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इतर पावती

Original/Duplicate

Wednesday, 23 June 2021 4:27 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5354 दिनांक: 23/06/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: बरल-3-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अल्पेश तेदमुरे

वर्णन बंदर 6/3112/2003

दासताची परत

रु. 80.00

एकूण:

रु. 80.00

सह दु. नि. बोरीवली 3

1); देयकाचा प्रकार: By Cash रक्कम: रु 80/-

सह दु. नि. निर्वक्षित बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

580/418.2

92

(वि. नि. नमुना क्र. १) (Fin. R. Form No. १)

सर्वसा. ११३ मई.

Gen 113 me.

मूल प्रत

ORIGINAL COPY

[अदस्तावेजीय]

[NON TRANSFERABLE]

शासनास केलेल्या प्रदानास
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place. ४२३४० ४२३४०
दिनांक/Date. ०८/४/८२

बंदर-६
३९९२
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on account of

का लेखापाल
Cashier or Accountant.

Proper Officer,
Sub-Registrar (Administrative Officer)
(पदनाम/Designation)

87,850/-

ॐ

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on day of April 2003 BETWEEN MR. SUDHIR M. KHANDWALA,

an Adult, Indian Inhabitant of Mumbai, residing at Flat No. 301, on 3rd Floor

the building known as "MADHUBAN CO-OP. HSG. SOC. LTD situated

S.N. 22, H. No. 7, CTS No. 323, 51, TPS Road, Off Factory Lane, Borivali (West),

Mumbai - 400 092, hereinafter called "THE VENDOR / THE TRANSFEROR"

(which expression shall unless it be repugnant to the context and meaning thereof

shall mean and include his heirs, executors, administrators and assigns)

ONE PART AND (1) SMT. SONAL DHARMENDRA MAKWANA

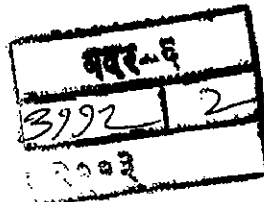
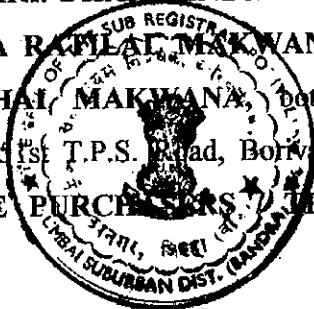
about 27 Years W/O SHRI. DHARMENDRA RATILAL MAKWANA,

SHRI. DHARMENDRA RATILAL MAKWANA aged about 35 Years

RATILAL PREMJBHAI MAKWANA, both Adults, Indian Inhabitants

residing at 201, Arpita, 1st T.P.S. Road, Borivali (West), Mumbai - 400 092

hereinafter called "THE PURCHASERS / THE TRANSFEREES" (which



consideration of Rs. 87,850/- and 5 lakhs and 50 thousand rupees only

expression shall unless repugnant it be repugnant to the context and meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

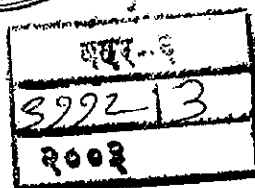
★ **THE VENDOR HAS REPRESENTED THE PURCHASERS THAT :**

1. The Purchaser therein **MR. MANDANLAL R. KHANDWALA** and the Vendor herein and the Purchaser therein **MR. SUDHIR M. KHANDWALA** have jointly entered into an Agreement for Sale e dated 24th day of January 1996 **WITH M/S. K. T. CONSULTANTS AND DEVELOPERS**, a registered Partnership Firm Carrying on business of Builders and Contractors at C-1/1 Ground Floor Manek Nagar, Punjabi Lane, Borivali (West), Mumbai - 400 092 therein referred to as **"THE BUILDERS /DEVELOPERS / PROMOTERS"** & **PUSHPARAJ KHANDERAO TALPADE** an Adult, Indian Inhabitant of Mumbai residing at Prabhat View, Block No.2, Lakhamsey Napoo Road, Dadar Mumbai 400 014. by the hand of his C. A. **SHRI. KISHORCHANDRA T. SHETH** therein referred to as **"THE OWNER/VENDOR/CONFIRMING PARTY"** and thereby agreed to purchase the right, title & interest in respect of the **Flat No. 301, on 3rd Floor**, in the building known as **"MADHUBAN CO-OP. HSG. SOC. LTD.,** situated at S.N. 22, H. No. 7, CTS No. 323, 51, TPS Road, Off Factory Lane, Borivali (West), Mumbai - 400 092, for consideration which was being duly recorded in the records of the society on **1st December 1999** by allotting Five Fully Paid Up Shares of Rs. 50/- each bearing Serial Nos. **36 to 40 (Both Inclusive)** covered under the Share **Certificate No. 08**.

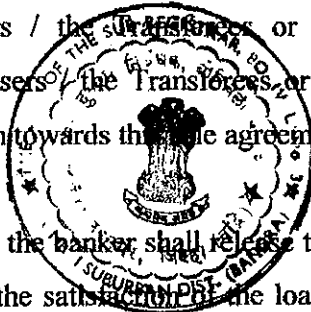
2. **AND WHEREAS** the said **MR. MANDANLAL R. KHANDWALA** Died intestate on **06/09/1996** and accordingly the said society has transferred the right, title and interest in respect of the said **Flat No. 301, on 3rd Floor**, in the building known as **"MADHUBAN CO-OP. HSG. SOC. LTD.,** situated at S.N. 22, H. No. 7, CTS No. 323, 51, TPS Road, Off Factory Lane, Borivali (West), Mumbai - 400 092, along with Five Fully Paid Up Shares of Rs. 50/- each bearing Serial Nos. **36 to 40 (Both Inclusive)** covered under the Share **Certificate No. 08**. in favour of **MR. SUDHIR M. KHANDWALA** on **8th August 2001**.

S.A.M.

File



3. That the Vendor / the Transferor is the absolute, sole and exclusive owner or acquirer of the said Flat No. 301, on 3rd Floor and have paid full consideration thereof.
4. That the said Transfer of Shares by society dated 1st December 1999 is valid and the same is not terminated and / or determined and the Vendor / the Transferor herein has observed the terms and conditions and covenant of the said transfer whatsoever may be.
5.
 - a. That the Vendor / the Transferor has good right, full power and absolute right to sell and dispose off the said Flat and he has truly, faithfully and honestly disclosed all the facts to the Purchasers / the Transferees without suppressing or misrepresentation of any facts from the Purchasers / the Transferees and their rights in respect of the said Flat and the said Agreement is absolutely clear and marketable and free from all encumbrances at law and equity, right, title, interest and / or claim in favour of any third party / parties whosoever in respect of said Flat which affects the right of the Purchasers / the Transferees save and except Mortgage in Favour of Abhudaya Co-Op Bank, Parel Village and have not received or agreed to receive any consideration from any third party whosoever either in cash or in kind nor created or agreed to create any third party rights and/or inducted or agreed to induct any third party claim, use and / or possession of the said Flat.
 - b. The Vendor / the Transferor hereby agrees & confirms that the loan outstanding with the Bankers shall be cleared by arranging the direct payment from the Purchasers / the Transferees or his banker and any payment made by the Purchasers / the Transferees or his bankers shall be deemed to be the consideration towards the said agreement.
 - c. On receipt of the loan amount the banker shall release the original title deeds and issue a letter confirming the satisfaction of the loan amount and release of the charge created vide mortgage.



[Signature] S.A.M.

[Signature]

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Upon the strength of the aforesaid representations made by **THE VENDOR / THE TRANSFEROR** to **THE PURCHASERS / THE TRANSFEREES & THE PURCHASERS / THE TRANSFEREES** believing the same to be true and correct, honest and bonafide the parties entered into an oral negotiation and pursuant **THE VENDOR / THE TRANSFEROR** herein has agreed to sell to **THE PURCHASERS / THE TRANSFEREES** and **THE PURCHASERS / THE TRANSFEREES** have agreed to purchase and acquire from the said **VENDOR / THE TRANSFEROR** the said **Flat No. 301, on 3rd Floor**, in the building known as "**MADHUBAN CO-OP. HSG. SOC. LTD.**", Situated at S.N. 22, H. No. 7, CTS No. 323, 51, TPS Road, Off Factory Lane, Borivali (West), Mumbai - 400 092, with all rights, title and interest therein and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of **Rs. 15,11,000/- (Rupees Fifteen Lakhs Eleven Thousand Only)** upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

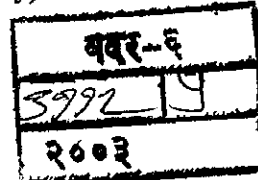
★ **NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

The Vendor / the Transferor has agreed to sell, transfer and assign to the Purchasers / the Transferees and the Purchasers / the Transferees have agreed to purchase and acquire the said **Flat No. 301, on 3rd Floor**, in the building known as "**MADHUBAN CO-OP. HSG. SOC. LTD.**," a Registered Society, registered under the Maharashtra Co-Operative Societies Act, 1960 vide **Registration No. BOM / W-R / HSG / TC / 10409**, Year **1999-2000** together with all rights, title, interest, benefits, along with the **Five Fully Paid Up Share Nos. 36 to 40 (Both Inclusive)** covered under the **Share Certificate No. 08** at the lump sum price or consideration amount of **Rs. 15,11,000/- (Rupees Fifteen Lakhs Eleven Thousand Only)**

2. The Purchasers / the Transferees have agreed to pay to the Vendor / the Transferor the Initial / Part Consideration of Rs. 5,11,000/- (**Rupees Five Lakhs Eleven Thousand** Only) out of the Full

[Signature]
S.D.M.

[Signature]
S.D.M.



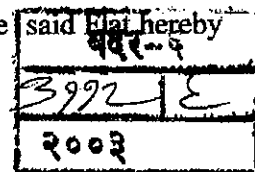
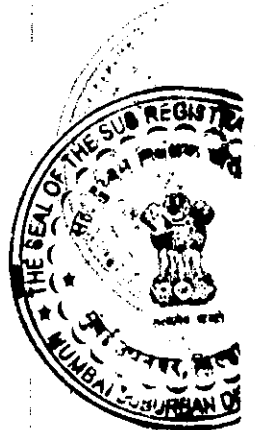
Consideration Amount of Rs. 15,11,000/- (Rupees Fifteen Lakhs Eleven Thousand Only) as per the details given here under :

DATE	AMOUNT	CHQ / P.O. NO.	DRAWN ON
11.4.2003	5,11,000/=	927164	Bharat Corp. Bank Ltd., Borivili (West)

Total Rs. 5,11,000/- (Rupees Five Lakh Eleven Thousand Only)

And agreed to pay the balance consideration Rs. 10,00,000/- (Rupees Ten Lakh Only) on or before 30.4.2003 or at the time of possession mutually agreed upon the Vendor and / or the Purchasers at any time and further limited to and subject to Clause No. 5, (a), (b) & (c) of the representation stated above.

3. The Vendor / the Transferor shall hand over to the Purchasers / the Transferees the vacant and peaceful possession of the said Flat along with all original papers and documents including Agreement for Sale, Original Share Certificate No. 08 bearing Serial Nos. 36 to 40 pertaining to the said Flat immediately on Receipt of the balance payment.
4. The Vendor / the Transferor agrees that the transfer charges will be borne and paid by **THE VENDOR / THE TRANSFEROR** and **THE PURCHASERS / THE TRANSFEREES** in the **Equal Ratio**.
5. The Vendor / the Transferor hereby declares that there is no Prohibitory Order by any Government and / or Authority which may prohibit the Vendor / the Transferor from transferring the said Flat. The Vendor / the Transferor further declares that no attachment has been levied on the said Flat.
- a) The Vendor / the Transferor hereby declares that he is not created any charge, claim or lien on the said Flat and that the said Flat hereby



Signature

Signature

agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances and should there be any claim from any person or persons against the said Flat, the Vendor / the Transferor hereby agrees and undertake to indemnify the Purchasers / the Transferees against such claims.

b) The Purchasers / the Transferees are entitled to become the members of the said society in the said building by the purchase of Flat in the said building.

c) The Vendor / the Transferor agrees and undertakes to sign and execute all acts and deeds including Sale Deed, Affidavits, Declarations, Undertaking, etc. in favour of the Purchasers / the Transferees and shall co-operate the Purchasers / the Transferees to transfer their names in the record of the society.

6. The Purchasers / the Transferees agree to pay the necessary stamp duty as leviable by the concerned Government Authority on this Agreement and the Purchasers / the Transferees shall also agree to pay all charge and / or advance maintenance whatever be payable to the society from the date of possession.

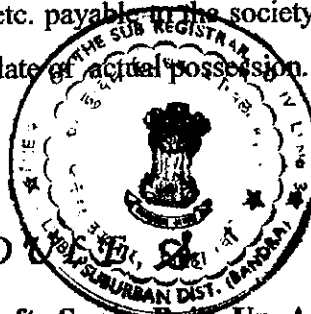
7. Simultaneously, the Vendor / the Transferor shall agrees to pay the Maintenance, Electricity Charges or any Deposits, etc. payable to the society or to the State or Union Government Authority till the date of actual possession.

& PROPERTY SCHEDULE

Flat No. 301, on 3rd Floor, admeasuring 1060 sq. ft. Super Built Up Area equivalent to 78.81 sq. mtrs Built Up Area in the building known as "MADHUBAN CO-OP. HSG. SOC. LTD.," situated at S.N. 22, H. No. 7, CTS No. 323, 51, TPS Road, Off Factory Lane, Borivali (West), Mumbai - 400 092 and constructed on all that piece and parcel of land bearing Survey No 22, Hissa No. 7 C.T.S. No. 323, Village Eksar, Taluka Borivali, in the Registration District of Mumbai Suburban and Sub-Registration District of Mumbai City and Mumbai Suburban. being the original Plot No. 159 of Borivali (West) Town Planning

S.D.M.

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323/51
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Scheme No. III (Draft) admeasuring 3411.70 sq. mtrs i.e. 4080.39 sq. yd. Or thereabout bounded as follows i.e. to say

on or towards NORTH by C.T.S NO. 322 & 51st Road T.P.S. No.III
Borivali
on or towards EAST by C.T.S No. 520 & or S. No. 22, Hissa No. 9
on or towards WEST by C.T.S No. 325/326 & or S. No. 22, Hissa No.4
& S. No. 22, Hissa No.5
on or towards EAST by C.T.S No. 519 & S. No. 24

The Building "MADHUBAN CO-OP. HSG. SOC. LTD." was constructed in the year 1993.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the year first herein above written.

SIGNED, SEALED & DELIVERED by the ☒

within named VENDOR / TRANSFEROR ☒

MR. SUDHIR M. KHANDWALA ☒ *S. M. Khandwala*

In the presence of ☒

..... ☒

SIGNED, SEALED & DELIVERED by the ☒

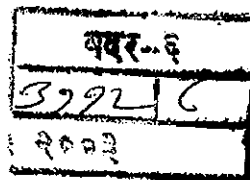
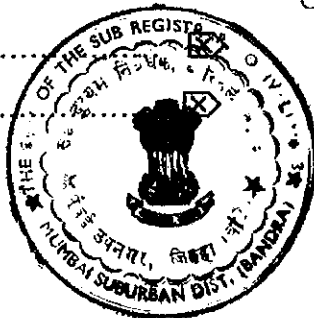
within named PURCHASERS / TRANSFEREES ☒

(1) SMT. SONAL D. MAKWANA ☒ *Sonal D. Makwana*

(2) SHRI. DHARMENDRA R. MAKWANA ☒ *Dharmendra R. Makwana*

In the presence of ☒

..... ☒



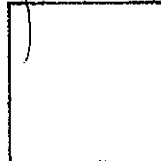
RECEIPT

RECEIVED with thanks the sum of Rs. _____/- (Rupees
_____ Only) from (1) SMT.
SONAL DHARMENDRA MAKWANA & (2) SHRI. DHARMENDRA
RATILAL MAKWANA being the Initial / Part Payment against the sale of Flat
No. 301, on 3rd Floor, in the building known as "MADHUBAN CO-OP. HSG.
SOC. LTD.," situated at S.N. 22, H. No. 7, CTS No. 323, 51, TPS Road, Off
Factory Lane, Borivali (West), Mumbai - 400 092, as per the terms of our
Agreement for Sale being executed between us on _____, as per the
following detail:

DATE	AMOUNT	CHQ / P.O. NO.	DRAWN ON
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Total Rs. _____/- (Rupees _____ Only)

I SAY RECEIVED,



(MR. SUDHIR M. KHANDWALA)

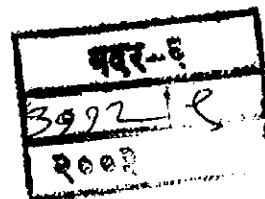
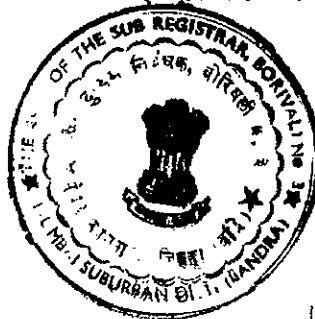
DATE: _____

PLACE: MUMBAI

WITNESSES:

1.

2.



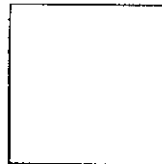
& FINAL RECEIPT &

RECEIVED with thanks the sum of Rs. _____/- (Rupees
_____ Only) from (1) SMT.
SONAL DHARMENDRA MAKWANA & (2) SHRI. DHARMENDRA
RATILAL MAKWANA being the Full and Final Payment against the sale of
Flat No. 301, on 3rd Floor, in the building known as "MADHUBAN CO-OP.
HSG. SOC. LTD.," situated at S.N. 22, H. No. 7, CTS No. 323, 51, TPS Road,
Off Factory Lane, Borivali (West), Mumbai - 400 092, as per the terms of our
Agreement for Sale being executed between us on _____, as per the
following detail:

DATE	AMOUNT	CHEQ / P.O. NO.	DRAWN ON
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Total Rs. _____/- (Rupees _____ Only)

I SAY RECEIVED,



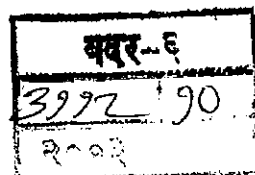
(MR. SUDHIR M. KHANDWALA)

DATE : _____

PLACE : MUMBAI

WITNESSES:

- 1.
- 2.



बृहन्मुंबई महानगरपालिका
शासनात कार्या देणक

(दयाल नाथल पंजल)

RC030271124 01/10/2002-31/03/2003 RN 4522 (14)

SECY MADHUBAN CO OP HSG SOC
TPS III
BORIVALI WEST
MUMBAI 92

पं. ४२२२ (८४) ए. ए. १८४ प. ३ III ५१११ ROAD HOUSE MADHUBA N
श्री पी. के. तालपाडे

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* धल्लबाहीमये तुक्-पुं उरत्याम त्या बाबत विभागीय महज्जक कार्निर्माणक व ऊर संकलक्षनां तिखने

पञ्चम रकम रु. 369305	प्रथम वसतिगृह दिनांक 01/04/1993	या व्यवस्थापितास भावेनी रकम	आता परवचणी रकम 369305
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१. न. सवसनीमुळे ७/१० आकरणी, न. सवसनीमुळे ८/१० आकरणी, क. कसमतिगहामुळे ४/१० आकरणी यांचे श्रवळछंडाची पूर्वीची देकोडे एड्स सभ्यजात पोर्तित. सुबनेराटी कुपा यांचे पल्लवे.

॥ निवासी करपात्र भूल्यावर भम अग्निवासी करपात्र भूल्यावर

पुण्याची एकादश

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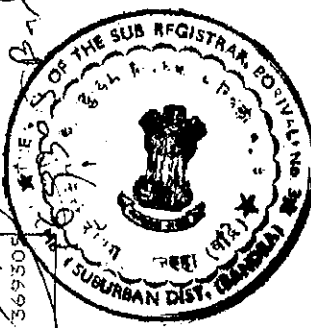
१. सप्तमीपुत्रे ७/१० आनंदी, २. सप्तमीपुत्रे ८/१० आकाशी, ३. करसप्तमिपुत्रे ४/५ आकाशी
४. सप्तमीपुत्रे ९/१० आनंदी, ५. सप्तमीपुत्रे ६/१० आकाशी, ६. सप्तमीपुत्रे ७/१० आनंदी, ७. सप्तमीपुत्रे ८/१० आकाशी, ८. सप्तमीपुत्रे ९/१० आनंदी, ९. सप्तमीपुत्रे १०/१० आनंदी

ना. भि. मुंडलें
करगियारक जाणि संकलक (प्रणारी)

85419

ना. भि. मंडलै

पदर-
392-99
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PR	अभियुक्त का पिन कोड	विद्यार्थक वसरे
RC-08 201-12-4 20130		
देवना प्रमाणिक	देवनाली रकम	307000

RC WARD A&C DEPT P. THACKERAY
NATYAMANDIR BORIWALI MUM 92

मा.ज.क.ड.ने

Mem. Register No. 8

Certificate No. CC

SHREE MADHUBAN CO-OPERATIVE HOUSING SOCIETY LIMITED

REGD. NO. BOMW-RHSG/TC/10409/YEAR 1999-2000

S.N. 22, H. No. 7, Cts No. 323, 51, Tps Road, Off Factory Lane, Borivali (W), Mumbai - 400 092.

SHARE CERTIFICATE

FLAT No. 301

This is to certificate that Shri / Smt. / M/s. Madam Lal R. Khandwala

MR. Sudhir Khandwala is / are the

Registered Holder/s of 5 (five) fully paid-up shares Numbered 36 to 40

inclusive, of Rs. 50/- each in the above named SHREE MADHUBAN CO-OPERATIVE HOUSING SOCIETY LIMITED.
Subject to the Bye-Laws thereof.

Rs. 250/-

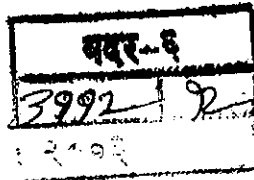


Given under the Common Seal of the said Society
For Shree Madhuban Co-op. Hsg. Soci. Ltd.

Chairman Ashokesh

Secretary Pradip

Mumbai The 1st Day of December 1999



P.T.O

MENTIONED SHARES

Date of transfer	No. of transfer	Ledger folio & Name & Address	Ref. No. of Transferee	Signature
7 th Aug. 2007		MR. SUDHIR. MADANLAL KHANDEWARA	32	For Signature <i>[Signature]</i> Chairman, District



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EXTRACT FROM THE PROPERTY REGISTER CARD

City Survey	Area Sq.Mts	Tenure	Particulars of Assessment for rent paid to Government and when due for revision.
323	25-0	A	

Other Remarks

[illegible]



दशत गोविंदाय नमः-॥

संलग्नक 3 (सोपानित)

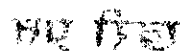
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अंगठ्याचा ठसा

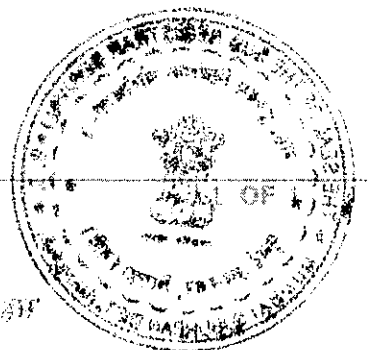
Sonal A. Mahajan

Intersection

सहा



॥ अथ शिवसंज्ञा ॥ शिवसंज्ञायां दस्तऐवज करुण विल्याचे कपुल कान्तां

[illegible]

दस्त गोपवारा भाग - 2

वदर6

दस्त क्रमांक (3112/2003)

दस्त क्र. [वदर6-3112-2003] चा गोपवारा

बाजार मूल्य : 1638500 मोवदला 1511000 भरलेले मुद्रांक शुल्क : 89850

दस्त हजर केल्याचा दिनांक : 16/04/2003 01:11 PM

निधादनाचा दिनांक : 11/04/2003

दस्त हजर करणा-याची सही :

Sonal A. Makwanje

दस्ताचा प्रकार : 25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 16/04/2003 01:11 PM

शिवका क्र. 2 ची वेळ : (फी) 16/04/2003 01:14 PM

शिवका क्र. 3 ची वेळ : (कबुली) 16/04/2003 01:14 PM

शिवका क्र. 4 ची वेळ : (ओळख) 16/04/2003 01:15 PM

दस्त नोंद केल्याचा दिनांक : 16/04/2003 01:15 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) सुनिल- पाल, घर/प्लॉट नं: 106

गल्ली/रस्ता :

ईमारतीचे नाव: बालाजी आर्केड

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: कांदीवली प गुं

तालुका: -

पिन: 67

2) अजय- मिस्त्री, घर/प्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

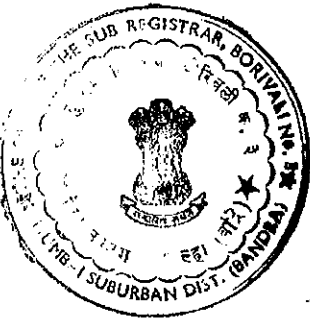
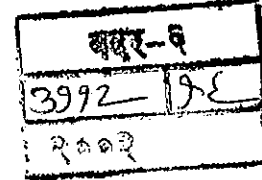
दु. निबंधकाची सही
बोरीवली 3 (बोरीवली)

प्रमाणित करण्यात येते की, या
दस्तामळे पकडून.....१६.....पाने जाईल.

सह दुय्यम निबंधक बोरीवली-क्र. ३,
मुंबई उपनगर जिल्हा.

दस्त क्र. 3112/03
पुस्तक क्रमांक ६ क्रमांक बर
नोंदवत १६/४/०३
दिनांक

सह दुय्यम निबंधक बोरीवली-३
मुंबई उपनगर जिल्हा.



खरी प्रत

सह दुय्यम निबंधक बोरीवली क्र. ३, सह दुय्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा मुंबई उपनगर जिल्हा

जी/बोरीवली अल्पेश नेरमूर
चांना प्यांवे त २३/४/२९
या अर्जाद्वारे वज्र करत दिली.
अर्ज क्रमांक ३४९/२९
दिनांक २४/४/२९