10. TRANSFERORS hereby declare that the said flat is the self acquired property of themselves and that no one else except them have any right, title and interest in respect of the said flat and the TRANSFEREES shall after payment of balance consideration quietly and peacefully possess and occupy and enjoy the said flat without any let, hindrance, denial, demand, interruption or eviction by the TRANSFERORS or any other person lawfully or equitably claiming through, under TRANSFERORS.

11. That after receiving the full and final payment as aforesaid from the TRANSFEREES neither the TRANSFERORS nor their legal heirs, executors and administrators shall and will have any right, title, interest or claim to the said flat.



TRANSFERORS <i>अनुपम शर्मा</i>	
or in trust for the	3906 90 RE
2023	

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12. The TRANSFEREES shall become the member of the society and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the said Society and shall regularly pay the monthly maintenance charges in respect of the said flat to the said Society without any default.

13. The TRANSFERORS hereby undertake to indemnify and keep indemnified the TRANSFEREES against all claims, demands, proceedings, costs and expenses including the stamp duty and registration charges of all the previous agreements in respect of the said flat which the TRANSFEREES suffered or incurred due to the claims from Govt. authorities, competent authorities and/or any third party relating to the said flat sustained prior to the execution of these presents for all regulations prevailing on the date of the agreement. In case, such claims arise from any retrospective changes in regulations, the TRANSFERORS will not be liable to indemnify such claims.

14. It is specifically agreed by and between the parties that all the costs, incidental charges, expenses in connection with the transfer of the said flat with the Society shall be borne and paid by both the parties equally.



It is specifically agreed by and between the parties that the Stamp Duty & Registration charges, including the stamp duty and registration charges of all the previous agreements shall be borne and paid by TRANSFERORS and Stamp Duty & Registration charges in respect of the said flat which the TRANSFEREES suffered or incurred due to the claims from Govt. authorities, competent authorities and/or any third party relating to the said flat sustained prior to the execution of these presents for all regulations prevailing on the date of the agreement. In case, such claims arise from any retrospective changes in regulations, the TRANSFERORS will not be liable to indemnify such claims.

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of these presents, The TRANSFEREES shall always be protected under Transfer of Property Act. shall be governed by and construed in accordance with the Transfer of Property Act, 1882, and the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, Management and Transfer) Rules 1964.

17. This agreement shall be subject to the exclusive Jurisdiction courts at Mumbai

Khushboo Goenka *[Signature]* *[Signature]*

THE SCHEDULE HEREINABOVE REFERRED TO:

All that Ownership rights, title Being Flat No. 502, 5th floor, C Wing, Bhoomi Elegant Co-operative Housing Society Ltd., Thakur Complex, Kandivali (East), Mumbai - 400 101, admeasuring about 595 sq. feet carpet area, and being located on the land bearing C.T.S.No 494, of Poisar. Taluka- Borivali, of Mumbai Suburban District, The Said Building was constructed in the year 2009.

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

SIGNED AND DELIVERED

by the within named the **TRANSFERS**

(1) **MRS. KHUSBOO ANKIT GOENKA**

PAN NO. ACTPR0590B



Khushboo Goenka

(2) **MR. ANKIT ANANDKUMAR GOENKA**

PAN NO. AFYPG0143H

in the presence of *Satyendra N Gupta*
SATYENDRA N GUPTA.



Ankit Goenka

SIGNED AND DELIVERED

by the within named the **TRANSFEREES**

(1) **MRS. GAURY VAGYA SHETTY**

PAN NO. BHRPS2900J



Gaury

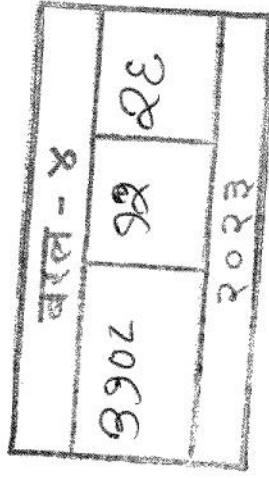
(2) **MR. ROHAN NANDKUMAR SAWANT**

PAN NO BEYPS4584Q

in the presence of...
Anash Thorad



Rohan Sawant



Bhoomi Elegant Co-op. Housing Society Ltd

(Regd: MUMWR/HSG/TC/14762/2010-11)

भूमी एलीगंट को-ऑप. होसिंग सोसायटी लिमिटेड

(नोंदणी क्रमांक : एम.डु.एन./आर कार्ड/एच.एच.जी./टी.सी./१४७६२/२०१०-११)

Ref. No. _____

Date 28-2-23

To,
Mrs. Khuboo Ankit Goenka
Mr. Ankit Anandkumar Goenka.
Flat C-502
Bhoomi Elegant CHS. Ltd.
Thakur complex, Kandivli-E,
Mumbai - 400101.

Sub - NOC to sell your flat No. C-502.

Dear Sir/Madam,

We refer to your letter dated 22-2-2023. We are now pleased to grant you NOC for selling your flat to Mrs. Gaury Vagya Shetty and Mr. Rohan Handkumar Sawant.

We have NO objection to sell the above flat to Mrs. Gaury Vagya Shetty and Mr. Rohan Handkumar Sawant and society do not have any dues on the above said flat.

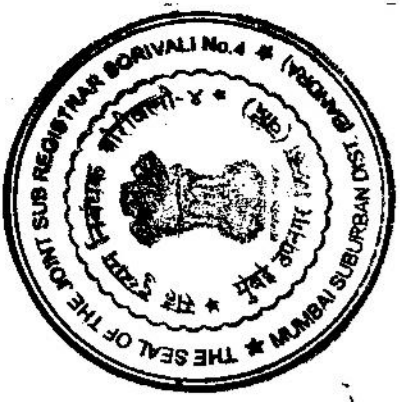
Thanking You,

For Bhoomi Elegant Co-op. Hsg. Society Ltd.


Secretary

THAKUR COMPLEX, KANDIVLI (E), MUMBAI - 400 101

अगल - ४		
3906	98	28
२०२३		



Address : Near Asha Nagar, Off. Western Express Highway, Thakur Complex, Kandivli (E), Mumbai - 400 101

पत्ता : आशा नगर जवळ, वेस्टर्न एक्सप्रेस हायवे शेजारिज, ठाकूर कॉम्प्लेक्स, कांदीवली(पूर्व), मुंबई - ४०० १०१.

2442389

09-03-2023

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

सूची क्र.2

दुयम निबंधक : सह दु.नि.का-बोरीवली 6

दस्ता क्रमांक : 2442/2009

नोंदणी :

Regn:63m

गावाचे नाव : पोयसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.3806865
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2828927
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - पोईसर (बोरीवली), उपविभागाचे नाव - 78/348 - भूभाग: उत्तरेस गावाची सीमा, पूर्वेस द्रुतागती महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे, सदर् मिल्कत सि.टी.एस. नंबर - 494 मध्दे आहे. -----सदनिका नं 502 पाचवा मजला , विंग सी , भुमी एलिंगट , ठाकूर कॉम्प्लेक्स , कांदीवली पू मुं 101
(5) क्षेत्रफळ	बांधीव मिल्कतीचे क्षेत्रफळ 66.36 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:- भुमी एलिंगटचे को वेंचर अक्षय जे दोशी तर्फे मुखत्यार प्रकाश डी शाह - - वय:-??पत्ता:-पिन कोड:-पॅन नं:-AAAAAB4002E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-कुलभुषण मधुकर कावळे - - वय:-??पत्ता:-पिन कोड:-पॅन नं:-APKP0040D 3): नाव:- मधुकर शनीदेव कावळे - - वय:-??पत्ता:-पिन कोड:-पॅन नं:-ACWPK6489M
(9) दस्तऐवज करून दिल्याचा दिनांक	04/03/2009
(10) दस्त नोंदणी केल्याचा दिनांक	31/03/2009
(11) अनुक्रमांक, खंड व पृष्ठ	2442/2009
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	173000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) येरा	-



बरस - ४

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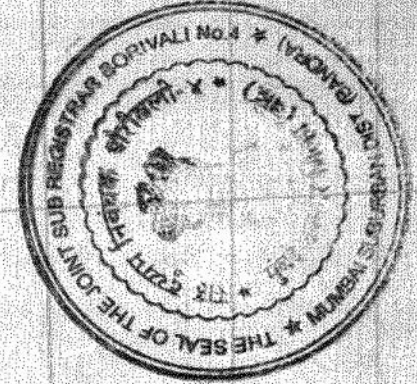
गावाचे नाव : 1) पोयसर

(1) वितोखाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8592000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं.: 502, सी विंग, माळा नं.: पाचवा, इमारतीचे नाव: भूमी एलीगंट को ऑप हो सोसा लि., ब्लॉक नं.: ठाकूर कॉम्प्लेक्स, रोड नं.: कांदिवली पूर्व, मुंबई. पिन कोड:-400101 (C.T.S. Number : 494 ;)
(5) क्षेत्रफळ	1) 66.36 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:-कुलभूषण मधुकर कावळे वय:-35; पत्ता:-प्लॉट नं.: सदनिका क्र.सी/502, माळा नं.: पाचवा, इमारतीचे नाव: भूमी एलीगंट को ऑप हो सोसा लि., ब्लॉक नं.: ठाकूर कॉम्प्लेक्स, रोड नं.: कांदिवली पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-APKPK0040D 2): नाव:-मान्यता देणार - शिल्पा मधुकर कावळे वय:-61; पत्ता:-प्लॉट नं.: सदनिका क्र.सी/502, माळा नं.: पाचवा, इमारतीचे नाव: भूमी एलीगंट को ऑप हो सोसा लि., ब्लॉक नं.: ठाकूर कॉम्प्लेक्स, रोड नं.: कांदिवली पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-CQRPK6375D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-खुशबू अकित गोएका वय:-31; पत्ता:-सदनिका क्र.डी/804, आठवा, समर्पण ए एंड बी विंग को ऑप हो सोसा लि., बोरीवली पूर्व, मुंबई, -, Daulat Nagar (Mumbai), MAHARASHTRA, MUMBAL, Non-Government. पिन कोड:-400066 पॅन नं:-ACTIPR0590B 2): नाव:-अकित आनंदकुमार गोएका वय:-32; पत्ता:-प्लॉट नं.: सदनिका क्र.डी/804, माळा नं.: आठवा, इमारतीचे नाव: समर्पण ए एंड बी विंग को ऑप हो सोसा लि., ब्लॉक नं.: बोरीवली पूर्व, मुंबई, रोड नं.: -, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AFYPPG0143H
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2015
(10) दस्त नोंदणी केल्याचा दिनांक	16/01/2015
(11) अनुक्रमांक, खंड व पृष्ठ	537/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	450000
(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.



बरल - ४		
3904	१६	८६
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MEMORANDUM OF THE TRANSFERS OF THE WITHIN WITHIN SHARES	By whom Transferred	To whom Transferred	Sight No. of Transfers	Date of Transfer	Project No. of Transfer	District	Division	Sub-Division	Taluk	Village	M.C. Member	Authorized M.C. Member	Chairman	Secretary				



बरल - ४
 3906 96 28
 2022

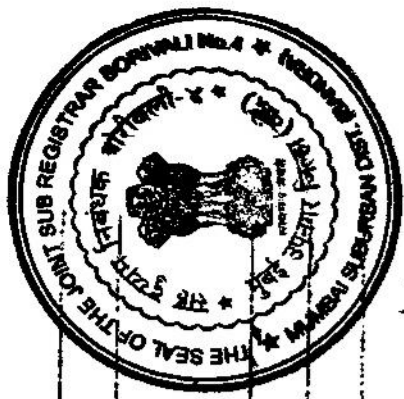
ANNEXURE "A"

संयुक्त न्यायिक रजिस्टर कार्यालय अन्तर्गत

वर्ष २०१७

दिनांक २०/०५/२०१७

क्र.सं.	विवरण	दिनांक	संख्या	संख्या
१



विवरण

Handwritten text in Marathi, likely a legal notice or order, mentioning dates and names.



बाल - ४	७०६८	२०१७
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बाल - ५/	५३७३८४	२०१५
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Handwritten signature or initials.

Form No. 3

12 7 NOV 2009

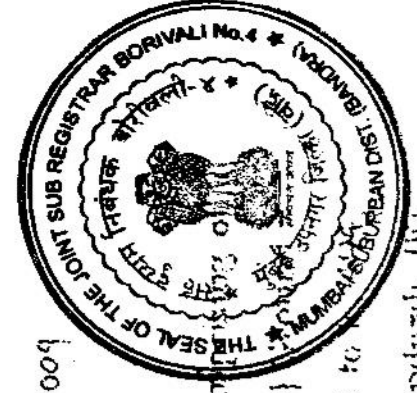
Sri. May C. Mehia & Akshay J. Doshi
O.A. to Engr.

Sub : Permission to occupy Bldg. No. 7, on plot bearing CTS No. 491C, 493/A to E, 494, 594/A to D, & 727/C& D of village Porsar, Kandivali (E) Mumbai-400 101.

Ref :- Your Architect's letter dtd. 24/10/2009

Sir,

The development work of Residential Bldg. comprising Wing 'B' Silt + 8 upper floors, Wing 'C', (pt.) silt + (pt.) 8 upper floors on plot bearing CTS No. 491C, 493/A to E, 594/A to D, & 727/C& D of village Porsar, Kandivali (E) Mumbai-400101, completed under the supervision of Shri Manish Shah Architect having Lic. No. CA/93/16466, Shri H.M. Tannu of Span Consultant, Lic. Structural Engineer having Lic.



No. STR/1/25, address is Site Supervisor Shri Bhushanji Mishra having Lic. No. CA/93/16466, S-1/Citade. I may be occupied under the following conditions:-



1) The building shall be certified under Section 170-A of T.M.A. Act shall be certified from A.E.W.W. No. 1/ South Ward and a

certified copy of the same shall be submitted to the officer. 2) That the O.C.C. shall be granted subject to final orders of pending High Court Pl. (I) No. 37 W.P. (I) No. 1504 of 2008. (Shri Amit Maru & Others V/ State of Maharashtra). The interim orders given by the Hon'ble High Court given in this respect and final outcome of the Writ Petition shall be binding upon.

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CHALLAN
MTR Form Number-6



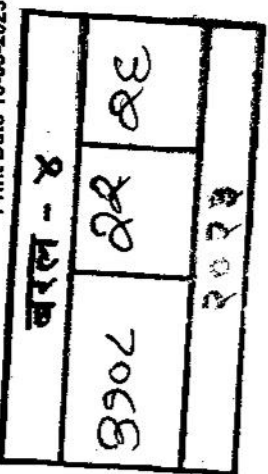
GRN	MH016452208202223M	BARCODE	08/03/2023-17:12:03		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1		PAN No.(If Applicable)			
Location	MUMBAI		Full Name	GAURY VAGYA SHETTY		
Year	2022-2023 One Time		Flat/Block No.	Flat No. 502, C Wing, Bhoomi Elegant CHSL		
Account Head Details	Amount In Rs.					
	0030045501 Stamp Duty	666000.00	Premises/Building	Thakur Complex, Kandivali (East)		
0030063301 Registration Fee	30000.00	Area/Locality	Mumbai			
		Town/City/District				
		PIN	4	0	0	1
		Remarks (If Any)	SecondPartyName=KHUSBOO ANKIT GOENKA-			
		Amount In	Six Lakh Ninety Six Thousand Rupees Only			
		Words	6,96,000.00			
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	03006172023030801080 090323M136786			
	Bank Date	RBI Date	09/03/2023-10:48:22 Not Verified with RBI			
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK			
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 चलन केवल दुर्यम निबन्धक कार्यालयीत नोदणी कार्यालयीत दस्तावेजी लागू आहे . नोदणी न करायलाय्या दस्तावेजी सदर चलन लागू नाही .

Mobile No. : 00000000000

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-387-3108	0008258419202223	10/03/2023-15:43:19	IGR193	30000.00
2	(IS)-387-3108	0008258419202223	10/03/2023-15:43:19	IGR193	666000.00
Total Defacement Amount					6,96,000.00



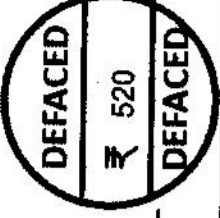


Document Handling Charges
Handling Charges
C Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1003202310533 Receipt Date 10/03/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered on Document No. 3108 dated 10/03/2023 at the Sub Registrar office Joint S.R. Borivall 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN Payment Date 10/03/2023
Bank CIN 10004152023031009740 REF No. 306913525309
Deface No 1003202310533D Deface Date 10/03/2023

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



बाल - ४	
3306	23 23
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387/3108

शुक्रवार, 10 मार्च 2023 3:43 म.नं.

दस्त गोषवारा भाग-1

बरल-4

दस्त क्रमांक: 3108/2023

दस्त क्रमांक: बरल-4 /3108/2023

बाजार मूल्य: रु. 1,04,57,540/-

मोबदला: रु. 1,11,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,66,000/-

डु. नि. सह. डु. नि. बरल-4 यांचे कार्यालयात

ब. क्रं. 3108 वर दि.10-03-2023

रोजी 3:38 म.नं. बा. हजर केला.

पावती:3359

पावती दिनांक: 10/03/2023

सादरकरणाराचे नाव: गौरी बाय्या शेटी --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

दस्त हजर करणाऱ्याची सही:

एकुण: 30520.00

सह डु.नि.का-बोरीवली4

सह डु.नि.का-बोरीवली4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कस्टमर क्षेत्राच्या हद्दीत किंवा उप-बँड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 10 / 03 / 2023 03 : 38 : 02 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 10 / 03 / 2023 03 : 38 : 53 PM ची वेळ: (फी)

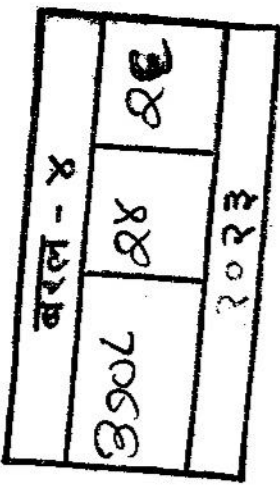
प्रतिशापत्र

सब दस्तावेज मॅन्वरी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस पात्र असलेल्या आहे. दस्तावेज संपूर्ण मजकूर, निषादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बळीसारी दस्त निष्पादक व कन्सुलीयारक हे संपूर्णपणे जबाबदार राहतील.

Khusboo Goerka

सिंह देवार

सिंह देवार



दस्त गोपवारा भाग-2

वरल-4
दस्त क्रमांक:3108/2023

10/03/2023 3 47:42 PM

दस्त क्रमांक :वरल-4/3108/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार

1 नाव:गौरी वाग्या शेटी - -
पत्ता:प्लॉट नं. सदनिका नं. ९302, माळा नं. -, इमारतीचे नाव:
त्रिमूर्ती सोसायटी, ब्लॉक नं. एम एच बी कॉलनी जवळ, गोरई रोड स्वाक्षरी:-
, रोड नं. बोरीवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:BHRPS2900J

Gaury

2 नाव:रोहन नंदकुमार सावंत - -
पत्ता:प्लॉट नं. सदनिका नं. ९302, माळा नं. -, इमारतीचे नाव:
त्रिमूर्ती सोसायटी, ब्लॉक नं. एम एच बी कॉलनी जवळ, गोरई रोड स्वाक्षरी:-
, रोड नं. बोरीवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:BEYPS4584Q

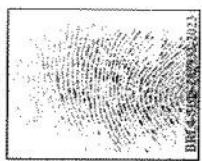
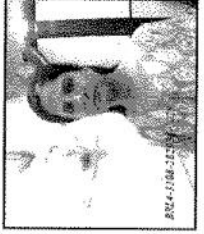
Rohan

3 नाव:खुशबू अंकित गोएंका - -
पत्ता:प्लॉट नं. सदनिका नं. 502, माळा नं: 5 वा मजला, सी विंग,
इमारतीचे नाव: भूमी एलेगंट को ऑप ही सो ली, ब्लॉक नं: ठाकूर
कॉम्प्लेक्स, रोड नं: कांदिवली पूर्व, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:ACTPR0590B *Khusboo Goenka*

Khusboo

4 नाव:अंकित आनंदकुमार गोएंका - -
पत्ता:प्लॉट नं. सदनिका नं. 502, माळा नं: 5 वा मजला, सी विंग,
इमारतीचे नाव: भूमी एलेगंट को ऑप ही सो ली, ब्लॉक नं: ठाकूर
कॉम्प्लेक्स, रोड नं: कांदिवली पूर्व, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:AFYPG0143H

अमठ्याचा ठसा



वरल - ४

३१०८ २५ २९

२०२३

अमठ्याचा ठसा

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:10 / 03 / 2023 03 : 41 : 28 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

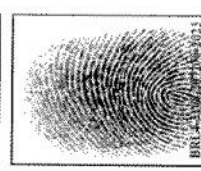
1 नाव:आकाश थोरात - -
वय:24
पत्ता:सुमित समर्थ आर्केड, आरे रोड, गोरगाव पश्चिम, मुंबई
पिन कोड:400104

Swakshari

2 नाव:सत्येंद्र नेमचंद्र गुप्ता - -

वय:32
पत्ता:रूम नं. 1, स्वतंत्र निवास, मालाड पूर्व, मुंबई
पिन कोड:400097

Swakshari



शिक्षा क्र.4 ची वेळ:10 / 03 / 2023 03 : 42 : 07 PM

शिक्षा क्र.5 ची वेळ:10 / 03 / 2023 03 : 42 : 39 PM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का.बोरीवली4

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दस्तामळे एकूण २३.....पाने आहेत.

(Signature)
सह. दुय्यम नियंत्रक, बोरिवली क्र. -४,
मुंबई उपनगर जिल्हा.

बराळ-४/ ३१०८ /२०२३
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला.

दिनांक: २०/०३/२०२३ -

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सह. दुय्यम नियंत्रक, बोरिवली क्र. ४,
मुंबई उपनगर जिल्हा.