

सूची क्र.2

दुय्यम निबंधक : मद्र द.नि. क्रमां 2

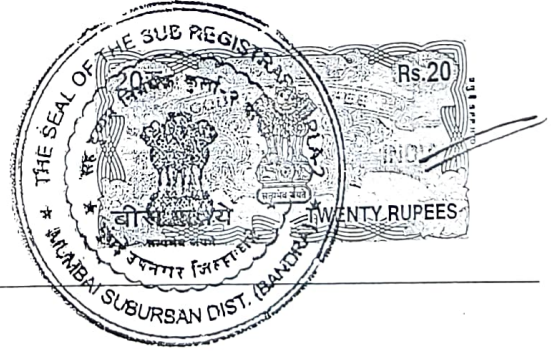
दम्न क्रमांक : 4896/2023

नोंदणी :

Regn:63m

गावाचे नाव : भांडुप

पत्रिकाचा प्रकार	करारनामा
पत्रिका नं.	7800000
पत्रिका नं.चा भाव (भाह्यपत्रिकाच्या बाबतितपट्टाकार पत्रिका जेणे करीतपट्टाकार ते नमूद करावे)	5775960.3
पत्रिका नं.चा भाव (अमल्याम)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :मदनिका नं: 001, माळा नं: तळ मजला,ग-बिंग, इमारतीचे नाव: कुकुरजा कॉम्प्लेक्स विल्डींग नं.4,गवीसी क्रॉ-ऑप.ट्रॉ.लि, ब्लॉक नं: जैन टेंपल जवळ, रोड : भांडुप पश्चिम,मुंबई 400078, इतर माहिती: मद्र मदनिकेचे एकूण क्षेत्रफळ 437 चौ.फुट विल्टअप... ((C.T.S. Number : 419,(1 to16),427(1 to 15),430,431(1) ;))
पत्रिका नं.	1) 40.61 चौ.मीटर
पत्रिका नं.चा भाव (अमल्याम)	1) नाव:-मविता तुळशीगम कदम वय:-59; पत्ता:-प्लॉट नं: 001, माळा नं: तळ मजला,ग-बिंग, इमारतीचे नाव: विल्डींग नं.4,कुकुरजा कॉम्प्लेक्स, ब्लॉक नं: ऑप जैन टेंपल, रोड नं: एल.बी.एम मार्ग,भांडुप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-DILPK8138R
पत्रिका नं.चा भाव (अमल्याम)	2) नाव:-मंतोष तुळशीगम कदम वय:-39; पत्ता:-प्लॉट नं: 001, माळा नं: तळ मजला,ग-बिंग, इमारतीचे नाव: विल्डींग नं.4,कुकुरजा कॉम्प्लेक्स, ब्लॉक नं: ऑप जैन टेंपल, रोड नं: एल.बी.एम मार्ग,भांडुप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-BCIPK7909R
पत्रिका नं.चा भाव (अमल्याम)	1) नाव:-अजय हरिश्चंद्र यादव वय:-27; पत्ता:-प्लॉट नं: रूम नं.3, माळा नं: -, इमारतीचे नाव: प्रेमा निवान, ब्लॉक नं: शास्त्री नगर, रोड नं: व्हिलेज रोड,भांडुप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AOBPY8683G
पत्रिका नं.चा भाव (अमल्याम)	2) नाव:-जयचिंद हरीश्चंद्र यादव वय:-34; पत्ता:-प्लॉट नं: रूम नं.3, माळा नं: -, इमारतीचे नाव: प्रेमा निवान, ब्लॉक नं: शास्त्री नगर, रोड नं: व्हिलेज रोड,भांडुप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AIIPY0843K
पत्रिका नं.चा भाव (अमल्याम)	17/03/2023
पत्रिका नं.चा भाव (अमल्याम)	17/03/2023
पत्रिका नं.चा भाव (अमल्याम)	4896/2023
पत्रिका नं.चा भाव (अमल्याम)	468000
पत्रिका नं.चा भाव (अमल्याम)	30000



पत्रिका नं.चा भाव (अमल्याम) घेतलेला तपशील:-

पत्रिका नं.चा भाव (अमल्याम) घेतलेला तपशील:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दम्नगवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेन आलेला आहे.
आता हे दम्नगवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 17/03/2023) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



CHALLAN
MTR Form Number-6



MH016897060202223E		BARCODE	Date 16/03/2023-18:13:49	Form ID 25.2
Inspector General Of Registration		Payer Details		
Stamp Duty		TAX ID / TAN (If Any)		
Registration Fee		PAN No.(If Applicable)		
KRL2_JT SUB REGISTRAR KURLA NO 2		Full Name AJAY HARISHCHANDRA YADAV AND OTHER		
MUMBAI		Flat/Block No. FLAT NO 001,GROUND FLOOR A WING BLDG		
2022-2023 One Time		Premises/Building NO 4,KUKREJA COMPLEX ABC CHS LTD		
Account Head Details		Road/Street OPP JAIN MANDIR BHANDUP WEST		
5501 Stamp Duty	468000.00	Area/Locality MUMBAI		
3301 Registration Fee	30000.00	Town/City/District		
		PIN 4 0 0 0 7 8		
		Remarks (If Any)		
		SecondPartyName=SAVITA TULSHIRAM KADAM AND OTHER-		
		Amount In	Four Lakh Ninety Eight Thousand Rupees Only	
		Words		
4,98,000.00				
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103332023031620862 2797997452
		Bank Date	RBI Date	16/03/2023-18:15:11 Not Verified with RBI
		Bank-Branch	IDBI BANK	
		Scroll No. , Date	Not Verified with Scroll	

Document ID : Mobile No. : 9870214365
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू

ATM
 Jalshir yadav
 S.T. Kadam

पत्रांक - २		
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२०२३		



SALE DEED

This Sale Agreement is made and entered into at Mumbai on this 17th day of March, 2023 between

1. **Mr. AJAY HARISHCHANDRA YADAV** aged 27 years. PAN: **AOBPY8683G** & 2. **Mr. JAIBIND HARISHCHANDRA YADAV** aged 34 years, PAN: **AIIPY0843K**, adult, Inhabitants of Mumbai, residing at Room No.3 Prema Niwas, ShastriNagar, Village Road, Bhandup (W). Mumbai - 400078 (hereinafter called the "**PURCHASERS**" which expression shall unless it is repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PART** and

Smt. SAVITA TULSHIRAM KADAM aged 59 years, PAN: **DILPK8138R** & **Shri. SANTOSH TULSHIRAM KADAM** aged 39 years, PAN: **BCIPK7909R** adult, Inhabitants of Mumbai, residing at Flat No. 001, Ground Floor 'A' Wing. Bldg no. 4, Kukreja Complex Bldg, Opp. Jain Temple, L.B.S. Marg, Bhandup (W), Mumbai - 400 078 (herein after called the **SELLERS** which expression shall unless it is repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns, of the **SECOND PART**.

ALM

Jaibind Yadav

S.T. Kadam

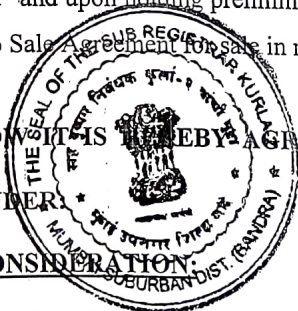
Santosh Kadam

WHEREAS THE SELLERS are seized and possessed of or otherwise well and sufficiently entitled to a flat being Flat No. 001, Ground Floor 'A' Wing. Bldg. no. 4, admeasuring about 437 sq. ft (built-up) situated in the society known as "Kukreja Complex Bldg. No.4 (A.B.C) Co.op. Hsg. Soc. Ltd", a Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM-2/W-S/HSG/TC/10535/2012-13-year 2012 dated 9-11-2012 constructed on the plot of land bearing, C.T. S. No 419 (1 to 16), 427 (1 to 15), 430, 431 (1), S.NO.47, Hissa No.2, 5, 8, 13 & 21 in the Revenue Village of Bhandup, Taluka Kuria, and in the Registration Dist. & Sub Dist. of Mumbai City & Suburbs and within the Jurisdiction of "S" ward Municipal Office Bhandup, Mumbai 400 078, situate at, Opp. Jain Temple, L.B.S. Marg, Bhandup (W), Mumbai - 400 078 (hereinafter referred to as "the said flat" for the sake of

in
brevity)
SCES 10 30
AND WHEREAS

the "Sellers" has obtained a suitable accommodation elsewhere and was desirous of leaving the "Said Flat" and whereas the "Purchasers" were desirous of obtaining a better accommodation, they (Purchasers) approached the "Sellers" in connection with the "Said Flat" and upon holding preliminary rounds of discussions and MOU, parties have agreed to enter into Sale Agreement for sale in respect of the "Said Flat" in favour of the "Purchasers".

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AND UNDER CONSIDERATION



(1) That the "Sellers" herein, agrees to transfer by way of Sale and the "Purchasers" agree to purchase the "Said Flat" including all the rights, title, claim and interest in the "Said Flat" together with all its fixtures and fittings at the price of Rs. 78,00,000/- (Rupees Seventy-Eight Lakhs only).

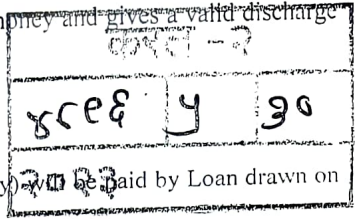
(2) Purchasers have paid token consideration amount of Rs. 10,000/- (Rupees Ten Thousand Only) on 15th February, 2023 through ICICI Bank Limited and Rs. 3,00,000/- (Rupees Three Lakhs only) on 27th February, 2023 vide Cheque bearing no. 000558 dated 27th February, 2023 drawn on ICICI Bank Limited, Mumbai and Cheque bearing no. 000560 dated 16th March 2023 drawn on ICICI Bank Limited, Mumbai amounting Rs 14,12,000/- (Fourteen Lakhs Twelve Thousand Only) along with TDS @ 1% amounting to Rs.78,000/- The Sellers de

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hereby admit and acknowledge the receipt of the said earnest money and gives a valid discharge for the same.



(3) Balance amount of Rs 60,00,000/- (Rupees Sixty Lakhs only) to be paid by Loan drawn on State Bank of India in favour of the Sellers towards the purchase of this Flat.

ENCUMBRANCES:

(4) The parties are aware that the Sellers has availed loan on this flat from 'SBI' which is currently outstanding around Rs. 40 lakhs (Rupees Forty Lakhs only) which the Purchasers are desirous to borrow from the said Bank. The Purchasers desire to get the said loan in name of the Sellers transferred in their name jointly and shall clear the loan amount to get the Title in their names and register the Sale Agreement.

COVENANTS OF THE SELLERS:



(5) The 'Sellers' represents that there are no dues to be payable to the Society in which the flat is located as on the date of executing this Agreement. The Sellers covenants that they shall obtain the consent of the Managing Committee of the "Kukreja Complex Bldg No.4 (A.B.C) Co. op. Hsg. Soc. Ltd" for the transfer of the 'said flat' and that of 10 shares of Rs. 50 each/- bearing distinctive Nos. 0001 to 0010 mentioned on the 'Share Certificate' held by them in the said society jointly in favour of the Purchasers before the completion of the transfer.

(6) The 'Sellers' has disclosed and given inspection of the Flat related documents in their possession relating to the 'said flat' to the 'Purchasers' and 'Purchasers' apparently are satisfied based on the said representation.

(7) On obtaining such consent of the said society the 'Sellers' shall deliver peaceful possession of the 'said flat' to the 'Purchasers' against the payment of the balance amount of Rs 60,00,000/- (Rupees Sixty Lakhs Only) including payment of 1% TDS on time to the concerned authorities by the 'Purchasers' to the 'Sellers' and shall also execute transfer form of the said 10 shares (bearing nos. 0001 to 0010) held in the society and represented by Share Certificate No.001 dated _____ as and by way of completion of the sale. The Purchasers shall be deemed as members of the said Society as soon as the transfer form is executed.

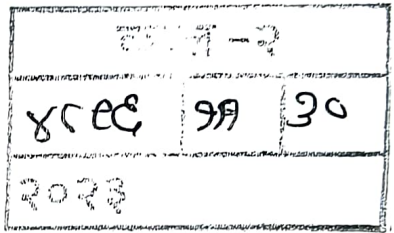
AM

Salim ud yasar

S.T. Kulkarni

Schedule of Property

Flat No. 001, Ground Floor 'A' Wing, Bldg no. 4, admeasuring about 437 sq. ft (built-up) situated in the society known as "Kukreja Complex Bldg. No.4 (A.B.C) Co. op. Hsg. Soc. Ltd". a Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM-2/W-S/HSG/TC/10535/2012-13-year 2012 dt 9-11-2012 constructed on the plot of land bearing, C.T. S. No 419 (1 to 16), 427 (1 to 15) , 430, 431 (1). S.NO.47 .Hissa No.2, 5, 8, 13 & 21 in the Revenue Village of Bhandup, Taluka Kurla. and in the Registration Dist. & Sub Dist. of Mumbai City & Suburbs and within the Jurisdiction of "S" ward Municipal Office Bhandup, Mumbai 400 078, situate at . Opp. Jain Temple, L.B.S. Marg. Bhandup (W), Mumbai 400 078



Discharge Receipt

Dated: -

RECEIVED from the PURCHASERS/TRANSFEREES a sum of:

- 1) Rs 14,12,000/- (Rs. Fourteen Lakhs Twelve Thousand Only) being the price consideration paid by Cheque No. 000560 dated 16th March 2023 drawn on ICICI Bank Limited.
- 2) Rs. 10,000/- (Rupees Ten Thousand Only) on 15th February, 2023 through ICICI Bank Limited
- 3) Rs. 3,00,000/- (Rupees Three Lakhs only) on 27th February, 2023 vide Cheque bearing no. 000558 dated 27th February, 2023 drawn on ICICI Bank Limited from 1.Mr. AJAY HARISHCHANDRA YADAV AND Mr. JAIBIND HARISHCHANDRA YADAV (Purchasers), towards the consideration for the sale of my flat, lying and situated at 001, Ground Floor 'A' Wing, Bldg no. 4, Kukreja Complex Bldg. and more particularly described in the Schedule of Property above.

We say received
Seller's

ASJM

Jaibind yadav

S.T. Kaddo



S.T. Kaddo

DEC 2005

करल-२

100 22 25

Shri. Dilip Jaywant, Architect,
172, Sharda Cinema Bldg.,
Ground floor,
Naigaum Cross Road,
Dadar, Mumbai 4

करल-२
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२०२३

Sub:- Full Occupation permission to Bldg. No.4 wing A & B comprising of Gr + 7 floors and Wing 'C' stilt + 3 upper floor on subplot 'A' bearing CTS No.419/A/1/6 of village Bhandup.

Sir,

The full development work to Bldg. No.4 situated at on subplot 'A' bearing CTS No.419/A/1/6 of village Bhandup is completed under the supervision of yourself & Structural Engineer Shri. H.R. Mahimtura having Licence No.CA/83/41113 & STRM/63 respectively may be occupied on the following conditions.

That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months.

That all balance terms and conditions of layout shall be complied with.
That 60m wide D.P. road shall be transferred in the name of C.G.H.

That the completion plans is returned herewith in token of Municipal approval.

This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.



Yours faithfully,

[Signature]

Executive Engineer
(Building Proposals)(E.S.).

DEC 2005

Copy forwarded for information to the owner :
Shri. Manish D. Kukreja C.A. to
ORIENTAL RUBBER INDUSTRIES

[Signature]
Executive Engineer
(Building Proposals)(E.S.).