

Tuesday, June 09, 2020

12:42 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3868 दिनांक: 09/06/2020

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-१ -3413-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: दयाबेन रणछोडभाई पटेल

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 31

रु. 30000.00  
रु. 620.00

एकूण:

रु. 30620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:02 PM ह्या वेळेस मिळेल.

दु.निबंधक बोरीवली I

बाजार मूल्य: रु. 8265726/-

मोबदला रु. 9800000/-

भरलेले मुद्रांक शुल्क : रु. 490000/-

सह. दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH000930892202021M दिनांक: 09/06/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 620/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0906202000844 दिनांक: 09/06/2020

बँकेचे नाव व पत्ता:

एच एन २५१४९९९९९९९९९९

मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 10/06/2020





09/06/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 3413/2020

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8265726
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 501, माळा नं: 5,बिल्डिंग नं.6बी, इमारतीचे नाव: न्यू दिंडोशी गिरिशिखर सीएचएस लिमिटेड,, ब्लॉक नं: न्यू दिंडोशी म्हाडा कॉम्प्लेक्स,नियर एनएनपी 1 अँड 2, रोड : गोरेगाव ईस्ट,मुंबई-400065 ( ( C.T.S. Number : 827E ; ) )
(5) क्षेत्रफळ	1) 79.92 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 पता.	1): नाव:-जेरोम जोसेफ सलदाणा वय:-63; पता:-प्लॉट नं: फ्लॅट नं.501, माळा नं: 5, बिल्डिंग नं.6बी, इमारतीचे नाव: न्यू दिंडोशी गिरिशिखर सीएचएस लिमिटेड,, ब्लॉक नं: न्यू दिंडोशी म्हाडा कॉम्प्लेक्स,नियर एनएनपी 1 अँड 2, रोड नं: गोरेगाव ईस्ट, मुंबई-400065, महाराष्ट्र, MUMBAI. पिन कोड:-400065 पॅन नं:-AAEPS4315C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता	1): नाव:-दयाबेन रणछोडभाई पटेल वय:-43; पता:-प्लॉट नं: फ्लॅट नं.बी-1, माळा नं: -, इमारतीचे नाव: हरिद्वार-1, ब्लॉक नं: एवरशाइन नगर,., रोड नं: मालाड ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-BUCPP8847B 2): नाव:-रणछोडभाई रूपशीभाई पटेल वय:-44; पता:-प्लॉट नं: फ्लॅट नं.बी-1, माळा नं: -, इमारतीचे नाव: हरीडुफवर-1, ब्लॉक नं: एवरशाइन नगर, रोड नं: मालाड वॅस्ट,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AAEPP1669C
(9) दस्तऐवज करून दिल्याचा दिनांक	09/06/2020
(10)दस्त नोंदणी केल्याचा दिनांक	09/06/2020
(11)अनुक्रमांक,खंड व पृष्ठ	3413/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	490000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला

अनुच्छेद :- :

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

21/11/2020

सह. दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.

Valuation ID

202006091895

09 June 2020.12:36:08 PM

बाल-९

मूल्यांकनाचे वर्ष 2020  
 जिल्हा मुंबई(उपनगर)  
 मूल्य विभाग 62-मालाड ( पुर्व ) ( बोरीवली )  
 उप मूल्य विभाग 62/292भुभाग: उत्तरेस अशात: वॉर्ड सीमा व गाव हद्द, पूर्वस गाव हद्द, दक्षिणेस गाव हद्द व पठाण वाडीची उत्तोकडील रस्ता व पश्चिमेस दुतगती मार्ग.  
 सर्वे नंबर /व. भू. क्रमांक : इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूली जमान	निवासी सरदरिका	कार्यालय	दुकाने	औद्योगिक	मांजमापनाचे एकक
46100	98500	113400	138100	98500	चौरस मीटर

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उद्भावना सुविधा-	मिळकतीचा वापर-	निवासी सरदरिका	मिळकतीचे वय-	मजला -	मिळकतीचा प्रकार-	मूल्यदर/बांधकामाचा दर -	बांधीव
	79.92चौरस मीटर	1-आर सी सी	आहे	मिळकतीचा वापर-	निवासी सरदरिका	मिळकतीचे वय-	मजला -	मिळकतीचा प्रकार-	मूल्यदर/बांधकामाचा दर -	बांधीव
					0 TO 2वर्षे		5th floor To 10th floor			Rs.98500/-

Sale Type - Resale

First Sale Date - 20/03/2007

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निराय पट/वाढ = 105% apply to rate= Rs.103425/-

पसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* पसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )  
 = ( ( 103425-46100 ) \* (100 / 100 ) ) + 46100 )  
 = Rs.103425/-

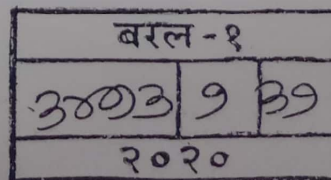
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 103425 \* 79.92  
 = Rs.8265726/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मॅजनाईन मजला क्षेत्र मूल्य + लगतच्या मजलीचे मूल्य + वरील मजलीचे मूल्य + बंदिस्त वाकन तळाचे मूल्य + खुल्या जमिनीवरील वाकन तळाचे मूल्य + इमारती भंवितीच्या मूल्या जगांचे मूल्य + बंदिल मालकी  
 = A + B + C + D + E + F + G + H + I  
 = 8265726 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.8265726/-

Home

Print

*(Signature)*  
 सह. दुय्यम निबंधक, बोरीवली क्र.-९,  
 मुंबई उपनगर जिल्हा,





CHALLAN  
MTR Form Number-6



GRN	MH000930892202021M	BARCODE			Date	04/06/2020-11:07:12	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	PAN No.(If Applicable)	BUCFP8847B	MRS DAYABEN RANCHOBHAI PATEL AND ORS				

Location	MUMBAI	Flat/Block No.	FLAT NO.501, BLDG. NO.6B, NEW DINDOSHI GIRISHIKHAR CHS LTD.,				
Year	2020-2021 One Time	Premises/Building	NEW DINDOSHI MHADA COMPLEX, NEAR NNP 1 AND 2, GOREGAON EAST MUMBAI				
Account Head Details		Area/Locality	MUMBAI				
0030044501	Stamp Duty	Road/Street					
0030063301	Registration Fee	Town/City/District	MUMBAI				
Amount In Rs.		PIN	4 0 0 0 6 5				
490000.00		Remarks (If Any)	PAN2=AAEP54315C--SecondPartyName=MR JEROME JOSEPH				
300000.00		PAN	SALDANHIA--CA=9800000--MarketVal=8265726				
5,20,000.00		Amount In	Five Lakh Twenty				
		Words					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD No.		IDBI BANK Details	Bank CIN	Ref. No.	69103333120960404598240884208		
Name of Bank		Bank Date	RBI Date	04/06/2020-12:31:14			
Name of Branch		Bank-Branch	IDBI BANK	Not Verified with RBI			
Scroll No., Date		Not Verified with Scroll					



Department ID : Mobile No. : 9869305151  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
याच वारण फात स्याज तिवरक कारातरात जादणी कारावरया रदतारती सारु अरु, जादणी र कारावरया रदतारती सारु वारण सारु जादी.

*Handwritten signature*  
एवु तिवरया वारु वारु  
मरणमसु रनुम

Page 1/1	44-9
3093	839
2020	





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बरात - १		
३४९३	१०	३९
२०२०		

## AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered into

at Mumbai this 9<sup>th</sup> day of JUNE, 2020

BETWEEN

**MR. JEROME JOSEPH SALDANHA**, age 63 years, an adult, Indian Inhabitant, Owner of Flat No.501, Building No.6B, New Dindoshi GIRISHIKHAR Co-Op. Housing Society Ltd., New Dindoshi MHADA Complex, Near NNP 1 & 2, Goregaon(E), Mumbai-400 065, hereinafter referred to as the **VENDOR** (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **ONE PART**

AND

**1) MRS.DAYABEN RANCHOBBHAI PATEL, age 43 years and 2) MR. RANCHOBBHAI RUPSHIBHAI PATEL, age 44 years**, both adult, Indian Inhabitants, of Mumbai, residing at B-1, Haridwar-1, Evershine Nagar, Malad(West), Mumbai-400 064, hereinafter referred to as the **PURCHASERS** (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Flat No.501, Building No.6B, New Dindoshi GIRISHIKHAR Co-Op. Housing Society Ltd., New Dindoshi MHADA Complex, Near NNP 1 & 2, Goregaon(E), Mumbai-400 065, admeasuring 860 Sq. Ft. Super Built up area in the building having Stilt plus seven upper floors, with lift, constructed in the year 2005 on plot of land bearing Survey No.239/1 (part) and corresponding C.T.S. No.827/E, Village Malad(E), Taluka Borivali, MSD, originally allotted on ownership basis in the name of Vendor herein by Mumbai Housing & Area Development Board vide Allotment letter No. dlr./mkt./allot/DINDOSHI/MALAD/197/6B 501/1975/2007 dtd.20/03/2007 and possession letter No.DIR /MKT/197/6B/501/2015/2007 dtd.21/03/2007 (hereinafter called and referred to as the said Flat No.6B-501).

*Handwritten signatures and notes:*  
Eai Garis vta  
M R Rupshibhai Patel  
MRS DAYABEN PATEL

**NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-**

1) The Vendor hereby agrees to transfer and assign all his rights, title and interest in respect of the said Flat No.6B-501 including its occupancy, ownership rights unto and in favour of the purchasers herein forever and absolutely from the date of execution hereof.

2) The Vendor hereby agrees to co-operate with the purchasers for the transfer of the said Flat No.6B-501 in favour of the purchasers.

3) That the Vendor further undertakes to co-operate with the purchasers for the transfer of membership/shares of the Housing Society known as New Dindoshi GIRISHIKHAR Co-operative Housing Society Ltd., in the names of the purchasers herein.

4) The Vendor hereby agrees to sign necessary applications, forms, letters, affidavits, No Objection letters and other documents as may be required for the transfer of the said Flat No.6B-501 in favour of the purchasers at present as well as in future.

5) The Vendor hereby declares that he himself, his family members, nominees etc, have no objection for the above transfer and share of the said society and all rights, title and interest in the said respect of the said Flat No.6B-501 for the total cost price/consideration amount of Rs.98,00,000/- (Rupees Ninety Eight Lakhs only).

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2020	3293	33

6) The Vendor hereby declares that :-

a) He has not entered into any agreements with any other persons/ in respect of the said Flat No.6B-501.

b) He has not assigned/transferred his rights, title and interest in the said Flat No.6B-501 to any other persons/.

c) He has not mortgaged, alienated or charged with the said Flat No.6B-501 and the same is free from any encumbrances.

2020 3293 33

*[Signature]*



AND WHEREAS since acquisition of ownership rights in respect of the said Flat No.6B-501 the Vendor herein is in use, occupation and possession of the said Flat No.501, Building No.6B, New Dindoshi GIRISHIKHAR Co-Op. Housing Society Ltd., New Dindoshi MHADA Complex, Near NNP 1 & 2, Goregaon(E), Mumbai-400 065, admeasuring 860 Sq. Ft. Super Built up area in the building having still plus seven upper floors, with lift, constructed in the year 2005 on plot of land bearing C.T.S. No.827/E, Village Malad(E), Taluka Borivali, MSD and bonafide member of the said housing society known as New Dindoshi GIRISHIKHAR Co-operative Housing Society Ltd., registered under Maharashtra Co-op. Societies Act, 1960 under No.MUM/MHADB/HSG/(TC)/12971/2010-11 and holding its Share Certificate No.028 dtd.11/04/2013 for ten fully paid up shares of Rs.50/- each bearing distinctive Nos.271 to 280 and the Vendor has paid all outgoing, taxes, Society Charges up to date of this agreement and cost of the said Flat No.6B-501.

AND WHEREAS the Vendor hereby declares that his membership in the said society is valid and subsisting and not terminated by the said society and he has not received any notice of disassociation from the membership of the said society, or any other shares.



AND WHEREAS the purchasers herein have accepted the above offer of the Vendor and agreed to purchase the above said Flat No.6B-501 for total consideration amount of Rs.98,00,000/- (Rupees Ninety Eight Lakhs only) on the following terms and conditions mutually agreed by and between the parties herein as under:-

2020	3293	33
2020	3293	33

2020 3293 33

*[Signature]*

d) Except the Vendor no other person/s has/have any claim over the said Flat No.6B-501 and he being the Owner, occupant and possessor of the said Flat No.6B-501 has got full and absolute right to assign and transfer all the right, title and interest in the said Flat No.6B-501 in favour of the Purchasers.

e) That the Board authorities have adopted a policy decision to transfer/regularize the ownership of its tenements to the name of its occupants on payment of certain fixed regularization charges and in view of the above the Vendor has got full and absolute right to assign and transfer all the right, title and interest in the said Flat No.6B-501 in favour of the Purchasers.

f) The Vendor hereby declares that all the rights, title and interest of the Vendor in the said Flat No.6B-501 and the said shares and everything appurtenant agreed to be assigned and transferred to the purchasers on receiving the full consideration, is free from all encumbrances of whatsoever nature and undertakes that the Vendor shall at all the times save harmless and keep the purchasers indemnified against all cost, claims and expenses of whatsoever nature in that belief. The Vendor hereby assure the purchasers that no other persons/s has/have any right, title or interest in the said Flat No.6B-501 and the said shares.



₹	90	39
₹	20	20

g) The Vendor do hereby declares that the Vendor has not done, committed or committed to any act, deed, matter or thing, nor has been party or privy to any act, deed or thing whereby the Vendor is prevented from selling, transferring and assigning the Flat No.6B-501, shares and his shares in the funds of the said Society, Electricity Company or such other deposits unto the purchasers.

h) The Vendor do hereby declares that the Vendor has observed and performed all rules and regulations and bye-laws as framed by the Society and Vendor has not done any act, deed, matter or things contrary to the bye laws framed by the society.

i) The Vendor hereby undertakes and declares that any nomination, assignment, or will in regard to the said Flat No.6B-501 and the said shares if made by the Vendor or his constituted attorney with the said society, person or persons other than the purchasers shall hereafter be deemed to be in-operative cancelled, revoked withdrawn and null and void.

*M. Lakshmi*

ಶ್ರೀ ಮಲಲಾಕ್ಷ್ಮಿ ಎಸ್ ಎಲ್  
ನಂ ೨೧೧೨೨೨೨

j) Should there be any claim in respect of the said Flat No.6B-501 from any person or persons or authority regarding non-payment /deficit payment of stamp duty, registration charges etc., pertaining to any period prior to execution of this Agreement for Sale, the Vendor hereby agrees to indemnify and keep indemnified the Purchasers against such claims and losses, and shall make good the same.

7) On or before execution of this presents the purchasers have paid to the Vendor a sum of **Rs.57,02,000/-** (Rupees Fifty Seven Lakhs Two Thousand only) as and by way of Token money/part payments towards cost/consideration amount of the said Flat No.6B-501 and agreed to make the payment of balance consideration amount of **Rs.40,98,000/-** (Rupees Forty Lakhs Ninety Eight Thousand only) as per particulars given hereunder:-

Sl no	Payment Details	Amount	Stages of Payment
1	Ch No.241072 dtd.18/01/2020 drawn on Oriental Bank of Commerce, Gokuldham, Goregaon(E) Branch.	1,00,000.00	Paid as Part payment on or before execution and registration of Agreement for Sale.
2	Chaque No.241074 dtd. 7/2/2020 drawn on Oriental Bank of Commerce, Gokuldham, Goregaon(E) Branch.	5,00,000.00	Paid as Part payment on or before execution and registration of Agreement for Sale.
3	Chaque No.150753 dtd.7/2/2020 drawn on Oriental Bank of Commerce, Gokuldham, Goregaon(E) Branch.	5,00,000.00	Paid as Part payment on or before execution and registration of Agreement for Sale.
4	Chaque No.271367 dtd.12/2/2020 drawn on Oriental Bank of Commerce, Gokuldham, Goregaon(E) Branch.	10,00,000.00	Paid as Part payment on or before execution and registration of Agreement for Sale.
5	Chaque No.271389 dtd.09/06/2020 drawn on Oriental Bank of Commerce, Gokuldham, Goregaon(E) Branch.	36,02,000.00	Paid as Part payment on or before execution and registration of Agreement for Sale.
6		98,000.00	1% TDS (Income Tax) deducted u/s. 194-I/A of Income Tax Act, on total consideration amount by the Purchasers and to be paid to the Income Tax Dept. within 30 days time from the date of deduction and Challan/receipt to be produced to the Vendor by the Purchasers.
7		40,00,000.00	Will be paid by the Purchasers to the Vendor by obtaining housing loan from bank/financial institution or by own fund within 45 days time from the date of obtaining Society and MHADA No Objection Certificates for housing loan purpose.
TOTAL		98,00,000.00	



₹	99	39
₹	20	20

*M. Lakshmi*

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8) Upon receipt of Rs.40,00,000/- (Rupees Forty Lakhs only) towards full and final amount towards the cost/consideration amount of the said Flat No.6B-501 the Vendor hereby undertakes to put the purchasers in actual physical, legal, vacant & peaceful possession of the said Flat No.6B-501.

9) The purchasers shall be responsible for the payment of taxes, outgoing charges, transfer/regularization charges, Society maintenance charges and all other amounts in respect of the said Flat No.6B-501 to the concerned authorities directly from the date of possession over vacant and peaceful possession of the said Flat No.6B-501. Vendor and the Vendor shall not be held responsible for the



11) The Vendor hereby declares that on receipt of the full and final consideration amount of the said Flat No.6B-501 from the purchasers, the Vendor shall have no more claims, rights, title and interest on the said Flat No.6B-501 and the purchasers shall be entitled to hold, occupy, use and enjoy the said Flat No.6B-501 without any interruption by the Vendor or any other person/s claiming through or

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12) The Vendor also declares that he has no objection of whatsoever nature to transfer/regularize the said Flat No.6B-501 in the names of the purchasers by the Mumbai Housing & Area Development Board and transfer of the membership/shares of the New Dindoshi GIRISHIKHAR Co-op. Housing Society Ltd., in respect of the said Flat No.6B-501.

*Handwritten signature*

एचिओएचिस निरु  
with 21/11/2020

13) That Society Transfer charges shall be borne by both the parties equally and Stamp duty, registration charges, Board's transfer/regularization charges, Legal document charges shall be paid by the Purchasers alone and the Vendor shall no way be responsible for the same. Upon receipt of an Intimation from the Purchasers the Vendor also undertakes to remain present before Joint Sub Registrar of Assurance for registration of this Agreement for Sale.

14) The Vendor hereby undertakes to execute further legal documents if any for effectually transfer of the said Flat No.6B-501 in the names of purchasers herein and hereby undertakes to hand over all the original documents, papers, allotment letter, possession letters, receipts, correspondence in respect of said Flat No.6B-501 to the purchasers for housing loan purpose.

**SCHEDULE OF THE PROPERTY**

Flat No.501, Building No.6B, New Dindoshi GIRISHIKHAR Co-op. Housing Society Ltd., New Dindoshi MHADA Complex, Near NNP 1 & 2, Goregaon(E), Mumbai-400 065, admeasuring 860 Sq. Ft. Super Built up area in the building having Still plus seven upper floors, with lift, constructed in the year 2005 on plot of land bearing Survey No.239/1 (part) and corresponding C.T.S. No.827/E, Village Malad(E), Taluka Borivali, MSD.

*Handwritten signature*

एचिओएचिस निरु  
with 21/11/2020



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

SIGNED AND DELIVERED by the  
Withnamed Vendor

MR. JEROME JOSEPH SALDANHA

PAN NO. AAEPSP4315C

In the presence of

*[Signature]*



*[Signature]*

SIGNED AND DELIVERED by the  
Withnamed Purchasers

1) MRS. DAYABEN RANCHODBHAI PATEL

PAN No. BUCCPP8847B

वर्तन - १	३४९३	९१	३९
	२०२०		

2) MR. RANCHODBHAI RUPSHIBHAI PATEL

PAN No. AAEPPI669C

In the presence of

*[Signature]*

WITNESSES:

1. MR. SANKHY S. PUSALKAR

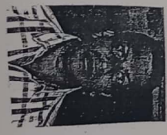
2. MR. Naradram Sunde



*[Signature]*



*[Signature]*



*[Handwritten note]*

RECEIPT

Received of and from the withnamed Purchasers a sum of Rs. 57,02,000/- (Rupees Fifty Seven Lakhs Two Thousand only) as and by way of Token money/part payment towards cost price/consideration amount of the Flat No.501, Building No.6B, New Dindoshi GIRISHIKHAR Co-Op. Housing Society Ltd., New Dindoshi MHADA Complex, Near NNP 1 & 2, Goregaon(E), Mumbai-400 065, admeasuring 860 Sq. Ft. Super Built up area in the building having Stilt plus seven upper floors, with lift, constructed in the year 2005 on plot of land bearing Survey No.239/1 (part) and corresponding C.T.S. No.827/E, Village Malad(E), Taluka Borivali, MSD. as under:-

Sr.no	Payment Details	Amount	Stages of Payment
1	CH No.241072 dtd.18/01/2020 drawn on Oriental Bank of Commerce, Gokuldhm, Goregaon(E) branch.	1,00,000.00	Paid as Token money.
2	Cheque No.241074 dtd. 7/2/2020 drawn on Oriental Bank of Commerce, Gokuldhm, Goregaon(E) branch.	5,00,000.00	Paid as Part payment on or before execution and registration of Agreement for Sale.
3	Cheque No.150753 dtd.7/2/2020 drawn on Oriental Bank of Commerce, Gokuldhm, Goregaon(E) branch.	5,00,000.00	Paid as Part payment on or before execution and registration of Agreement for Sale.
4	Cheque No.27241072 dtd.12/2/2020 drawn on Oriental Bank of Commerce, Gokuldhm, Goregaon(E) branch.	10,00,000.00	Paid as Part payment on or before execution and registration of Agreement for Sale.
5	Cheque No.2713809 dtd.09/06/2020 drawn on Oriental Bank of Commerce, Gokuldhm, Goregaon(E) branch.	36,02,000.00	Paid as Part payment on or before execution and registration of Agreement for Sale.

I SAY RECEIVED RS.57,02,000/-

वर्तन - १	३४९३	९१	३९
	२०२०		

MR. JEROME JOSEPH SALDANHA  
VENDOR

*[Signature]*

1. MR. SANKHY S. PUSALKAR  
2. MR. NARENDRA SHINDE - *[Signature]*

BHIVANIMUMBAI MAHANAGARPALIKA

NO.CHE/210/BP (WS)/Govt/AP OF **5 JUN 2007**

Executive Engineer-I/SRD,  
M.H. & A.D. Board,  
Bandra (East), Mumbai.

OFFICE OF THE  
EX. ENGR. BLDG. TROPL. (W.S.) R & P. WARE  
Dr. DABASANE AMBEDKAR MARKET BLDG  
KANDIVALI/WEST, MUMBAI-400 057.

Sub: Permission to occupy the completed residential building No.6 (HIG) on land bearing C.T.S. No.827/E, S.No. 239/1(pt.) of Village Malad (E) situated at Dindoshi, Malad (East), for MHADA.

Sir,

Ref: Your letter dated 10.04.2007.

The development work of Residential building No.6 (H.I.G.) comprising of Stilt +.7 (seven) upper floors - Wing 'A', 'B', & 'C' on plot bearing C.T.S. No.827/E, S.No.239/1 (pt.); village, Malad (East) situated at Dindoshi, Malad (East) is completed under the supervision of S.B. Rhosekar, Licenced Architect having Lic. No. CA/83/7863, Y.P. Kajale, Licenced Structural Engineer, having Licence No.STR/K/170 and Lic. Site Supervisor, MHADA Staff/ Departmentally may be occupied on the following conditions.

1. That the certificates U/s 270A of B.M.C. Act shall be obtained from A.E.W.P./North and a certified copy of the same shall be submitted to this office.
2. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
3. That D.L.L.R.'s certificate for transfer of ownership of land under D.P. Road in the name of M.C.G.M. shall be submitted before B.C.C. / O.C.C. to building No.7 whichever is earlier.

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*[Signature]*  
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4. That Balance conditions of the letter of approval shall be complied with before asking B.C.C./ O.C.C. to building No.7 whichever is earlier.

5. ~~That the plot for 5% additional amenity of an apad within the city shall be handed over to M.C.C. in accordance with the conditions before B.C.C./ O.C.C. to building No.7 whichever is earlier.~~

6. That all the conditions laid down in this letter shall be Complied with within one year.

A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,

Ex. Engineer, Bldg. Proposal,  
(Western Suburbs) P & K/W Wards.

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MHADA.

2015  
21/2/19

DI/AMKT/197/6B/1501/  
DATE: -17/2/2007

POSSESSION LETTER CUM POSSESSION RECEIPT

SHE/SMT/KRM JEROME JOSEPH SAIDANHA & NIL NIL NIL has been here by permitted to take the possession of Flat no. 501 in Building no.6B of Scheme code no 197 : at location MALAD constructed under the open sale by "M.H. & A. D. BOARD".

If it is revealed that in the flat allotted to you, some one else, other than you and your family members, is residing in the flat no. 501 in building no.6B at location MALAD or if it is found that the said flat has been sold/transferred without prior permission from M.H.&A.D.BOARD, the M.H.&A.D.BOARD will cancel the allotment of your flat and, unauthorised occupant will be removed from the said flat and the said flat will be taken in possession of M.H.&A.D.BOARD.



Specimen signature of the applicant  
1) Bhalchandra  
2) M.H. Lele



DIRECTOR MARKETING  
MUMBAI BOARD  
MH.A.D.A.

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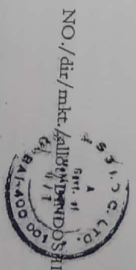
1) Estate Manager-E/M II, M.B. for intimation please. It is informed to him that the said flats allotment has come in force from the date  
2) Executive Engineer, SMD, for necessary action please.  
3) Dy. Engineer, SMD, is requested to verify and affix the necessary signature of the applicant, before handing over the possession of above mentioned flat. Dy. Engineer, SMD is also requested to maintain a register of allotment and submit the report of handing over the possession of the flats mentioned flat with in a week, should be given  
4) For further information please refer to the copy of the selected file.

*Bhalchandra*  
२०१५/२१/२०१५

*M.H. Lele*

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Maharashtra Small Scale Industries  
Development Corporation Ltd.  
MHADA, Ghatia Nirmala Bhavan  
Bandra/E/1, Mumbai-400 052  
MUMBAI HOUSING & DEVELOPMENT BOARD  
[A REGIONAL UNIT OF MHADA]  
ALLOTMENT LETTER  
INDIA  
Stamp Duty  
MAR 14 2007  
72310



To  
JEROME JOSEPH SAIDANHA & NIL NIL NIL  
A-202, BALAJI DARSHAN, KEYNIPADA, JOGESHWARI WEST

sub:- Allotment of residential flat at MALAD scheme code no: 197, Survey no. 239/10 part city s.no. 827E  
Ref:- Your application no 91380 dated 28/09/2006  
Sir/madam,



A) Since  
1) The offer of provisional allotment of flat no. 501 in Building no. 6B at location MALAD in scheme code no 197 issued vide this office letter no. 9064 Dated 19/10/2006 has been accepted by you.  
2) You have submitted the requisite acceptance letter, affidavit, undertaking.  
3) You have paid the full cost of Rs. 1,591,000/- as per the condition mentioned condition II of mode of payment in your provisional allotment letter, to M. H. & A.D.B. the flat no. 501 in building no.6B at MALAD in scheme code no.197 has now been finally allotted to you. M.H.&A.D.B. heartily congratulates you for becoming the proud owner of the flat no.501 in building no.6B under scheme code no.197. The super building area of the said flat is 860.00 . The plot is situated on S.No.239/10 part City survey no 827E in P-South ward of MCGM.

B) The above mentioned flat is ready for possession from 1/12/05. You are, there fore informed vide this said flat will have to be taken by you from under signed. The physical possession of the 11.00 am. to 3.00 pm on Monday, Wednesday, and Friday. The possession will have to be taken between days of the receipt of this letter. The concerned officers are already informed about this.

C) Kindly note that, as per the rules of the Co. Op. Society act 1860, it will be binding on you to be registered member of the Co.Op Hsg. society of your building. The society will have to be registered from the date on which 60% of the allottees have received this allotment letter.

*Bhalchandra*  
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*M.H. Lele*

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Since the flat is allocated to you from /2007, you will have to pay monthly service charges from the month of possession at the rate of Rs.2,500 per month. The said service charges will have to be paid in the form of possession at the rate of Rs.2,500 per month. The said service charges will have to be paid in the form of possession at the rate of Rs.2,500 per month. The said service charges will have to be paid in the form of possession at the rate of Rs.2,500 per month. The said service charges will have to be paid in the form of possession at the rate of Rs.2,500 per month.

You are requested to hand over the possession receipt (with your photograph, signature, and counter signature of M.H.A.D.B. authorized officer) to the concerned Dy. Engineer/Jr. Engineer, who will hand over the possession of the said flat to you.

If you have taken loan for the said flat from any financial institution. You will be required to handover its allotment letter to the said financial institution as their charge on your flat has been accepted by M. H. A. D. B. The physical possession of your flat will only be given to you after the receipt of handing over its allotment letter to the concerned financial institution is submitted by you to the undersigned.

Kindly note that, no un authorized person other than your family/ organizations authorised staff members will be allowed to stay in your flat. If it is found that such un-authorized person is staying in your flat or if it is found out that you have transferred / sold your flat without proper "no objection certificate" from M.H.&A.D.B., the allotment of the said flat will be cancelled by the M.H.&A.D.B. and the possession of the flat will be taken over by the M.H.A.D.B.

It is made clear to you that before taking possession of your flat, you will have to pay necessary Stamp Duty to **MSSDC Ltd./The Deputy Registrar (Stamps) at Old Custom House, as will be prevailing at the time of taking possession of the flat.** Unless written proof of payment of stamp duty is submitted, no possession will be given. If any delayed charges are levied by the Deputy Registrar (Stamps) for non-payment of stamp duty in time, M.H.A.D.B. will not be responsible for the same. This may kindly be noted.

M.H.&A.D.B. board wishes you happy stay in this flat and assures you of it's best co-operation whenever expected for.

Wishing you prosperity and long life.

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Sincerely Yours  
 (Kamlesh Surwade)  
 Director for Marketing  
 M.H. & A.D.B.

- 1) EX. Engineer/SRDI Division, for information please.
- 2) Dy. Engineer, hsg SRDI Division, for information please. He is requested to hand over the possession of flat no.501 in bldg. no.6B of scheme code no. 197 to the said allottee and submit the report of handing over in the prescribed proforma receipt.
- 3) Estate Manager EM II, M.H.&A.D.B. for information please. He is requested to take note of the said allotment and to direct his rent collector to collect the monthly charges of Rs. 2,500 from the said allottee before 10 th of each month from the month of Possession.
- 4) Select file Director, Marketing /MB.

*(Signature)*  
 EAM (व.स.स.स.स.स.स.)  
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**नोटरीय प्रमाणपत्र**

नाम: *(Signature)*  
 दिनांक: १२/१२/२०१७  
 शहरी विकास प्राधिकरण, मुंबई

इमारत का. ३, अन्वईसी, न्यू मंडाळा, कापूरलक्ष्मी, दिवाडी, गोरेगाव पूर्व, मुंबई - ४०० ०६१.

ही संस्था महाराष्ट्र सरकारच्या संस्थाने अधिनियम १९६० च्या मधील (सं. १९६१) मधील महाराष्ट्र अधिनियम क्रमांक २४) कालखंड (१) अन्वये नोंदनात आलेली आहे.

चमुकरितस् अधिनियमाच्या कालखंड १२ (१) अन्वये व महाराष्ट्र सरकारच्या अधिनियम क्रमांक १० (१) अन्वये संस्थेने वर्गीकरण पूर्वनिर्माण केलेले आहे. मालकीकरी माडकेश मालकी / माडकेश सहायोगीदार पूर्वनिर्माण संस्था असे



Sincerely Yours  
 डॉ. विश्वेश मांडे  
 सहायित्वक सहाकारी संस्था  
 मंडळ, मुंबई



वरतल - १	
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*(Signature)*  
 EAM (व.स.स.स.स.स.स.)  
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Summary I (GoshwaraBhag-1)

324/3413

मंगळवार, 09 जून 2020 12:42 म.नं.

दस्त गोषवारा भाग-1

बरल-१

दस्त क्रमांक: 3413/2020

दस्त क्रमांक: बरल-१ /3413/2020

बाजार मूल्य: रु. 82.65.726/-

मोबदला: रु. 98.00.000/-

भारतेले मुद्रांक शुल्क: रु.4.90.000/-

द. नि. सह. दु. नि. बरल-१ यांचे कार्यालयात

पावती:3868

पावती दिनांक: 09/06/2020

अ. क्र. 3413 वर दि.09-06-2020

सादरकारणाचे नाव: दयावेन रणछोडभाई पटेल

रोजी 12:41 म.नं. वा. हजर केला.

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 620.00
पृष्ठांची संख्या: 31	

एकूण: 30620.00

दस्त हजर करणाऱ्याची सही:

*(Signature)*

*(Signature)*

सह. दुय्यम निबंधक, बोरीवली क्र.१,  
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिकका क्र. 1 09 / 06 / 2020 12 : 41 : 19 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 09 / 06 / 2020 12 : 42 : 14 PM ची वेळ: (फी)

बरल-१		
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प्रतिज्ञापत्र

\* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार  
दाखल केलेला आहे. \* दस्तातील नोंदणी करणारा किंवा दस्त घ्यावती.  
नियत जोडलेल्या कागदपत्रांची नोंदणी घ्यावी आहे. \* दस्ताची नोंदणी  
कायदेशीर दायीसाठी दस्त घ्याव्यात आहे. \* दस्त घ्याव्यात आहे. \* दस्त घ्याव्यात आहे.

*(Signature)*

लिहून घ्यावे:





09/06/2020 12 52:25 PM

दस्त क्रमांक : बरल-१ /3413/2020  
दस्तावा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

बरल-१  
दस्त क्रमांक: 3413/2020

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: जेशेम जोसेफ सलदाणा

पता: प्लॉट नं: फ्लॉट नं. 501, माळा नं: 5, बिल्डिंग नं. 6बी, इमारतीचे नाव: न्यू दिडोशी गिरिशिखर सीएचएस लिमिटेड,

ब्लॉक नं: न्यू दिडोशी म्हाडा कॉम्प्लेक्स, निगर एनएनपी 1 अँड

2, रोड नं: गोरेगाव ईस्ट, मुंबई-400065, महाराष्ट्र, MUMBAI.

पॅन नंबर: AAEPBS4315C

लिहून देणार  
वय :- 63

स्वाक्षरी:-



2 नाव: दयाबेन रणछोडभाई पटेल

पता: प्लॉट नं: फ्लॉट नं. बी-1, माळा नं: -, इमारतीचे नाव: हरिव्दार-1, ब्लॉक नं: एवरशान नगर, रोड नं: मालाड ईस्ट,

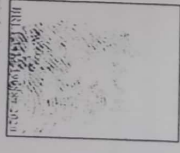
मुंबई, महाराष्ट्र, MUMBAI.

पॅन नंबर: BUOPP8847B

लिहून देणार

वय :- 43

स्वाक्षरी:-



3 नाव: रणछोडभाई रूपशीभाई पटेल

पता: प्लॉट नं: फ्लॉट नं. बी-1, माळा नं: -, इमारतीचे नाव: हरीडुधर-1, ब्लॉक नं: एवरशान नगर, रोड नं: मालाड

ईस्ट, मुंबई, महाराष्ट्र, MUMBAI.

पॅन नंबर: AAEPPI669C

लिहून देणार

वय :- 44

स्वाक्षरी:-



वरील दस्तऐवज करून देणार तक्षकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र. 3 ची वेळ: 09 / 06 / 2020 12 : 50 : 53 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्याकरीशः ओळखतात, व त्यांची ओळख पटवतात.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: संजय शांताराम पुसाळकर

वय: 54

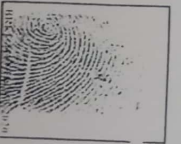
पता: शॉप नं. ए. 20, सुयश शॉपींग सेंटर, एनएनपी कॉलनी, गोरेगाव ईस्ट,

मुंबई

पिन कोड: 400065

लिहून देणार  
वय :- 54

स्वाक्षरी:-



2 नाव: नरेंद्र शिवाजी शिंदे

वय: 47

पता: फ्लॉट नं. 6बी-702, न्यू दिडोशी गीरीशिखर सीएचएस लिमिटेड, न्यू

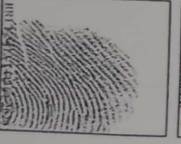
दिडोशी म्हाडा कॉम्प्लेक्स, गोरेगाव ईस्ट, मुंबई

पिन कोड: 400065

लिहून देणार

वय :- 47

स्वाक्षरी:-



बरल - १  
3893 30 39  
२०२०  
छायाचित्र अंगठ्याचा ठसा



दस्तावेजक बारीकरी 1  
सह. दुय्यम शिवायक, बोरीवली क्र. - १,  
मुंबई उपनगर जिल्हा.

*(Signature)*

दिनांक क्र. 4 ची वेळ: 09 / 06 / 2020 12 : 52 : 02 PM

*(Handwritten note)*

9819843314 - Arvind Patel

