

Receipt (pavti)

368/2486

Friday, February 21, 2025

2:47 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गाद्याचे नाव: पोयसर

दस्तऐवजाचा अनुक्रमांक: मबई 18-2486-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सत्यनारायण गगरानी

पावती क्र.: 2692

दिनांक: 21/02/2025

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

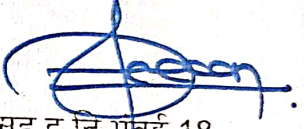
रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:06 PM ह्या वेळेस मिळेल.


सह दु.नि.मुंबई 18

वाजार मूल्य: रु.28408011.075 /-

मोवदला रु.29500000/-

भरलेले मुद्रांक शुल्क : रु. 1801500/-

सह दुय्यम निबंधक मुंबई क्र. १६
मुंबई

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-

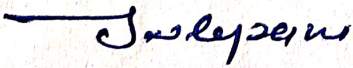
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225203226891 दिनांक: 21/02/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016559028202425E दिनांक: 21/02/2025

बँकेचे नाव व पत्ता:



मुळ दस्त परत दिला

202502216581

Valuation ID

मूल्यांकनाचे वर्ष 2024
 जिल्हा मुंबई (उपनगर)
 मूल्य विभाग 78-पोईसर (बोरीवली)
 उप मूल्य विभाग रस्ता: द्रुतगती महामार्ग.
 सर्वे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#792

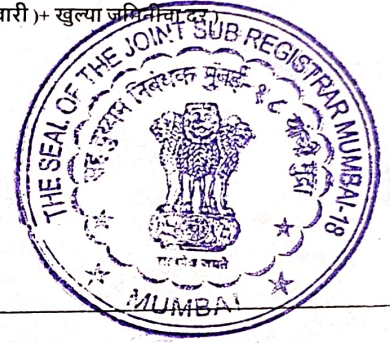
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु. खुली जमीन 96900	निवासी सदनिका 182410	कार्यालय 221200	सुकाने 293800	औद्योगिक 182410	मोजमापनाचे एकक चौरस मीटर
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बांधीव क्षेत्राची माहिती	147.77चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	19 वर्षे 21st floor To 30th floor	बांधकामाचा दर -	Rs.30250/-

रस्ता सन्मुख - First Sale Date - 26/11/2024
 Sale Type - Resale
 Sale-Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 115% apply to rate= Rs.209772/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = (((209772-96900) * (81 / 100)) + 96900)
 = Rs.188326/-



1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 188326 * 147.77
 = Rs.27828933.02/-

2) बंदिस्त वाहन तळाचे क्षेत्र
 बंदिस्त वाहन तळाचे मूल्य = 13.94 * (166163.1 * 25/100)
 = Rs.579078.055/-

Applicable Rules = .10.4.16

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन भजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी - मॅकेनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 27828933.02 + 0 + 0 + 0 + 579078.055 + 0 + 0 + 0 + 0 + 0
 = Rs.28408011.075/-

Home Print

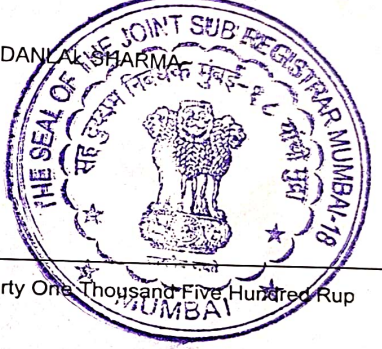

 प्रसाद दुय्येश्वर निबंधक मुंबई क्र. १८
 मुंबई

28CC 9 8E
 2025



CHALLAN
MTR Form Number-6



GRN	MH016559028202425E	BARCODE	Date 21/02/2025-14:26:26		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)			
Office Name	MBI-17_JT SUB REGISTRAR MUMBAI 17		PAN No.(If Applicable)			
Location	MUMBAI		Full Name	SATYANARAYAN GAGRANI		
Year	2024-2025 One Time		Flat/Block No.	2406 CHALLENGER 2 CHALLENGERS CHS LTD		
Account Head Details		Amount In Rs.	Premises/Building	2406 CHALLENGER 2 CHALLENGERS CHS LTD		
0030045501	Stamp Duty	1801500.00	Road/Street	THAKUR VILLAGE KANDIVALI EAST		
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI		
			Town/City/District	MUMBAI		
			PIN	4	0	0
				1	0	1
			Remarks (If Any)	SecondPartyName=VEENA MADANLAKSHI SHARMA		
						
Total		18,31,500.00	Amount In Words	Eighteen Lakh Thirty One Thousand Five Hundred Rupees Only		
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332025022116496	2916029464
Cheque/DD No.			Bank Date	RBI Date	21/02/2025-14:27:18	Not Verified with RBI
Name of Bank			Bank-Branch	IDBI BANK		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		

Department ID : NC :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9967065195
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

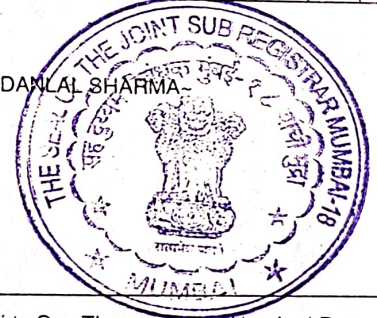
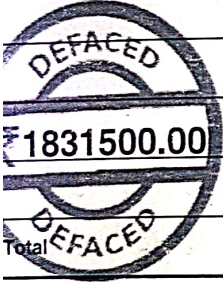
28/02 28/02



CHALLAN
MTR Form Number-6



SRN MH016559028202425E		BARCODE		Date 21/02/2025-14:26:26	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)		
			PAN No.(If Applicable)		
Office Name MBI-17_JT SUB REGISTRAR MUMBAI 17			Full Name	SATYANARAYAN GAGRANI	
Location MUMBAI			Flat/Block No.	2406 CHALLENGER 2 CHALLENGERS CHS LTD	
Year 2024-2025 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street	THAKUR VILLAGE KANDIVALI EAST	
0300045501	Stamp Duty	1801500.00	Area/Locality	MUMBAI	
0300063301	Registration Fee	30000.00	Town/City/District		
			PIN	4 0 0 1 0 1	
			Remarks (If Any)	SecondPartyName=VEENA MADANLAL SHARMA	
			Amount In	Eighteen Lakh Thirty One Thousand Five Hundred Rup	
			Words	ees Only	
Total			18,31,500.00		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332025022116496 2916029464
Cheque/DD No.			Bank Date	RBI Date	21/02/2025-14:27:18 Not Verified with RBI
Name of Bank			Bank-Branch	IDBI BANK	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	



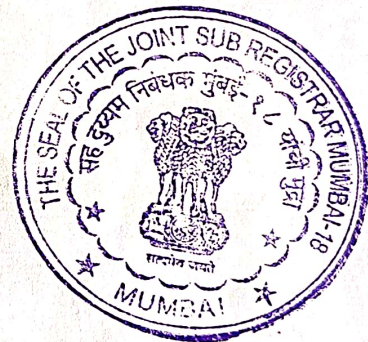
Department ID : Mobile No : 9967065195
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सदर चलन/लागू नाही.

28LE 382

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-368-2486	0009150600202425	21/02/2025-14:46:57	IGR192	30000.00
2	(IS)-368-2486	0009150600202425	21/02/2025-14:46:57	IGR192	1801500.00
Total Defacement Amount					18,31,500.00

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0225203226891	Date 20/02/2025
Received from dhc, Mobile number 9820640610, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Mumbai 17 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 20/02/2025
Bank CIN 10004152025022023342	REF No. 2957072274
This is computer generated receipt, hence no signature is required.	



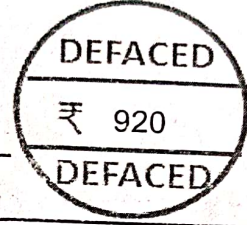
920 - 921		
2873	8	88
2024		



Receipt of Document Handling Charges

PRN	0225203226891	Receipt Date	21/02/2025
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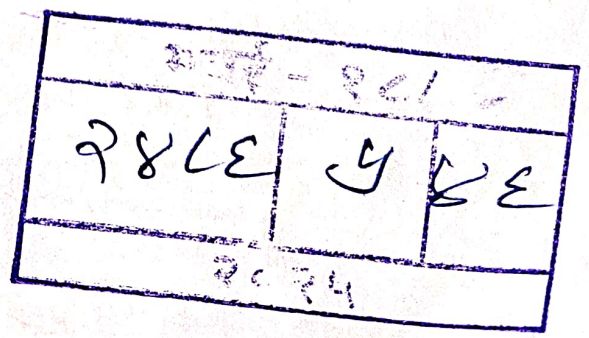
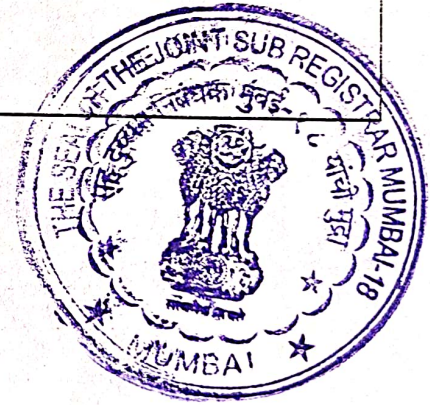
Received from dhc, Mobile number 9820640610, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered on Document No. 2486 dated 21/02/2025 at the Sub Registrar office S.R. Mumbai 18 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	IBKL	Payment Date	20/02/2025
Bank CIN	10004152025022023342	REF No.	2957072274
Deface No	0225203226891D	Deface Date	21/02/2025

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

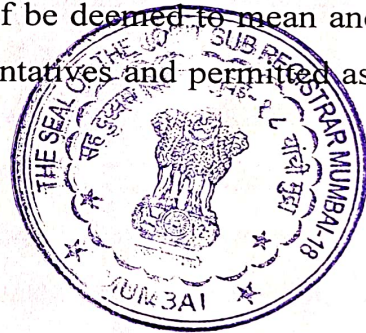


AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 21st day of February, 2025, BETWEEN **MRS. VEENA MADANLAL SHARMA**, aged about 63 years, (Aadhaar No. 3168 5930 4244) (Pan No. AANPS8307H), Indian Inhabitant, residing at Flat No. 3202, 'A' Wing, Oberoi Skycity, Borivali (East), Mumbai - 400 066, hereinafter called "**THE TRANSFEROR/SELLER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and permitted assigns) of the ONE PART;

AND

(1) **MR. SATYANARAYAN GAGRANI**, aged about 44 years, (Aadhaar No. 8243 3926 6622) (Pan No. AIJPG6588J) & (2) **MRS. SAVITRI GAGRANI**, aged about 40 years, (Aadhaar No. 6968 8074 4590) (Pan No. APRPG0366D), both are Indian Inhabitants, presently residing at D-402, Gayatri Satsang, Laxminarayan Dham, Thakur Village, Kandivali (East), Mumbai - 400 101, hereinafter jointly and severally called "**THE TRANSFEREES/PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and permitted assigns) of the OTHER PART;



WHEREAS

It has been represented by the Transferor to the Transferees as followed:--

- i) **M/S. KANAKIA CONSTRUCTIONS PVT LTD.,** a Private Limited company registered under the provisions of Companies Act, 1956 and having its office at Sona Centre, Trikamdas Road, Kandivali (West), Bombay - 400 067, developed a Building known as '**Challenger II**,'
- ii) Pursuant to an Agreement dated 01.12.2000, made and entered into between the said **M/S. KANAKIA CONSTRUCTIONS PVT LTD.,** therein referred to as "**the Developers**" of the ONE PART; and (1) **MS. MALVIKA MADANLAL SHARMA** (2) **MS. SHIVANI MADANLAL SHARMA**, therein referred to as "**THE PURCHASERS**" of the OTHER PART [Registered with the Joint Sub Registrar, Mumbai, under Serial No.

[Signature]

[Signature]

Savitri Gagrani

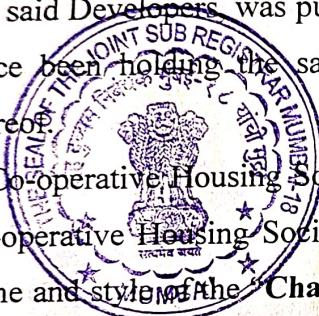
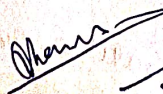
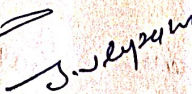
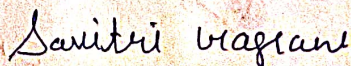
PBBJ/5522/2000 dated 29/12/2000. The said M/s. KANAKIA CONSTRUCTIONS PVT LTD., agreed to sell and the said (1) MS. MALVIKA MADANLAL SHARMA (2) MS. SHIVANI MADANLAL SHARMA, agreed to purchase and accordingly purchased a residential unit viz. "Flat No. 2406, having area adm. about 1325 sq.ft carpet area, on 24th Floor, in the building known as "CHALLENGER II, in the society known as "Challengers Co-operative Housing Society Limited, situated at Thakur Village, Kandivali (East), Mumbai - 400101, alongwith Cover Parking Space No. 2 E, more particularly described in the Schedule hereunder (hereafter referred to as the "SAID FLAT" together with all rights, title, interest and benefits and on the terms and conditions and at the consideration mentioned therein;

iii) And in terms of the said Agreement Dated 01.12.2000, the said (1) MS. MALVIKA MADANLAL SHARMA (2) MS. SHIVANI MADANLAL SHARMA, having paid the entire agreed consideration for the said Flat to the said Developers, was put in vacant possession of the said Flat and have since been holding the said Flat as the absolute and exclusive owner thereof.

iv) A Co-operative Housing Society of the Flat/ Shop Owner of "Challengers Co-operative Housing Society Ltd" was formed and registered under the name and style of the "Challengers Co-operative Housing Society Ltd", a Society registered under the provision of Maharashtra Co-op Societies act 1960 under Registration No. MUM/W-R/HSG/TC/12260/2003-2004 dated 21.10.2003 (hereinafter referred to as the "SAID SOCIETY") with its registered office in the same Building and being the member of the said Society (1) MS. MALVIKA MADANLAL SHARMA (2) MS. SHIVANI MADANLAL SHARMA, is a registered holder of the five fully paid up shares of Rs. 50/- each bearing Distinctive Nos. 941 to 945 under share certificate No. 189/T2-2406 of the total value of Rs. 250/- of

the said Society standing in their name and whereas such member and shareholder has full right and interest and ownership and possession of the said flat in the said society's building.

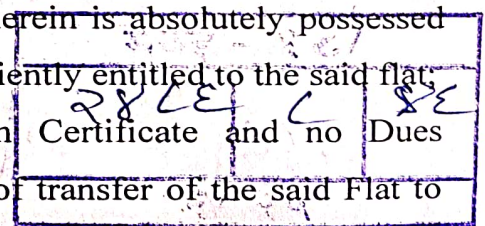
v) Pursuant to Deed of Gift dated 14/10/2013, the said MS. MALVIKA MADANLAL SHARMA (having 50% share in the said flat) has gifted her all shares, right, title and interest in respect of the said flat viz. "Flat No.

2406, having area adm. about 1325 sq.ft carpet area, on 24th Floor, in the building known as "CHALLENGER II, in the society known as "Challengers Co-operative Housing Society Limited, situated at Thakur Village, Kandivali (East), Mumbai – 400101, alongwith Cover Parking Space No. 2 E," in favour of MS. SHIVANI MADANLAL SHARMA. The said Deed of Gift registered with the Joint Sub Registrar, Borivali 2, Mumbai, under Registration No. BRL-2-7547-2013 dated 15/10/2013. That pursuant to the execution of the above said Deed of Gift the said MS. SHIVANI MADANLAL SHARMA became 100% owner of the said flat and has every right to transfer the said flat and the society has recorded the name of the Transferor in the backleaf of the share certificate No. 189/T2-2406, vide Date & Sr. No. of Transfer No. 887 by MCM dated 08/12/2013.

- vi) Pursuant to Gift Deed dated 20/11/2024, the said MS. SHIVANI MADANLAL SHARMA has gifted her all shares, right, title and interest in respect of the said flat viz. "Flat No. 2406, having area adm. about 1325 sq.ft carpet area, on 24th Floor, in the building known as "CHALLENGER II, in the society known as "Challengers Co-operative Housing Society Limited, situated at Thakur Village, Kandivali (East), Mumbai – 400101, alongwith Cover Parking Space No. 2 E," in favour of her mother MRS. VEENA MADANLAL SHARMA (The Transferor herein). The said Deed of Gift registered with the Joint Sub Registrar, Borivali 2, Mumbai, under Registration No. BRL-2-19738-2024 dated 26/11/2024. That pursuant to the execution of the above said Deed of Gift the said MRS. VEENA MADANLAL SHARMA became 100% owner of the said flat and has every right to transfer the said flat and the society has recorded the name of the Transferor in the backleaf of the share certificate No. 189/T2-2406, vide Date & Sr. No. of Transfer No. 1199 by MCM dated 27/01/2025.

- vii) By virtue of aforesaid facts, the Transferor herein is absolutely possessed of and seized of and otherwise well and sufficiently entitled to the said flat,
- viii) The Transferor shall obtain No Objection Certificate and no Dues Certificate from the society for the purpose of transfer of the said Flat to and in favour of the Transferees;



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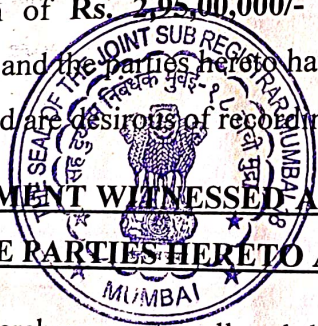
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[Handwritten signature]

- ix) That the Transferor has provided to the Transferees copies of all the documents of title of the Transferor relating to the said Flat and the Transferees confirms that they have duly inspected and verified the same and satisfied themselves about the title of the Transferor with regards to the said Flat.
- x) That in the manner aforesaid, the Transferor has truly, honestly, bonafidely and in good faith disclosed to the Transferees all the material facts and circumstances in respect of "the said flat" with said shares and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or concealment from the Transferees in bad faith) of anything whatsoever in that behalf and in any manner whatsoever.
- xi) That upon the strength of the aforesaid representations made by the Transferor, the Transferees have approached the Transferor and have entered into oral negotiations with the Transferor and pursuant to the said negotiations, requested the Transferor to sell the said flat to the Transferees for the consideration and on the terms and conditions hereinafter appearing and the Transferor has agreed to sell, transfer and assign and Transferees have agreed to purchase and acquire all the rights, title and interest and benefits of the Transferor in the said Flat with absolute right of use and occupation of the said Flat and also the shares of the said flat.
- xii) The Transferor has agreed to sell by way of transfer, the said Flat along with the right to the said shares in respect of the said Flat with all the deposits in the said society and made to other authorities / bodies for a total consideration of **Rs. 2,95,00,000/- (Rupees Two Crore Ninety Five Lakhs only)** and the parties hereto have agreed upon the various terms and conditions and are desirous of recording them into writing.

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

1. The Transferor hereby agree to sell and the Transferees agrees to purchase all the share, right, title and interest of the Transferor in the premises being "Flat No. 2406, having area adm. about 1325 sq.ft carpet area, on 24th Floor, in the building known as "CHALLENGER II, in the society known as "Challengers Co-operative Housing Society Limited, situated at Thakur Village, Kandivali



Chander
July 29, 2024

Savitri Vasani

(East), Mumbai – 400101, alongwith Cover Parking Space No. 2 E,” (hereinafter referred to as “the said Flat”) at and for the total consideration of Rs. 2,95,00,000/- (Rupees Two Crore Ninety Five Lakhs only) payable by the Transferees to the Transferor as follows:

(a) A sum of Rs. 5,01,000/- (Rupees Five Lakhs One Thousand only) has been paid by the Transferees to the Transferor as and by way of token by cheque No. 000082 dated 20/01/2025 drawn on HDFC Bank, Mumbai.

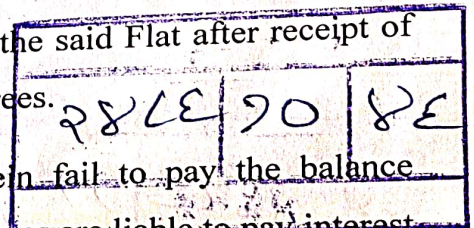
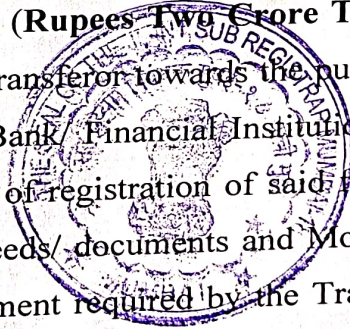
(b) A sum of Rs. 57,04,000/- (Rupees Fifty Seven Lakhs Four Thousand only) has been paid by the Transferees to the Transferor as and by way of cheque vide cheque No. 000085 drawn on HDFC Bank, Mumbai, dated 21/02/2025, as mentioned in the receipt hereto towards the purchase of the said Flat on or before registration of the presents; the Transferor hereby admits and acknowledge the receipt of the part consideration and give valid discharge to the part thereof;

(c) A sum of Rs. 2,95,000/- (Rupees Two Lakhs Ninety Five Thousand only) payable by the Transferees to the Transferor is the tax deduction source @ 1.00 % (of total sum of Rs. 2,95,00,000/- (Rupees Two Crore Ninety Five Lakhs only) as per the applicable rate under the Income tax Act 1961, the Transferees shall issue the TDS Challan / certificate as per the provisions of Income Tax Act. The Transferees shall issue necessary documentation as applicable under Income Tax Act.

(d) And a balance sum of Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakhs only) shall be paid by the Transferees to the Transferor towards the purchase of the said Flat by availing Housing loan from the Bank/ Financial Institution or by self within 30 (thirty) working days from the date of registration of said flat, provided that Transferor produce all the original title deeds/ documents and Mortgage NOC issued by the said society and any other document required by the Transferees for availing Housing Loan from Bank/Financial Institution.

2. It is mutually agreed by and between the parties that the Transferor shall hand over vacant, quiet, peaceful and physical possession of the said Flat after receipt of full and final consideration amount made by the Transferees.

(a) Provided that in the event the Transferees herein fail to pay the balance consideration as mentioned in para 1(d) then the Transferees are liable to pay interest



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@ 18% p.a. on the balance consideration amount till realization of the full and final consideration amount into the transferor's Bank account.

(b) Provided that in the event the Transferor herein fail to handover the vacant and peaceful physical possession of the said Flat then the Transferor is liable to pay interest @ 18% p.a. on the entire consideration after 30 days from the date of registration of the said flat till handing over the vacant and physical possession of the said Flat.

3. The Transferor hereby covenants with the Transferees as follows:-

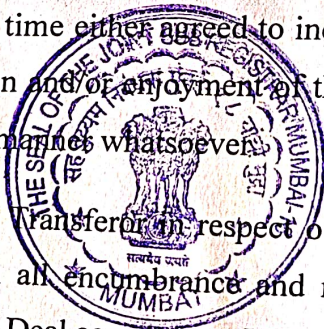
(a) That the Transferor is hereby agreed to transfer and sale and no other person/s has /have any share, right, title, interest, claim or demand of any nature whatsoever in and upon the said Flat and the Transferor has good right, full power and absolute authority to transfer and sell the same to the Transferees.

(b) That subject to what is stated here in above, the Transferor has not created any charge or encumbrance of whatsoever nature on the said Flat nor is the subject matter of any litigation or stay order nor is the subject matter of any attachment whatsoever (whether before or after judgment) or any other prohibitory order under any law and the Transferor has not created any tenancy or any right whatsoever in favour of any one in respect of the said Flat.

(c) That the Transferor is in the exclusive and absolute possession of the said Flat with full lock and key control with actual custody and dominion over the possession of the said Flat with the said shares and benefits and that neither the Transferor had till date hereof nor at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said Flat or any part or portion thereof in any way or any manner whatsoever.

(d) That the title of the Transferor in respect of the said Flat is absolutely clear and marketable, free from all encumbrance and reasonable doubts including free from all third party adverse Deal agreements, Understanding, Agreement, Agreement for Sale/Sale Agreement, Sale Deed/Deed of Sale, Transfer or Assignment, Conveyance, Release, relinquishment, surrender, Gift, Exchange, Mortgage, Will etc., and all other encumbrances of any nature whatsoever.

(e) That the Transferor herein has not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or



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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 to the knowledge, notice (expressed and/or implied) and/or information of the Transferor.

(f) That the Transferor has provided to the Transferees copies of all the documents of title of the Transferor relating to the said Flat and the Transferees confirms that they have duly inspected and verified the same and satisfied themselves about the title of the Transferor with regards to the said Flat.

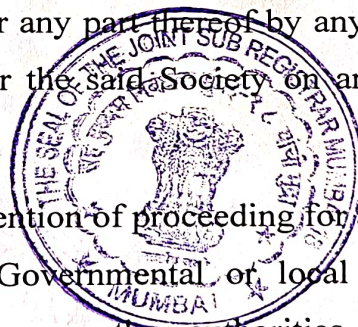
(g) That the Transferor has duly observed and performed the rules and regulations as per the bye-laws of the said society and paid up to date her contribution in the nature of outgoings, dues, taxes etc to the society.

(h) That the membership of the Transferor in the said Society have not been in any way jeopardized either by Notice of any nature whatsoever from the said Society or otherwise in any manner whatsoever nor there are any actions or proceedings pending against the Transferor instituted by the said society or any member of the said society in respect of the said flat, including any notice or action for expulsion or termination of the Transferor, as the member of the said society.

(i) That there are no pending litigations in any Court or Tribunal or attachment issued by any Court or tribunal or any legal proceedings initiated/to be initiated in respect of the said shares and/or "the said flat" or any part thereof by any person or persons, Government or anybody or authority or the said Society on any account whatsoever.

(j) That no proceeding or notice intimating intention of proceeding for acquisition or requisition by any Governmental or Semi-Governmental or local bodies or authorities or Banks/Financial Institutions or by any other authorities have been served upon or issued against "the said flat" or any part thereof.

(k) That no notice or intimation of attachment has been issued attaching or causing to be attached "the said flat" or any part thereof by Income Tax, Sales Tax or any other Department or any Governmental or Semi-Governmental or local bodies or authorities for arrears of taxes, cesses, levies or duty payable by the Transferor and/or any of the predecessors in title of the Transferor.



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(l) That "the said flat" is not affected by any Lispendens or insolvency proceedings or any prohibitory orders from any Authority restraining the Transferor from dealing with or disposing of or parting with possession of "the said flat" or any part thereof, neither the Government nor any public authority has issued any order under the Income Tax Act, Wealth Tax Act, Co-operative Societies Act, Banking Regulation Act, SARFAESI, IBC and/or the Maharashtra Land Revenue Code or under any statute restraining the Transferor from selling or disposing of "the said flat" or any part thereof in any manner, as represented by Transferor to the Transferees herein.

(m) The Transferor acknowledges that the Transferees have agreed to purchase and acquire ON OWNERSHIP BASIS all the rights, title, claim, benefits and interest in "the said flat" as well as in the said shares and paid the moneys under this Agreement based upon the veracity and correctness of the various representations as stated above and the Transferor hereby agree and undertake to indemnify and keep indemnified the Transferees from and against all losses and claims which may be occasioned by any inaccuracy or inconsistency or inadequacy in the aforesaid representations or by any person claiming any rights, title or interest in the said shares and/or "the said flat" by the Transferor.

(n) The Transferor further undertake to pay all the Taxes, Maintenance Charges and Other outgoings in respect of "the said flat" upto the date of handing over vacant possession of "the said flat" to the Transferees herein. Thereafter, the Transferees shall be liable and responsible to pay all the taxes and bills in respect of "the said flat". In short, all the liabilities and responsibilities of the said Flat shall be taken care by the Transferor till handing over possession of the said flat to the Transferees and thereafter all the liabilities and responsibilities of the said flat shall be taken care by the Transferees only.

(o) The Transferor undertake to indemnify and keep indemnified the Transferees against any loss, costs, charges and expenses the Transferees may incur or suffer on account of any claim being made and established by any person or persons or institute found interested in said Flat and further undertake to bear all cost, charges and duties that the Transferees may suffer or incur on account of defending such claim in respect of the said Flat or any part thereof.



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(p) That the Transferor shall whenever required to do so from time to time and at all-time hereafter, execute and sign or caused to be executed and signed all such letters, forms, application, deeds, documents, writing, and papers if any, for more perfectly securing assuring and effectually transferring the said Flat unto and to the use of the Transferees forever.

(q) The Transferor shall be liable to pay property taxes, any other taxes, outgoing, maintenance charges, and other statutory expenses payable in respects of the said Flat till handing over the vacant and peaceful physical possession of the said Flat to the Transferees.

(r) The Transferor shall give full co-operation to the Transferees to get the approval of the said society for transfer of the said Flat in the name of the Transferees and the admission of the Transferees as members of the said Society.

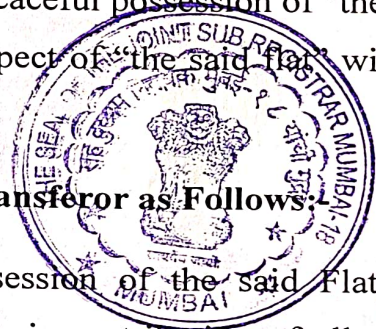
(s) The Transferor, on receipt of the full and final consideration amount for "the said flat" from the Transferees herein within the stipulated period as aforesaid, shall grant, assign, transfer and assure all the rights, title, interest and benefits in "the said flat" to the Transferees herein along with vacant and peaceful possession of "the said flat" and all the documents of title (in original) in respect of "the said flat" without any delay.

4. **The Transferees hereby covenant with the Transferor as Follows:-**

(i) From and after the date of taking over possession of the said Flat, the Transferees shall regularly pay to the said society, their contribution of all taxes, maintenance and outgoings including electricity charges & mahangar gas charges payable in respect of the said Flat.

(ii) On being admitted as members of the said society to duly observe, perform and abide by the rules, regulation and bye-laws of the said society from time to time in force.

(iii) On payment of the full and final consideration amount as mentioned herein for "the said flat" within the stipulated period as aforesaid, the Transferees shall be entitled to apply for the membership of the said "**Challengers' Co-operative Housing Society Ltd**". The Transferees hereby agrees and undertakes to become one of the members of the said "**Challengers Co-operative Housing Society Ltd**" and abide by its rules, regulations and bye-laws.



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5. The Transferor shall handover all the original Documents/ Title Deeds pertaining to the said Flat against payment made as mentioned in Para 1(d).

6. The Transferor shall handover vacant, quiet, peaceful and physical possession of the said Flat to the Transferees herein as mentioned in Para 2.

7. That the Transferees shall, on delivery of vacant and peaceful possession of the said flat, peacefully and quietly be entitled to hold and own the said flat and the said shares and all incidental rights and benefits thereto in the Transferees own right without any interference, disturbance, interruption, claim or demand whatsoever by the Transferor and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for the Transferor.

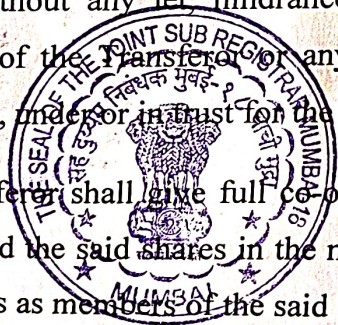
8. The Transferor shall apply and inform in the prescribed forms to the said society for transferring the said Flat to the Transferees on receiving the full and final consideration.

9. On payment of the full and final consideration for "the said flat" within the stipulated period as aforesaid, the Transferees shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy "the said flat" for and unto the use and benefit of the Transferees, their heirs, executors, administrators and nominees for ever and without any let, hindrance, denial, eviction claim, charge, interest, demand or lien of the Transferor, any person or persons lawfully or equitably claiming through, under or in trust for the Transferor.

10. The Transferor shall give full co-operation to the Transferees for transfer of "the said flat" and the said shares in the name of the Transferees and the admission of the Transferees as members of the said Society. The Transferor also undertakes to extend full co-operation to the Transferees for obtaining 'No Objection Certificate' from the said Society in the Bank's format to enable the Transferees secure loan against the security of "the said flat" from any Financial Institution/Bank.

11. The Transferees shall be entitled to get "the said flat" and the said shares transferred in their name at any time after paying the full consideration amount to the Transferor as mentioned in these presents.

12. The Transferor agree and undertake that she will give full co-operation to the Transferees for and execute such further Writings, Transfer Forms (including but not limited to Gas, Telephone and Electricity), Declarations or Documents as may be



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necessary for the purpose of effectually transferring her share, right, title, claim and interest in respect of "the said flat" to the Transferees.

13. The Transferor further undertake and declare that any nomination with regard to "the said flat" and made by the Transferor with the said Society prior to this date in favour of any person other than the Transferees herein shall hereafter be deemed to be in-operative and shall be considered as voluntarily withdrawn by the Transferor herein on receipt of the agreed full and final consideration amount for "the said flat" from the Transferees herein as mentioned in these presents.

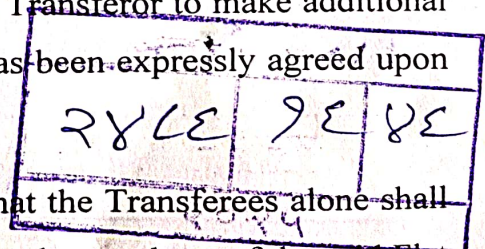
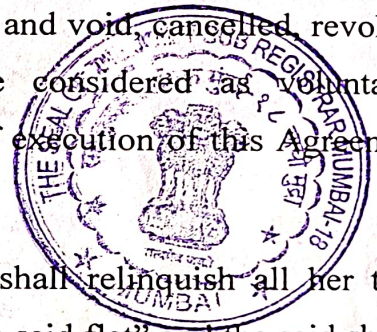
14. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats Act 1963 and the rules made thereunder as well as all the other Rules and Regulations, as applicable, governing this Agreement for Sale and amended upto date. The Stamp Duty and Registration Charges in respect of this Agreement for Sale shall be borne and paid by the Transferees.

15. It is hereby agreed and undertaken by the Transferor that, in case she has given any Authority Letter, Power of Attorney to any other person / party in respect of sale/transfer/assignment or for any kind of transaction of any nature whatsoever with regard to "the said flat", it shall be treated as null and void, cancelled, revoked, shall be deemed to be inoperative and shall be considered as voluntarily withdrawn/revoked by the Transferor from the date of execution of this Agreement for Sale.

16. The Transferor admit and undertake that she shall relinquish all her title, rights, interest, benefits, ownership, claims, etc., in "the said flat" and the said shares in favour of the Transferees herein voluntarily and unconditionally in eternity immediately at the time of receiving the full and final consideration amount mentioned hereinabove.

17. The Transferees shall not be called upon by the Transferor to make additional payment of any other sum of money other than that has been expressly agreed upon with the Transferor in these presents.

18. It is agreed by and between the parties hereto that the Transferees alone shall be liable to pay stamp Duty and registration charges for the purchase of the said Flat in their favor and the Transferor shall not be liable to pay any such expenditure.



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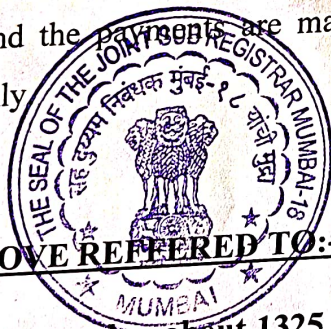
19. The Transfer charges payable to the said Society for the purpose of transfer of the said Flat to and in favor of the Transferees shall be borne and paid by the Transferees only.

20. It shall be lawful for the Transferees from time to time and at all times, on payment of full and final consideration as stated above to peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the said Flat hereby granted and transferred with its appurtenances and receive the profits thereof and of every part thereof to and for Transferees own use and benefit without any suit, lawful eviction, interruption, Claim demand whatsoever from or by the Transferor or by any person or persons lawfully or equitably claiming by, from, under or in true Transferor.

21. The Transferees shall lodge the present agreement before the concern Registration of Assurances and the Transferor shall admit their signature on the said Agreement before the said Authority within the prescribed limit as per law.

22. This Agreement shall operate as Sale Deed upon payment of the full and final consideration made by the Transferees to the Transferor.

23. This Agreement for Sale has been executed in Mumbai as the property situated in Mumbai and the payments are made in Mumbai hence its subject to Mumbai jurisdiction only



THE SCHEDULE ABOVE REFERRED TO:-

“Flat No. 2406, having area adm. about 1325 sq.ft carpet area, on 24th Floor, in the building known as “CHALLENGER II, in the society known as “Challengers Co-operative Housing Society Limited, situated at Thakur Village, Kandivali (East), Mumbai – 400101, alongwith Cover Parking Space No. 2 E,” lying and being at Village – Poisar Taluka – Borivali, of the Western Express Highway and in the Registration District and Sub District of Mumbai city and Mumbai suburban and bearing C.T.S. No. 792 within the assessment jurisdiction of R/South Ward of Brihanmumbai Mahanagar Palika. The Building was constructed in the year 2004 with stilt plus 29th Floor (with ‘Lift’ facility);

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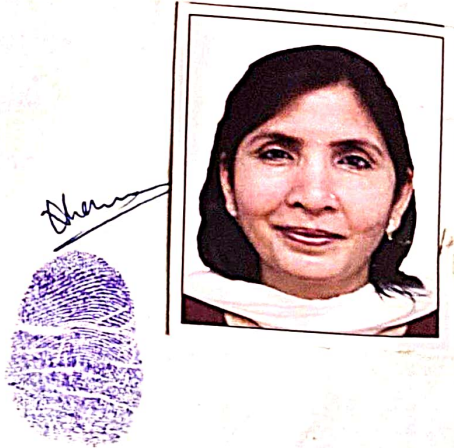
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IN WITNESS WHEREOF the parties hereto have herein to set their respective hands, the day, month and year first hereinabove written.

SIGNED SEALED AND DELIVERED]
By the withinnamed TRANSFERROR/SELLER]
MRS. VEENA MADANLAL SHARMA,]
(Aadhaar No. 3168 5930 4244) (Pan No. AANPS8307H)]
In the presence of:.....]

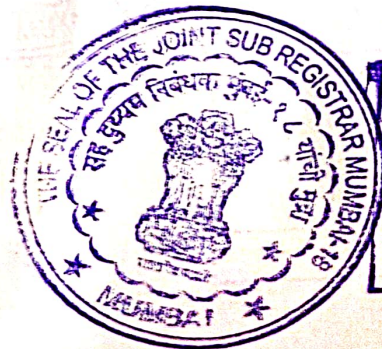


WITNESSES:-
1. *[Signature]*
2. *Rkhanna*

SIGNED SEALED AND DELIVERED]
By the withinnamed TRANSFEREES/PURCHASERS]
(1) MR. SATYANARAYAN GAGRANI,]
(Aadhar No. 8243 3926 6622) (Pan No. AIJPG6588J)]
(2) MRS. SAVITRI GAGRANI,]
(Aadhar No. 6968 8074 4590) (Pan No. APRPG0366D),]
In the presence of:.....]



WITNESSES:-
1. *[Signature]*
2. *Rkhanna*



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RECEIPT

RECEIVED from the withinnamed Transferees, (1) MR. SATYANARAYAN GAGRANI, (2) MRS. SAVITRI GAGRANI, a sum of Rs. 62,05,000/- (Rupees Sixty Two Lakhs Five Thousand only) as and by part consideration amount, towards the purchase of the said "Flat No. 2406, having area adm. about 1325 sq.ft carpet area, on 24th Floor, in the building known as "CHALLENGER II, in the society known as "Challengers Co-operative Housing Society Limited, situated at Thakur Village, Kandivali (East), Mumbai - 400101, alongwith Cover Parking Space No. 2 E,".


Sr. No	Cash/Cheque/RTGS/NE FT No.	Date	Drawn On	Amount
1.	Cheque no. 000082	20/01/2025	HDFC Bank	Rs.5,01,000/-
2.	Cheque no. 000085	21/01/2025	HDFC Bank	Rs. 57,04,000/-
3.			Total	Rs. 62,05,000/-

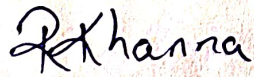
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MRS. VEENA MADANLAL SHARMA
(Transferor)

WITNESSES:

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 17

दस्त क्रमांक : 19738/2024

नोदंणी :

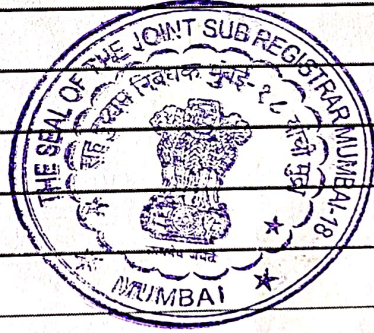
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गावाचे नाव : पोयसर

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27662248.46
(4) भू-मापन,पोटहिस्सा व घरकमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2406, माळा नं: चोवीसावा मजला, इमारतीचे नाव: चेलेंजर 2,चेलेंजर्स को.ऑप.हौ.सो.ली., ब्लॉक नं: कांदिवली पूर्व,मुंबई-400101, रोड : ठाकुर विलेज((C.T.S. Number : 792. ;))
(5) क्षेत्रफळ	147.77 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:-शिवानी श्रीरामागिरी उर्फ शिवानी मदनलाल शर्मा तर्फे मुखत्यार मदनलाल बर्फाराम शर्मा वय:-69 पत्ता:-प्लॉट नं: सदनिका नं. 2406, माळा नं: चोवीसावा मजला, इमारतीचे नाव: चेलेंजर 2, चेलेंजर्स को.ऑप.हौ.सो.ली., ब्लॉक नं: कांदिवली पूर्व, मुंबई, रोड नं: ठाकुर विलेज, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-ARCPS5030M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वीणा मदनलाल शर्मा वय:-63; पत्ता:-प्लॉट नं: सदनिका नं. 164, माळा नं: सोळावा मजला, इमारतीचे नाव: वासू कमल टॉवर, ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: देवीदास रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400103 पॅन नं:-AANPS8307H
(9) दस्तऐवज करून दिल्याचा दिनांक	26/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	26/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	19738/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1123600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	within family



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CHALLENGERS

CO-OPERATIVE HOUSING SOCIETY LIMITED

Challengers Co-operative Housing Society Limited, Thakur Village, Kandivali (E), Mumbai - 400 101.
(REG. NO. MUM / WR / HSG / TG / 12260 / 2003-2004 YEAR 2003)

DATE: 16/02/2025.

Mr. Mr. Veena Madanlal Sharma.
Flat No. 2406, Tower- 2,
Challengers CHS, Thakur Village
Kandivali East, Mumbai-400101.

NO DUES CERTIFICATE.

Based on records submitted to the Society as per details below, we issue this **NO DUES CERTIFICATE.**
The purchaser/s to note that if at a later date it is found that there are undisclosed dues to the Society pertaining to the said property, such dues shall be recovered from the purchaser/s.

The transfer is subject to ratification in the Managing Committee and the Annual General Meeting of members of the Society. Purpose: Transfer of Flat No. **2406** in Tower No. **02** in Challengers Cooperative Housing Society Ltd.

Name of Owner/s as per Society records:

1. Mr. Veena Madanlal Sharma.
Share Certificate Number: - 189
Allotted Parking Number. - 2E

Name of Purchaser (as per Sale Agreement)
Satyanarayan Gagrani & Mrs. Savitri Gagrani.

Present Address of Purchaser:
Room no- D-402, Gayatrisatsang, Laxminarayan Dhan, Thakur Village, Kandivali East, Mumbai - 400101.

Note - Shifting Allowed only 12.00pm to 05.00pm Strictly. (Sunday & Holiday not allowed)

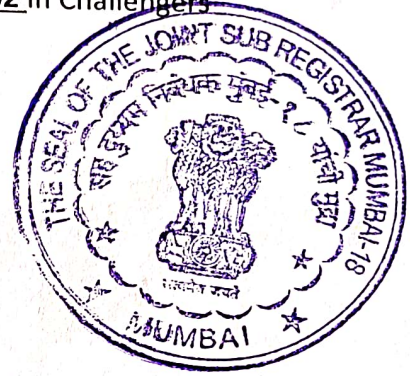
Verified By

Accountant [Signature] (Signature)

Facility Manager [Signature] (Signature)

Hon. Treasurer [Signature] (Signature)

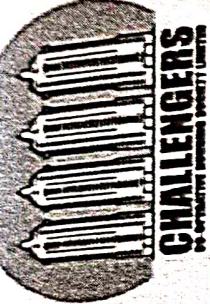
Hon. Secretary [Signature] (Signature)



2406		
28	LE	21 8E
2024		

Note: Submit Aadhar Card Copy, Email, contact number of both party.

Note: Seller and Buyer have needed to make indemnity bond regarding GST litigation payment



Challengers Co-operative Housing Society Limited, Thakur Village, Kandivoli (East) Mumbai- 400101.

- Registered under Maharashtra Co-operative Societies Act 1960 -
(REG. NO. MUM / WR / HSG / TC / 12260 / 2003-2004 YEAR 2003)

This is to certify that the person(s) named in this Certificate is/are the Registered Holder(s) of the within mentioned Shares(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULL PAID UP

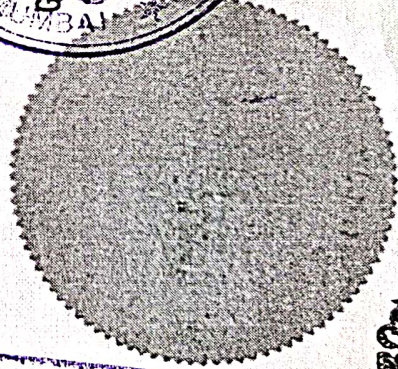
Members Register No. : 189 Certificate No. : 189/T2-2406

Name(s) of Holder(s) : Ms. Malvika Madanlal Sharma
Ms. Shivani Madanlal Sharma

No. of Shares held Five (5) (in bold figures)

Distinctive No(s) From 941 To 945 (Both inclusive)

Given under the Common Seal of the Society this 1st day of Jan. 2004

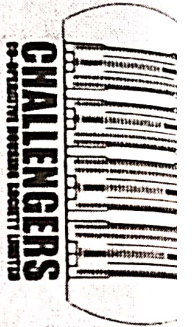


Shivani Madanlal
Chairman

A. Anand
Hon. Secretary

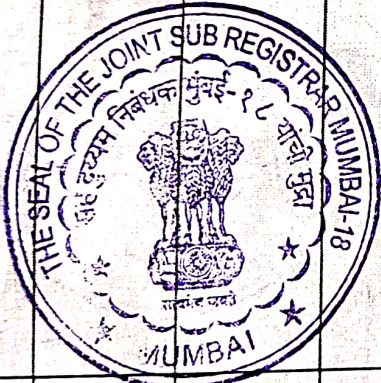
Shivani
Member of the Committee

2878 22 8E
2024



MEMORANDUM OF TRANSFER OF SHARE(S) MENTIONED OVERLEAF

Date & Sr. No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor is Registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded
887 887	mem. dt. 08/10/2023 Chairman	Mrs. Shiyani Madanlal Sharma Hon. Secretary	189	189 Committee Member
1183	mem. dt. 27th Jan 2024 Chairman	Mrs. Veena Madanlal Sharma Hon. Secretary	887	887 Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member



मार्च २०२४
२८७३ २३ ४३
२०२४



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

City Survey	Area Sq. Mtrs.	Tonute	Particulars of Government tax paid to Government and when due for revision
७६३ ब	३२५८६५ - ७२५८७	/	
विजयपुरी	२५३२८८	/	
माली	२०६८२-७	/	
...

श्री ली कडे

Transaction	Vol No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
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७६३
 मा. जिल्हा कार्यालय मुंबई नगर जिल्हा मध्य कडीत
 पोस्टी कार्यालय - कार्यालयीन कारणांसाठी
 कार्यालयीन कारणांसाठी / कार्यालयीन कारणांसाठी
 दि. २२/०६/२५ वृत्त कार्यालयीन कारणांसाठी
 कार्यालयीन कारणांसाठी / कार्यालयीन कारणांसाठी
 दि. २७/०७/२५ कार्यालयीन कारणांसाठी
 कार्यालयीन कारणांसाठी / कार्यालयीन कारणांसाठी
 दि. २८/०७/२५ कार्यालयीन कारणांसाठी
 कार्यालयीन कारणांसाठी / कार्यालयीन कारणांसाठी
 दि. २८/०७/२५ कार्यालयीन कारणांसाठी



२४८८ २४ ८६
 २०२५ १५ मार्च १९८६

BRIHANMUMBAI MANSHANAGAR PALIKA



Assessment and Collection



PG.Trn No. 13657748103

Date: 21/02/2025 12:07:47

Receipt No: 2025ACR05323328

Tax: Property

Account No: RS0600915860148

Received with Thanks from :-
Smt. SHIVANI MADANLAL SHARMA

Assessee's Name : M/S NANABHOY JEEJEEBHOY PVT LT D M/S BRAMJEE JEEJEEBHO, Y PVT LTD

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pilty+G.Pilty+ Dischg.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202410BIL23170526	13/09/2024	10171	0+0+366+40+0+0+0	10577	0	10577	10577
202420BIL23170527	13/09/2024	10171	0+0+366+40+0+0+0	10577	0	10577	10577

Seq.No. Instrument type Date No. MICR No. Bank Status Amount
 Net e-Pay/ 21/02/2025/ 250522124902/ /121154 Online Payment(Nel Banking) 21154 0 21154 0 21154

Net Amount	CGST	SGST	UGST	IGST	Gross Value
21154	0	0	0	0	21154
Total In Words: Twenty One Thousand One Hundred Filly Four Only					

Advance Payment
 Remark : Full Payment
 Type of Collection

HSN/SAC NO. : 999111
 MCGM PAN NO. : AAALM0042L
 MCGM GST NO. : 27AAALM0042L3Z4

Created By/Bank of Baroda
 Printed By : By Portal/Online
 Printed On : 21/02/2025 12:7

This I.O.D./C.C. is issued Subject to the provisions of Urban Land (Ceiling and Regulation) Act, 1976

Office of the
Ex. Eng. Uda. Prop. (W/S) P. & R. Ward
Dr. Babasaheb Ambedkar Market Uda.,
Kandivall (West), Mumbai-400 067.

MUNICIPALITY MUNICIPAL CORPORATION
MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966.
NO. CHE/ 109 /BP (WS) & P/AR

- 7 MAR 1995

COMMENCEMENT CERTIFICATE

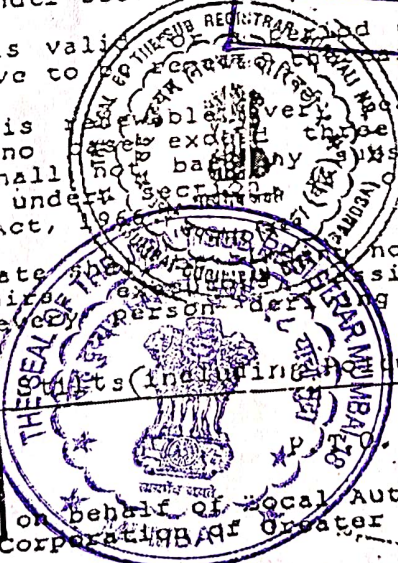
Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, (Maharashtra Act No. XXXVII of 1961) to Shri N. S. Waid of BREDCO C.A. to "Nanabhai" Pvt.Ltd. APPLICANT, to the development work at premises at Street No. 51(pt), CTS No. 793(pt), 818(pt), 819(pt) & 835(pt), of Village Palsar, situated at Helinsda, 1 Layout, Kandivli (E).

on the following conditions viz

- This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri H.S. KHAN, Executive Engineer to exercise his powers and functions of the Planning Authority under sec. 45 of the said Act.
- This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed before the expiry of the period.
- This commencement certificate is not extendable beyond the period specified in the certificate but provided further that such lapse shall not be a bar to the subsequent application for fresh permission under section 43 of the Maharashtra Regional & Town Planning Act, 1966.
- The conditions of this certificate shall be binding on the applicant and his heirs, administrators and successors and every person deriving title through or under him.

801	
76	82

Top of	
800	20
2008	



Executive Engineer, Uda. Prop. (W/S) P & R
MUNICIPAL CORPORATION
MUMBAI
FOR GREATER BOMBAY
2008

2008	
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नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : स्मयएम/डब्ल्यु आर/एचएसजी/टीसी/122६० /२००३-२००४
सन २००३.
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

वैलजर्त को-ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड.

सोटीएस नं. ७९२/५, सर्वे नं. २७ [प] ३१, ५४ [प]

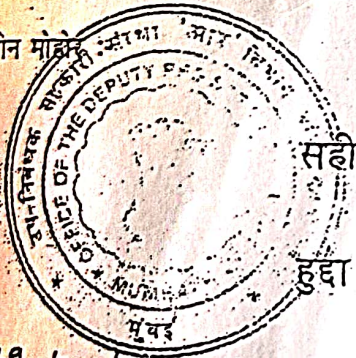
व्हीलज पोईतर, समर्थ नगर, कांदीवली [पूर्व], मुंबई ४०० १०१.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"

संस्था असून उपवर्गीकरण "भांडिक सहभागिता असलेली गृहनिर्माण संस्था" आहे.

कार्यालयीन मोहोर



मुंबई

दिनांक २१ / १० / २००३.



[एस. पी. घोरपंडे]

उपनिर्वाहक

सहकारी संस्था 'आर' विभाग मुंबई

२४६६	२८	४६
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Dr. P. M. M. Prop. (17/11) P. A. E.
Dr. Babasaheb Ambedkar Market
Kandivali (West), Mumbai - 400 061

MUMBAI MAHANAGARPALIKA
NO. CHE/9408/BP(W5)/AR OF

E.1 DEC 2004

K.E. Vaid,

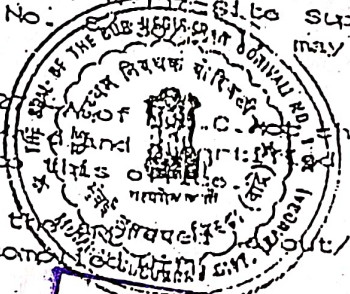
Subject : Permission to occupy the part completed
Bldg. No. 2 i.e. 3rd to 29th upper floor
of wing A & B on plot bearing C.T.S. Nos.
792/5, 792/10 to 14 of village Poisar
situated at Kandivali (East).

Ref: Your letter No: GOS/333/2003 dt. 11.7.2003

The part development work of Bldg. No. 2 comprising of
to 29th upper floor of wing A & B of Bldg. No. 2 comprising of
792/5, 792/10 to 14 of village Poisar situated at Kandivali (East)
completed under the supervision of Shri M.G. Sanbhare, Lic. Archi-
tural Engineer, having Lic. No. CA/76/3098 Shri Suresh P. Shankhvi, Lic.
Shri Sanjay Sanghvi, having Lic. No. STR/ST-27 Site Super-
vised on the following conditions :-

- 1. That the certificates under Section 22 of the Act shall be obtained from A.E.W.W. "R/South" and a copy of the same shall be submitted to this office.
- 2. That all the terms and conditions of the sub-division/ amalgamation shall be complied with.
- 3. That the N.O.C. from E.E. (Mech.) for mechanical ventilation shall be submitted before full occupation.

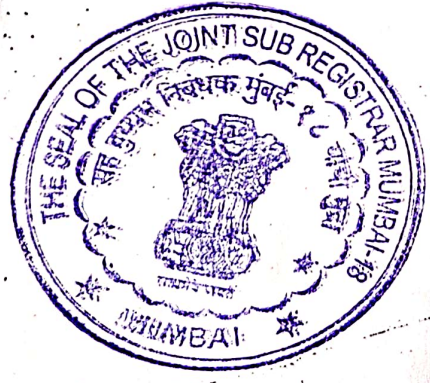
A set of certified completion plan



2003	20
2003	20

Yours faithfully

Dr. P. M. M. Prop. (17/11) P. A. E.
412104



June 5, 2008

To,

The Flat Owners,
Challenger
Khakur Village,
Kandivli (E) - 101

Sub: Correction in CTS.NO.

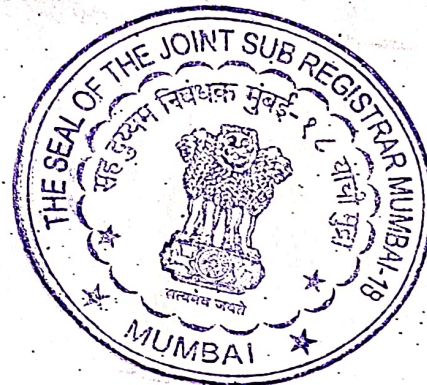
Sir/Madam,

In response to the above subject, CTS No. 795/5,792/10, 836 pertaining to the Challenger Tower No. I to IV has been revised by the Collector due to the reservation of the plot. The revised CTS.No. as per Property Card dated 29/05/95 is 795/5,792/10 to 14. You may incorporate this note along with our sale deed agreement with you.

Thanking you,

For Kanakia Spaces Pvt.Ltd.

Catherine Raja
Catherine Raja
[AGM - Facilities]



Rec.
2/6/08

28/05/08		
28	30	28
2024		



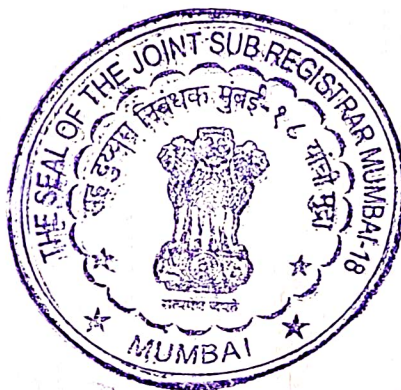
भारत सरकार
Government of India



घनश्याम सभापती तिवारी
Ghanshyam Sabhapati Tiwari
जन्म तिथि/DOB: 15/08/1968
पुरुष/ MALE
Mobile No: 9967967449

3185 0680 6674
VID : 9129 0257 4107 9394

मेरा आधार, मेरी पहचान

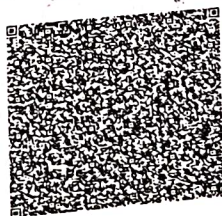


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

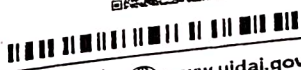


पता:
सी-14, रैन बससेरा, मार्ग न 3, ठाकुर कॉलेज के पास,
सिंह एस्टेट, कांदिवली ईस्ट, मुंबई, मुंबई सुबुरबान,
महाराष्ट्र - 400101

Address:
C/O, C-14, Rain Bassera, Road No 3, Near
Thakur College, Singh Estate, Kandivali
East, Mumbai, Mumbai Suburban,
Maharashtra - 400101



3185 0680 6674
VID : 9129 0257 4107 9394



1947

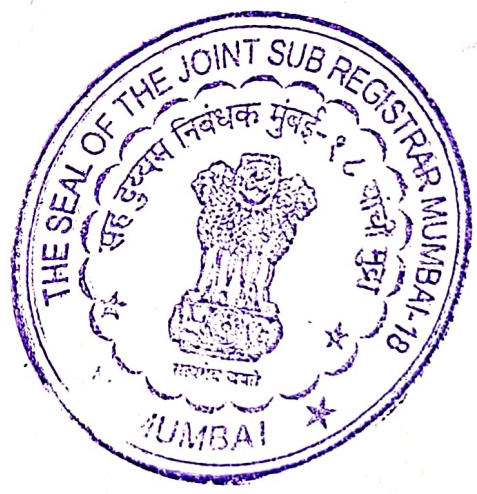
help@uidai.gov.in

www.uidai.gov.in

मुंबई - १८१		
२४८८	३१	४६
२०२५		



S. R. Gagrani



मसुदा - १८१		
२४८८	३२	४९
२०२५		



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार

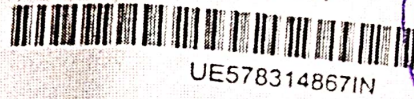
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1081/21012/00230

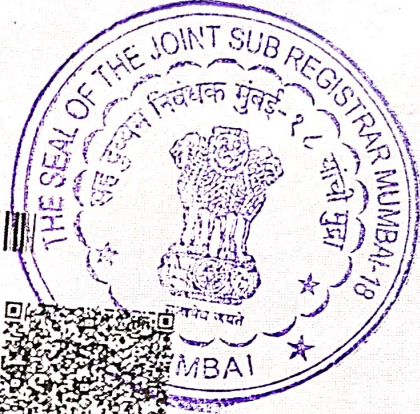
To,
सत्यनारायण रामचन्द्रा गगर्णी
SATYANARAYAN RAMCHANDRA GAGRANI
D 402, GAYATRI SATSANG, LAXMINARAYAN DHAM
THAKUR VILLAGE, KANDIVALI EAST
Kandivali East S.O
Mumbai Mumbai
Maharashtra 400101
9967065195

05/06/2012

Ref: 197 / 17F / 321695 / 322146 / P



UE578314867IN



आपला आधार क्रमांक / Your Aadhaar No. :

8243 3926 6622

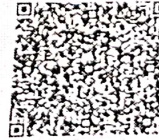
आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सत्यनारायण रामचन्द्रा गगर्णी
SATYANARAYAN RAMCHANDRA GAGRANI
जन्म वर्ष / Year of Birth : 1980
पुरुष / Male



8243 3926 6622

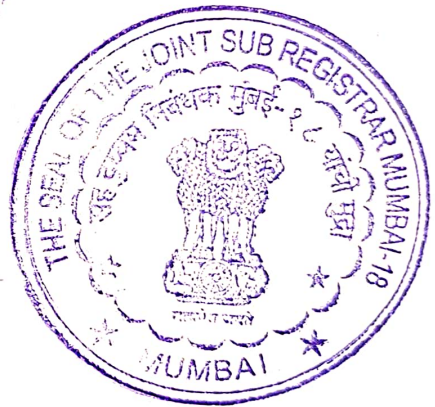
आधार — सामान्य माणसाचा अधिकार

— 20.04.2014

मवई - १८१		
२४८८	३३	४८
२०२५		

आयकर विभाग
 INCOME TAX DEPARTMENT
 SAVITRI GAGRANI
 KARLASH CHANDRA MALIWAL
 08/12/1984
 Permanent Account Number
 APRPG03660
 Signature
 भारत सरकार
 GOVT. OF INDIA
 11022012

Savitri Gagrani



महानगर - १८/		
२४८६	३५	४६
२०२५		

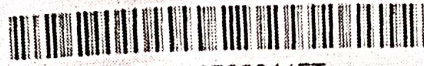


भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

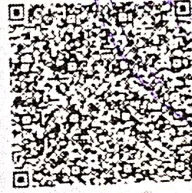
नोदविण्याचा क्रमांक / Enrollment No 1067/13272/40464

To,
सावित्री सत्यनारायण गगराणी
Savitri Satyanarayan Gagrani
D - 402, Gayatri satsang dham
thakur village
near gokul gagan tower kandivali east
Mumbai
Kandivali East Mumbai Mumbai
Maharashtra 400101
9967065195

Ref: 302 / 22M / 44550 / 44623 / P



SE010739944FT



आपला आधार क्रमांक / Your Aadhaar No. :

6968 8074 4590

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



सावित्री सत्यनारायण गगराणी
Savitri Satyanarayan Gagrani
जन्म तारीख / DOB : 08/12/1984
स्त्री / Female



6968 8074 4590

आधार - सामान्य माणसाचा अधिकार

मजबूत - १८१		
२४६६	३०	४६
२०२५		

Savitri Gagrani

भारत सरकार
Government of India



Veena Madanlal Sharma
Date of Birth/DOB: 15/03/1961
Female/ FEMALE

3168 5930 4244

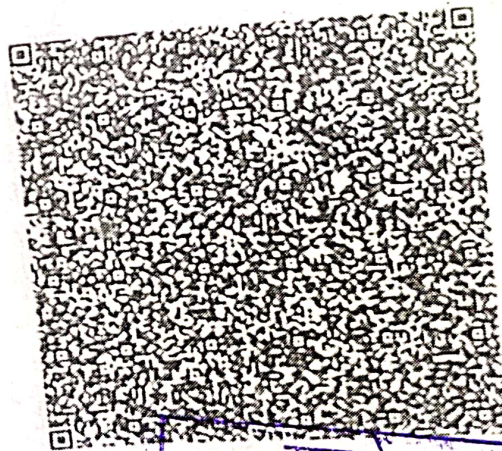
VID : 9132 9009 1359 4195

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
164 Vasukamal Tower, Devi Das Lane, Club
Aquria, Mandapeshwar, Mumbai,
Maharashtra - 400103



3168 5930 4244
VID : 9132 9009 1359 4195

मबई - १८१

२४८६ ३६ ४८

1047

help@uidai.gov.in

www.uidai.gov.in

२०२५

Sharma

आयकर विभाग
INCOME TAX DEPARTMENT

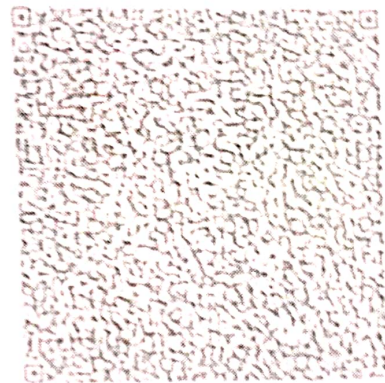


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AANPS8307H



नाम / Name
VEENA MADANLAL SHARMA

पिता का नाम / Father's Name
SUNDERRAM BHARDWAJ

जन्म की तारीख /
Date of Birth
15/03/1961

09012023

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed

Sharma

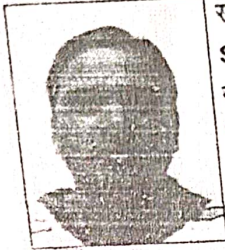


मबई - १८		
२४६	४१	४६
२०२५		



भारत सरकार

GOVERNMENT OF INDIA

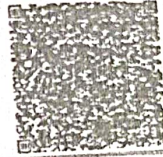


संतोष सुंदर सपालिगा

Santosh Sunder Sapaliga

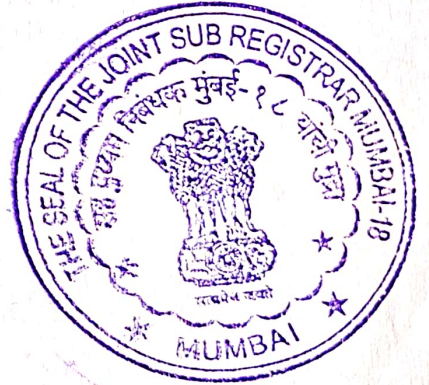
जन्म तारीख / DOB: 28/09/1977

पुरुष / MALE



7307 1737 7160

माझे आधार, माझी ओळख



28/09/1977	21
28/09/1977	8388
2024	

मोबदला: रु. 2,95,00,000/-

पावती: 2692

पावती दिनांक: 21/02/2025

सादरकरणाराचे नाव: सत्यनारायण गगरानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण: 30920.00

मसई 18 यांचे कार्यालयात
 मसई 21 फेब्रुवारी 2025 2:47 म.नं.
 मसई 18/2486/2025
 मसई 18 यांचे कार्यालयात
 मसई 21 फेब्रुवारी 2025 2:47 म.नं.
 मसई 18/2486/2025
 मसई 18 यांचे कार्यालयात
 मसई 21 फेब्रुवारी 2025 2:47 म.नं.
 मसई 18/2486/2025

July 2025

दस्त हात करणाऱ्याची सही:

सह दुय्यम निबंधक मुंबई क्र. १८
 मुंबई

सह दुय्यम निबंधक मुंबई क्र. १८
 मुंबई

दस्ताचा प्रकार: करारनामा

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

दिनांक: 121/02/2025 02:45:31 PM ची वेळ: (सादरीकरण)

दिनांक: 221/02/2025 02:46:46 PM ची वेळ: (फी)

मसई - १८/१
 २४८६ ४५/४६

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीसारख नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण नोंदणी, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबासाठी दस्त निष्पादक व कसुलीधारक हे संपूर्णपणे जबाबदार राहतील.

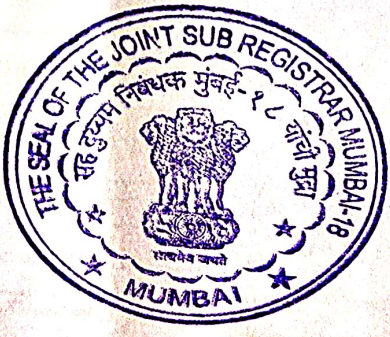
July 2025

July 2025

लिहून देणारे :

लिहून घेणारे :

July 2025



21/02/2025 2:50 PM
21/02/2025 2:50:02 PM

दस्त क्रमांक: मबई 18/2486/2025
दस्तावा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठगा प्रमाणित
1	नाव: सत्यनारायण गगरानी पत्ता: प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: डी विंग गायत्री सतसंग, लक्ष्मीनारायण धाम, ब्लॉक नं: कांदिवली ईस्ट मुंबई, रोड नं: ठाकुर व्हिलेज, महाराष्ट्र, मुंबई. पॅन नंबर: AJJPG6588J	लिहून घेणार वय :- 44 स्वाक्षरी:-		
2	नाव: सावित्री गगरानी पत्ता: प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: डी विंग गायत्री सतसंग, लक्ष्मीनारायण धाम, ब्लॉक नं: कांदिवली ईस्ट मुंबई, रोड नं: ठाकुर व्हिलेज, महाराष्ट्र, मुंबई. पॅन नंबर: APRPG0366D	लिहून घेणार वय :- 40 स्वाक्षरी:-		
3	नाव: वीणा मदनलाल शर्मा पत्ता: प्लॉट नं: 3202, माळा नं: 32, इमारतीचे नाव: ए विंग ओबेरॉय स्कायसिटी, ब्लॉक नं: बोरिवली पूर्व मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर: AANPS8307H	लिहून घेणार वय :- 63 स्वाक्षरी:-		

Satyanarayan

Savitri Gagrani

Sharma

मबई - १८/४६/४६

दस्त एवज करून देणार तथाकथित करारनामा चा दस्त एवज करून दिल्याचे कबुल करतात.
क्र. 3 ची वेळ: 21/02/2025 02:49:28 PM

दस्तावेज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती प्रदीर्घमाने आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार सत्यनारायण गगरानी	21/02/2025 02:48:24 PM	सत्यनारायण रामचन्द्रा गगरणी M 1342425202156920832
2	लिहून घेणार सावित्री गगरानी	21/02/2025 02:48:52 PM	सावित्री सत्यनारायण गगरणी F 1342425310776811520
3	लिहून देणार वीणा मदनलाल शर्मा	21/02/2025 02:49:47 PM	वीणा मदनलाल शर्मा F 1342425550577754112 प्रमाणित करण्यात येते की या दस्तामध्ये एकूण.....पाने आहेत. पुस्तक क्र. १/मबई-१८/४६/४६...२०२५ वर नोंदला, दिनांक.....२१/०२/२०२५

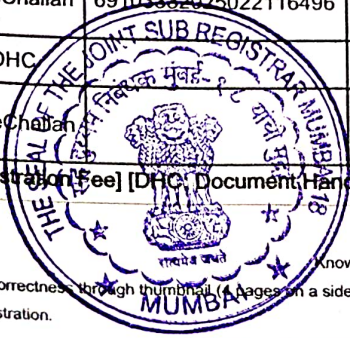
क्र. 4 ची वेळ: 21/02/2025 02:49:48 PM

दुय्यम निबंधक मुंबई क्र. १८
मुंबई

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SATYANARAYAN GAGRANI	eChallan	69102332025022116496	MH016559028202425E	1801500.00	SD	0009150600202425	21/02/2025
2		DHC		0225203226891	920	RF	0225203226891D	21/02/2025
3	SATYANARAYAN GAGRANI	eChallan		MH016559028202425E	30000	RF	0009150600202425	21/02/2025

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





सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 18

दस्त क्रमांक : 2486/2025

नोंदणी :

Regn:63m

21/02/2025

गावाचे नाव : पीयसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	29500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	28408011.075
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2408 चॅलेंजर 2, माळा नं: 24, इमारतीचे नाव: चॅलेंजर्स सी एच एस लिमिटेड, ब्लॉक नं: कांदिवली ईस्ट मुंबई 400101, रोड : ठाकुर व्हिलेज, इतर माहिती: कव्हर पार्किंग स्पेस नंबर 2 ई PUI: RS0600915860148 ((C.T.S. Number : 792 ;))
(5) क्षेत्रफळ	1) 147.77 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:- वीणा मदनलाल शर्मा वय:-63; पत्ता:- प्लॉट नं: 3202, माळा नं: 32, इमारतीचे नाव: ए विंग ओबेरॉय स्कायसिटी, ब्लॉक नं: बोरिवली पूर्व मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AANPS8307H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सत्यनारायण गगरानी वय:-44; पत्ता:- प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: डी विंग गायत्री सत्संग, लक्ष्मीनारायण धाम, ब्लॉक नं: कांदिवली ईस्ट मुंबई, रोड नं: ठाकुर व्हिलेज, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AIJPG6588J 2): नाव:- सावित्री गगरानी वय:-40; पत्ता:- प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: डी विंग गायत्री सत्संग, लक्ष्मीनारायण धाम, ब्लॉक नं: कांदिवली ईस्ट मुंबई, रोड नं: ठाकुर व्हिलेज, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-APRPG0366D
(9) दस्तऐवज करून दिल्याचा दिनांक	21/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	21/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	2486/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1801500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

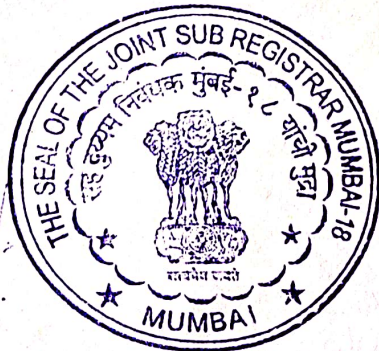
सह दुय्यम निबंधक मुंबई क्र. १६



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तासोबत सुची क्र. II
खरी प्रत

(Signature)

सह दुय्यम निबंधक मुंबई क्र. १६
मुंबई

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SATYANARAYAN GAGRANI	eChallan	69103332025022116496	MH016559028202425E	1801500.00	SD	0009150600202425	21/02/2025
2		DHC		0225203226891	920	RF	0225203226891D	21/02/2025
3	SATYANARAYAN GAGRANI	eChallan		MH016559028202425E	30000	RF	0009150600202425	21/02/2025

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

