



19/03/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. उल्हासनगर 1

दस्त क्रमांक : 993/2021

नोदणी :

Regn:63m

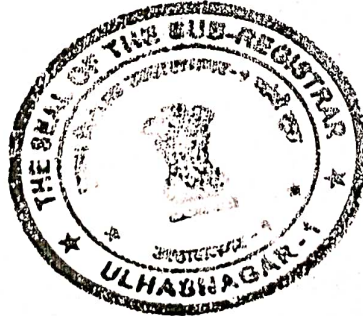
गावाचे नाव : उल्हासनगर कॅम्प क्र.5

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3812000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: उल्हासनगर म.न.पा इतर वर्णन : इतर माहिती: विभाग एच 1/8 रूम नंबर. 1583, ब्लॉक नं. सी-792, रूम नं. 1584, ब्लॉक नं. सी-792, रूम नं. 1585, ब्लॉक नं. सी-793 अँड रूम नं. 1586 ऑफ ब्लॉक नं. सी-793, शीट नं. 47, यावर बांधलेली इमारत साई मधत को ओपी हाउसींग सोसायटी सीमीटेड., पाचवा मजला, फ्लट नं. 501, उल्हासनगर-421005, डिस्ट. ठाने, वार्ड नं. 53, प्रोपेटी नं. 53डीआई021331800, क्षेत्र-976.52 चौ. फूट (बिल्ट उप एरिया). ((C.T.S. Number : 25962, 25963, 25964 AND 25965 ;))
(5) क्षेत्रफळ	1) 976.52 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- दिनेश चेतनदास छाबडिया वय:-42; पत्ता:- प्लॉट नं: रूम नं. 100, माळा नं: ब्लॉक नं. सी-50, इमारतीचे नाव: दीपक ड्रीम्स, ब्लॉक नं: कुर्ला कॅप रोड, रोड नं: उल्हासनगर-421004, डिस्ट्रिक्ट. ठाणे, महाराष्ट्र, THANE. पिन कोड:-421004 पॅन नं:-AMBPC7153K 2): नाव:- कमलेश चेतनदास छाबडिया वय:-41; पत्ता:- प्लॉट नं: रूम नं. 100, माळा नं: ब्लॉक नं. सी-50, इमारतीचे नाव: दीपक ड्रीम्स, ब्लॉक नं: कुर्ला कॅप रोड, रोड नं: उल्हासनगर-421004, डिस्ट्रिक्ट. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-AMCPC5761C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मोहिनी दीपचंद लुंड वय:-74; पत्ता:- प्लॉट नं: रूम नं. 7-8, माळा नं: बीके. नं. 2015, इमारतीचे नाव: ज्स्क भवन, ब्लॉक नं: दूदहनाका, रोड नं: उल्हासनगर-5, डिस्ट्रिक्ट. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421005 पॅन नं:-AEMPL3030M 2): नाव:- दृष्टी नरेश लुंड वय:-34; पत्ता:- प्लॉट नं: रूम नं. 7-8, माळा नं: बीके. नं. 2015, इमारतीचे नाव: ज्स्क भवन, ब्लॉक नं: दूदहनाका, रोड नं: उल्हासनगर-421005, डिस्ट्रिक्ट. ठाणे, महाराष्ट्र, THANE. पिन कोड:-421005 पॅन नं:-AEMPL4774J
(9) दस्तऐवज करून दिल्याचा दिनांक	17/03/2021
(10) दस्त नोदणी केल्याचा दिनांक	19/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	993/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	160000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



सहा दुय्यम निबंधक क्र-२
उल्हासनगर क्र १

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(1) Shri Dinesh S/o. Chetandas Chhabria, (Pan No. AMBPC7153K, Aadhar No. 8637 9399 0691), Hindu, adult, aged about 42 years, and (2) Shri Kamlesh S/o. Chetandas Chhabria, (Pan No. AMCP5761C, Aadhar No. 4319 7881 5238), Hindu, adult, aged about 41 years, Both of them residing at Deepak Dreams, Room No. 100, Block No. C-50, Kurla Camp Road, Ulhasnagar-4, Dist. Thane, hereinafter called the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, and assigns) of the One Part.

A N D

(1) Smt. Mohini Deepchand Lund, (PAN NO. AEMPL3030M AND AADHAR NO. 8425 8873 6587), Hindu, adult, aged about 74 years, and (2) Smt. Dirshti Naresh Lund, (Pan No. AEMPL1774J, Aadhar No. 8393 4638 5024), Hindu, adult, aged about 34 years, both of them JSK Bhawan, Room No. 7-8, Bk.No. 2015, Section 37, Dudhnaka, Ulhasnagar-5, Dist. Thane, hereinafter called the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the Other Part.



WHEREAS the transferors are the sole and absolute owners of Flat No. 501, area about 976.52 sq.ft. (Built up area), on 5th floor, in "SAI MANNAT CO-OP HOUSING SOCIETY LTD., Constructed on Room No. 1583, Block No. C-792, Room No. 1584, Block No. C-792, Room No. 1585, Block No. C-793 and Room No. 1586 of Block No. C-793, Sheet No. 47,

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Ulhasnagar-5, Dist. Thane, assessed under Ward No. 53, Property No. 53DI021331800, registered under Maharashtra Co-op. Housing Societies Act 1960 under Registration No. TNA/ULR/HSG/(TC)31738/2019-20 dated 09-09-2019 (hereinafter referred to as the "Said Society") and as such member are the holders and owners of the Flat No. 501, area adm. about 975.524 sq.ft. (Built up area), on 5th floor, in "SAI MANNAT CO-OP HOUSING SOCIETY LTD., Constructed on Room No. 1583, Block No. C-792, Room No. 1584, Block No. C-792, Room No. 1585, Block No. C-793 and Room No. 1586 of Block No. C-793, Sheet No. 47, Ulhasnagar-5, Dist. Thane, assessed under Ward No. 53, Property No. 53DI021331800, hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS unless the Society cannot issue the Share Certificate.

AND WHEREAS the transferors have purchased the said property under a Regd. Agreement of Sale vide Sr.No. 837 dt. 12-04-2019 from Manoj Enterprises Through Its Partner Shri Manoj S/O. Lachhmandas Jagwanthi (Builders).



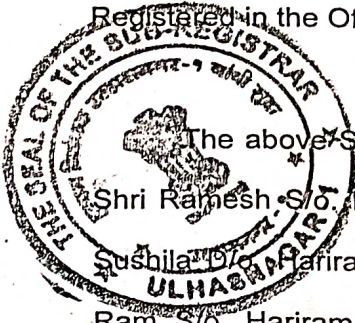
AND WHEREAS the Builders aforesaid have acquired the above said Properties i.e. (1) Room No. 1583 (Admeasuring about 218 Sq.Yards) No. C-792, bearing C.T.S. No. 25962 shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation, under Property No. 53DI018721000 (Sr. No. 53/0224) of Ward No. 53, (2) Room No. 1584 (Admeasuring about 224 Sq.Yards) of Blk.No. C-792, bearing C.T.S. No. 25963 shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720900 (Sr. No. 53/0223) of Ward No. 53, (3) Rom

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No. 1585 (Admeasuring about 280 Sq.Yards) of Block No. C-793, bearing C.T.S. No. 25964 shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No.53DI018720700 (Sr.No. 53/0221) of Ward No.54 (4) Room No. 1586 (Admeasuring about 257 Sq.yards) of Blk.No.C-793, bearing C.T.S. NO.25965 shown in Survey Sheet No.47, Assessed by Ulhasnagar Municipal Corporation under Property No.53DI018720800 (Sr.No.53/0222) of Ward No.53, Ulhasnagar 421 005, District Thane, totally admeasuring about 979 Sq.Yards equivalent to 818.56 Sq.meters as under:-

THAT the Builder aforesaid has acquired the Premises known as Room No.1583 (Admeasuring about 218 Sq.Yards) of Blk.No.C-792, bearing C.T.S.No.25962 shown in Survey Sheet No.47, Assessed by Ulhasnagar Municipal Corporation under Property No.53DI018721000 (Sr.No.53/0224) of Ward No.53, Ulhasnagar 421 005, District Thane, from (i) Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, (vii) Shri Tulsidas S/o. Gobindram Rupela, (viii) Mrs. Veena W/o. Chanderlal Gangwani, & (ix) Shri Sadoro S/o. Kodumal Galani, by way of Registered Sale Deed, vide Regn.No.2123/14, on dated 01/11/2013, which is Registered in the Office of the Sub-Registrar, Ulhasnagar.



The above Said Persons, i.e. (i) Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, (vii) Shri

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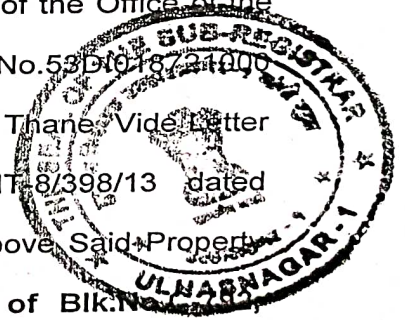
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Tulsidas S/o. Gobindram Rupela, (viii) Mrs. Veena W/o. Chanderlal Gangwani, & (ix) Shri Sadoro S/o. Kodumal Galani, had acquired the above Said Property i.e. (1) Room No.1583 (Admeasuring about 218 Sq.Yards) of Blk.No.C-792, bearing C.T.S. No.25962 shown in Survey Sheet No.47, Assessed by Ulhasnagar Municipal Corporation under Property No.53DI018721000 (Sr.No.53/0224) of Ward No.53, Ulhasnagar 421 005, District Thane, by way of heirship of deceased Shri Kishindas S/o. Naraindas Rupela had expired on 07-02-2011. Subsequently the above Said Property is Changed in the joint names of (i) Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, (vii) Shri Tulsidas S/o. Gobindram Rupela, (viii) Mrs. Veena W/o. Chanderlal Gangwani, & (ix) Shri Sadoro S/o. Kodumal Galani, by the Taluka Inspector of Land Records in Property Card, bearing Sr.No.25962. Vide Transfer Registered Sr.No.541, 542 & 543 dt. 24/07/2013. The Said Property is also Changed in their joint names in the records of the Office of the Ulhasnagar Municipal Corporation under Property No.53DI018721000 (Sr.No.53/0224) of Ward No.53, Ulhasnagar 421 005, District Thane. Vide Order of Change of Name issued under Sr.No.UMC/TD/UNIT-8/398/13 dated 29/08/2013. Shri Kishindas S/o. Rupela had acquired the above Said Property i.e. Room No.1583 (Admeasuring about 218 Sq.Yards) of Blk.No. C-792, bearing C.T.S. No.25962 shown in Survey Sheet No.47, Ulhasnagar 421 005, District Thane, by way of purchase from one Shri Dharampal S/o. Rajaram Khattar under a Registered Sale Deed No.818/73 dated 06/06/1973, Registered in the Office of the Sub-Registrar, Ulhasnagar. Shri Dharampal S/o. Rajaram Khattar had acquired the Said Property i.e. Room No.1583 (Admeasuring about 218 Sq.Yards) of Blk.No.C-792, bearing C.T.S. No.25962 shown in Survey



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Sheet No.47, Ulhasnagar 421 005, District Thane, by way of purchase from the Government of India, Through the Managing Officer, Office of the Regional Settlement Commissioner, Bombay, Vide C.D. (Conveyance Deed) issued under Sr.No.71154-56 (P.C.No.15895) dated 28/07/1960.

THAT the Builder aforesaid has acquired the Property known as Room No.1584 (Admeasuring about 224 Sq.Yards) of Blk.No.C-792, bearing C.T.S.No.25963 shown in Survey Sheet No.47, Assessed by Ulhasnagar Municipal Corporation under Property No.53DI018720900 (Sr.No.53/0223) of Ward No.53, Ulhasnagar 421 005, District Thane, from (i) Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, by way of Registered Sale Deed, vide Regn.No.2124/13, on dtd.01/11/2013, which is Registered in the Office of the Sub-Registrar, Ulhasnagar.

The above Said Persons, i.e. (i) Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, had acquired the above Said Property, i.e. Room No.1584 (Admeasuring about 224 Sq.Yards) of Blk.No.C-792, bearing C.T.S.No.25963 shown in Survey Sheet No.47, Assessed by Ulhasnagar Municipal Corporation under Property No.53DI018720900 (Sr.No.53/0223) of Ward No.53, Ulhasnagar 421 005, District Thane, by way of heirship of deceased Shri Hariram S/o. Naraindas Rupela had expired on 24/01/2011. Subsequently the above Said Property, is



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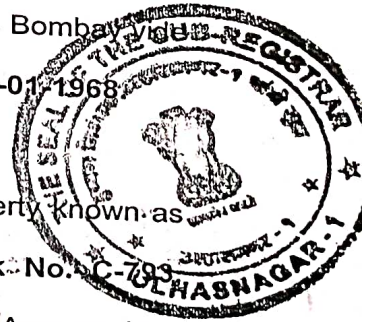
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changed in the joint names of (i) Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, (vii) Shri Tulsidas S/o. Gobindram Rupela, by the Taluka Inspector of Land Records in Property Card, bearing Sr.No.25963, Vide Transfer Registered Sr.No.549 dated 24/07/2013. The above Said Property is also Changed in the joint names in the records of the Office of the Ulhasnagar Municipal Corporation under Property No.53DI018720900 (Sr.No.53/0223) of Ward No.53, Ulhasnagar 421 005, District Thane, Vide Letter of Change of Name issued under Sr.No.UMC/TD/UNIT-8-396 /13 dated 28/08/2013. Shri Hariram S/o. Naraindas Rupela had acquired the above said property i.e. (2) Rom No. 1584 (Admeasuring about 224 sq.yds.) of Block No. C-792, bearing C.T.S. No. 25963 shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720900 (Sr. No. 53/0223) of Ward No. 53, Ulhasnagar - 421005, District Thane, by way of purchase from the Government of India, Through the Managing Officer, Office of the Regional Settlement Commissioner, Bombay C.D. (Conveyance Deed) issued under Sr. No. 13562-65 dated 23-01-1968



THAT the Builder/Vendor aforesaid has acquired the property known as Room No. 1585 (Admeasuring about 280 Sq.yards) of Block No. C-792 bearing C.T.S. No. 25964 shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720700 (Sr. no. 53/0221) of Ward No. 53, Ulhasnagar-421005, District Thane, from (i) Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Raani Alais Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (iv) Shri Jitendra S/o.

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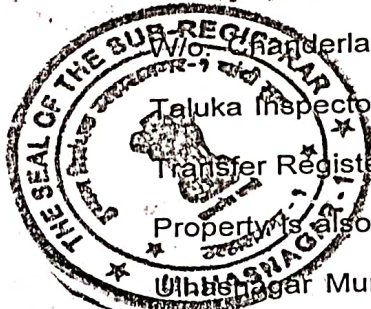
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Hariram Rupela, (vii) Shri Tulsidas S/o. Gobindram Rupela, (viii) Mrs. Veena W/o. Chanderlal Gangwani and (ix) Shri Sadoro S/o. Kodumal Galani by way of Registered Sale Deed, vide **Regn. No. 2122/14, on dated 01/11/2013**, which is Registered in the Office of the Sub-Registrar, Ulhasnagar.

The above Said Persons, i.e. (i) Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chandra W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. hariram Rupela, (v) Shri Ram s/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, (vii) Shri Tulsidas S/o. Gobindram Rupela, (viii) mrs. Veena W/o. Chanderlal Gangwani and (ix) Shri Sadoro S/o. Kodumal Galani had acquired the Said Property, i.e. (3) **Room No. 1585** (Admeasuring about **280 Sq.Yards**) of **Block No. C-793**, bearing **C.T.S. No. 25964** shown in **Survey Sheet No. 47**, Assessed by Ulhasnagar Municipal Corporation under **Property No. 53DI018720700 (Sr. No. 53/0221)** of **Ward No. 53**, Ulhasnagar-421005, District Thane, by way of heirship of deceased Shri Kishindas S/o. Nariandas Rupela had expired on 07/02/2011. Subsequently the above Said Property is Changed in the joint names of (i) Smt. jankibai Wd/o. Hariram Rupela (ii) Shi Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela (vii) Shri Tulsidas S/o. Gobindram Rupela, (viii) Mrs. Veena W/o. Chanderlal Gangwani and (ix) Shri Sadoro S/o. Kodumal Galani, by the Taluka Inspector of Land Records in Property Card, bearing Sr. No. 25964 vide Transfer Registered Sr. No. 541, 542 and 543 dated 24/07/2013. The abovesaid Property is also Changed in their joint names in the records of the Office of the Ulhasnagar Municipal Corporation under Property No. 53DI018720700 (Sr. no. 53/0221) of Ward No. 53, Ulhasnagar-421005 vide Letter of Change of Name



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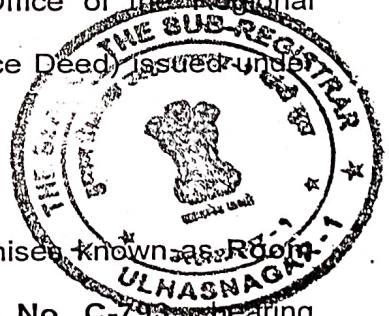
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issued under Sr. No. UMC/TD/UNIT-8/397/13 dated 28/08/2013. Shri Kishindas S/o. Nariandas Rupela had acquired the above said Property i.e. **Room No. 1585** (Admeasuring about **280 Sq.yards**) of Block N. C-793, bearing **C.T.S. No. 25964** shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720700 (Sr. No. 53/0221) of Ward No. 53, Ulhasnagar 421005, District Thane, by way of purchase from the Government of India Through the Managing Officer, Office of the Regional Settlement Commissioner, Bombay vide C.D. (Conveyance Deed) issued under Sr. No. 73794-96 dated 28/06/1960.

4) THAT the Builder aforesaid has acquired the Premises known as **Room No. 1586** (Admeasuring about **280 Sq.Yards**) of **Block No. 793**, bearing **C.T.S No. 25964** Shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720700 (Sr. No. 53/0221) of Ward No. 53, Ulhasnagar 421005, District Thane, by way of purchase from the Government of India Through the Managing Officer, Office of the Regional Settlement Commissioner, Bombay vide C.D. (Conveyance Deed) issued under Sr. No. 73794-96 date 28/06/1960.



THAT the Builder aforesaid has acquired the Premises known as **Room No. 1586** (Admeasuring about **257 Sq.yards**) of **Block No. C-793**, bearing **C.T.S. No. 25965** shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720800 (Sr. No. 53/0222) of Ward No. 53, Ulhasnagar-421005, District Thane, from (1) Smt. Jankibai Wd/o Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Smt. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram

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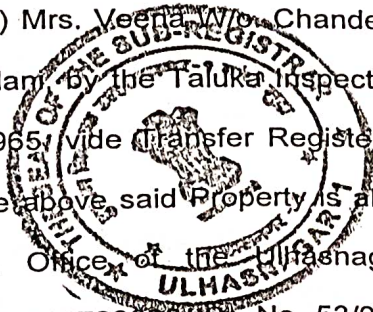
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Rupela, (vii) Shri Tulsidas S/o. Gobindram Rupela, (viii) Mrs. Veena W/o. Chanderall Gangwani and (ix) Shri Sadoro S/o. Kodumal Galani by way of Registered Sale Deed, vide Regn. No. 2167/13 on dated 13/11/2013, which is Registered in the Office of the Sub-Registrar, Ulhasnagar.

The above Said Persons, i.e. (i) Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, (vii) Shri Tulsidas S/o. Gobindram Rupela, (viii) Mrs. Veena W/o. Chanderlal Gangwani and (ix) Shri Sadoro S/o. Kodumal Galani had acquired the above Said Property i.e. Room No. 1586 (Admeasuring about 257 Sq.Yards) of Block no. C-793, bearing C.T.S. No. 25965 shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720800 (Sr. No. 53/0222) of Ward No. 53, Ulhasnagar-421005, District Thane, by way of heirship of deceased Shri Kishindas S/o. Naraindas Ruplea had expired on 07/02/2011. Subsequently the above Said Property is changed in the joint names of (i), Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, (vii) Shri Tulsidas S/o. Gobindram Rupela, (viii) Mrs. Veena W/o. Chanderlal Gangwani and (ix) Shri Sadoro S/o. Kodumal Galani by the Taluka Inspector of Land Records in Property Card bearing No. 25965, vide Transfer Registered Sr. No. 541, 542 and 543 dated 24/07/2013. The above said Property is also Changed in their joint names in the records of the Office of the Ulhasnagar Municipal Corporation under Property No. 53DI018720800 (Sr. No. 53/0222) of Ward No. 53, Ulhasnagar 421005, District



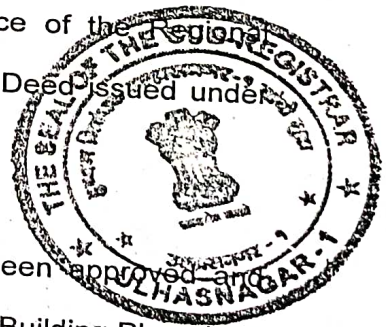
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Thane, vide Letter of Change of name issued under Sr. No. UMC/TD/UNIT-8/399/13 dated 30/08/2013. Shri Kishindas S/o. Naraindas Rupela had acquired the above said Property, i.e. Room No. 1586 (Admeasuring about 257 Sq.Yards) of Block No. C-793, bearing C.T.S. No. 25965 Shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720800 (Sr. No. 53/0222) of Ward No. 53, Ulhasnagar 421005, District Thane, by way of his Mother, Smt. Sabhagibai Wd/o. Naraindas. Susequently the above said Property was Changed in the name of Shri Kishindas S/o. Naraindas in the records of the Office of the Administrator, Ulhasnagar Township, vide Letter of Change of Name issued under Sr. No. Adm/Accom/C-5/Sr-21/WS-218 dated 03/04/1981. Smt. Sabhagibai Wd/o. Naraindas had acquired the above Said Property, i.e. Room No. 1586 (Admeasuring about 257 Sq.yards) of Block No. C-793, bearing C.T.S. No. 25965 shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720800 (Sr. No. 53/0222) of Ward no. 53, Ulhasnagar 421005, District Thane, by way of purchase from the Government of India, Through the Managing Officer, Office of the Regional Settlement Commissioner, Bombay vide C.D. (Conveyance Deed) issued under Sr. No. 17268-71 dated 31/12/1966.



That the Building Plans of the said Building have been approved and Sanctioned by the Ulhasnagar Municipal Corporation and the Building Plan along with Building Permission issued under vide No. UMC/TPD/BP/109/13/604 dated 03/10/2013, in the joint names of (i) Smt. Jankibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, (vii) Shri Tulsidas S/o.

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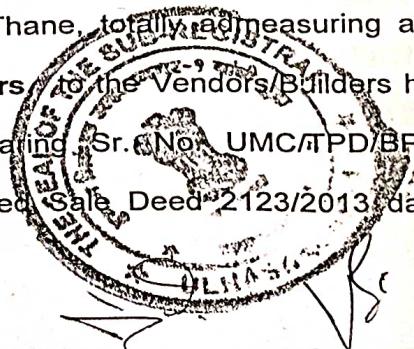
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Gobindram Rupela, (viii) Mrs. Veena W/o. Chanderlal Gangwani and (ix) Shri Sadoro S/o. Kodumal Galani.

AND WHEREAS the above said Persons, i.e. (i) Smt. Janjibai Wd/o. Hariram Rupela, (ii) Shri Ramesh S/o. Hariram Rupela, (iii) Mrs. Chanda W/o. Suresh Rajani Alias Sushila D/o. Hariram Rupela, (iv) Shri Prakash S/o. Hariram Rupela, (v) Shri Ram S/o. Hariram Rupela, (vi) Shri Jitendra S/o. Hariram Rupela, (vii) Shri Tuslidas S/o. Gobindram Rupela, (viii) Mrs. Veena W/o. Chanderlal Gangwani and (ix) Shri Sadoro S/o. Kodumal Galani, have sold out the above said Properties, i.e. (1) Room No. 1583 (Admeasuring about 218 sq.yards) of Block No. C-792, bearing C.T.S. No. 25962 shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018721000 (Sr. No. 53/0224) of Ward No. 53, (2) Room No. 1584 (Admeasuring about 224 Sq.yards) of Block No. C-792, bearing C.T.S. No. 25963 Shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720900 (Sr. No. 53/0223) of Ward No. 53 (3) Room No. 1585 (Admeasuring about 280 Sq.yards) of Block No. C-793, bearing C.T.S. No. 25964 shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720700 (Sr. No. 53/0221) of Ward No. 53 and (4) Room No. 1586 (Admeasuring about 257 Sq.yards) of Block No. C-793, bearing C.T.S. No. 25965 Shown in Survey Sheet No. 47, Assessed by Ulhasnagar Municipal Corporation under Property No. 53DI018720800 (Sr. No. 53/0222) of Ward No. 53, Ulhasnagar 421005, District Thane, totally admeasuring about 979 Sq.yards equivalent to 818.56 Sq.Meters to the Vendors/Builders herein with the rights of Approved Building Plan bearing Sr. No. UMC/TPD/BP/109/13/604 dated 03/10/2013 under a Registered Sale Deed 2123/2013 dated 01/11/2013 dated 2124/2013 dated



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01/11/2013, No. 2122/2013 dated 01/11/2013 and 2167/2013 dated 13/11/2013 respectively as described hereinabove.

THAT the Vendor, aforesaid, i.e. Shri Manoj S/o. Lachhmandas Jagwani being the Partner of "MANOJ ENTERPRISES" having the exclusive rights to Sell and or transfer all the units (Shops & Residential Flats) of Said Building i.e. "SAI MANNAT".

AND WHEREAS the Transferees have approached the Transferors for purchase of the said property with all rights, titles, interest, and benefits attached to the said property for the amount of **Rs.40,00,000/- (Rs. Forty lakhs only)** and the Transferors have also agreed to sell, transfer and assigns with all rights, titles, interests and benefits attached to the said property to the Transferees herein the said sum of **Rs. 40,00,000/- (Rs. Forty lakhs only)** with separate electric connection bearing Consumer No. 021514807903, P.C. No. 1.

AND WHEREAS it is desirable to record and confirm the facts of the said transfer and assignment of the said property and all other relevant facts and obligations attached to the said transfer in writing.



NOW THIS AGREEMENT WITNESSETH AS UNDER

1. That in pursuance of the said agreement the Transferors have received from the Transferees a sum of **Rs. 40,00,000/- (Rs. Forty lakhs only)** as under :-

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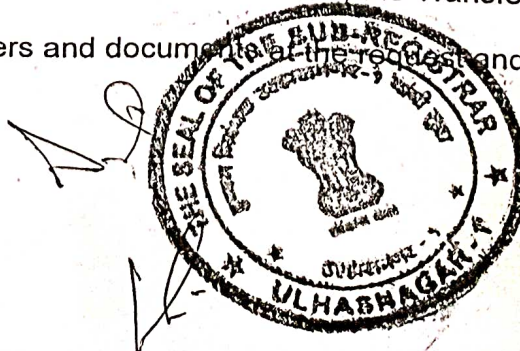
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4. That the Transferors hereby further assure the Transferees that they have cleared the municipal taxes, electric bills and maintenance charges upto date. However, if any such dues pertaining to period prior to this agreement are found at any time, the transferor undertakes to clear the same immediately. Hereafter the Transferees shall be liable to clear the same.
5. That the Transferors hereby further assure the Transferees that the said property under sale/transfer is free from all encumbrances, liens, claims and charges. It has neither been mortgaged, nor gifted, nor sold to any one before this agreement and on such assurances of the Transferors, the Transferees has agreed to purchase the said property from the Transferors herein.
6. NOW HEREAFTER, the Transferors aforesaid their heirs, executors, administrators and assigns shall have no right of whatsoever nature on the said property. The Transferees have become the sole and absolute owners of the said property and they shall enjoy all rights, rents and profits accruing from the said property, without any hindrances of the Transferors, their heirs, executors, administrators and assigns.
7. That the Transferees may get the said property transferred in their names in the records of Ulhasnagar Municipal Corporation or any other offices wherever necessary and for the effectual transfer of the Transferees, the Transferors undertake to sign any further papers and documents at the request and cost of the Transferees herein.

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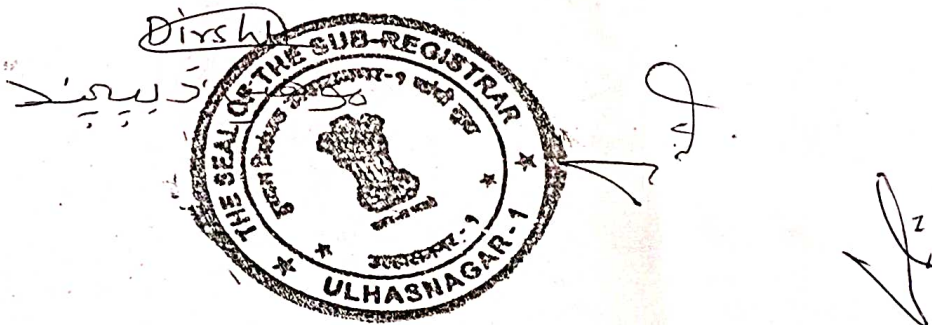
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8. That the Transferees shall abide by all the rules, regulations and bye-laws of the said society from time to time.
9. That this Agreement shall always be under the Maharashtra Property Owners Act 1963 and the rules made thereunder from time to time.

SCHEDULE OF THE PROPERTY:-

All that piece and parcel of construction and/or Flat No. 501, area adm. about 976.52 sq.ft. (Built up area), on 5th floor, in "SAI MANNAT CO-OP HOUSING SOCIETY LTD., Constructed on Room No. 1583, Block No. C-792, Room No. 1584, Block No. C-792, Room No. 1585, Block No. C-793 and Room No. 1586 of Block No. C-793, Sheet No. 47, Ulhasnagar-5, Dist. Thane, assessed under Ward No. 53, Property No. 53DI021331800, bearing City Survey No. 25962, 25963, 25964, 25965, Taluka and Sub-Registration Ulhasnagar, Dist. and Dist. Registration Thane. The said property is situated within the limits of Ulhasnagar Municipal Corporation.

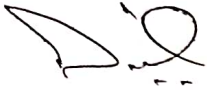
IN WITNESS WHEREOF the parties hereto have set and subscribed



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their respective hands on the day, month and year written above.

Signed, sealed and delivered
By the withinnamed Transferors



(1) SHRI DINESH C. CHHABRIA
SIGNATURE



L.H.THUMB
IMPRESSION



PHOTO



(2) SHRI KAMLESH C. CHHABRIA
SIGNATURE



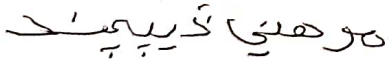
L.H.THUMB
IMPRESSION



In the presence of

Signed, sealed and delivered
By the withinnamed Transferees

(1) SMT. MOHINI D. LUND
SIGNATURE



L.H.THUMB
IMPRESSION



PHOTO

(2) SMT. DIRSHI N. LUND
SIGNATURE 



L.H.THUMB
IMPRESSION



In the presence of

