

391/17801

Friday, August 26, 2022

3:21 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 19154 दिनांक: 26/08/2022

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-17801-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: बंदना झा - -

DELIVERED

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:37 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 21301764.75/-

मोबदला रु. 21700000/-

भरलेले मुद्रांक शुल्क: रु. 1302000/-

Rishabh
सह दु.निबंधक कुर्ला - 4

सह दुय्यम निबंधक कुर्ला - 4
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 700/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 2508202216607 दिनांक: 26/08/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH006843648202223E दिनांक: 26/08/2022

बँकेचे नाव व पत्ता:

DELIVERED





सूची क्र. 2

Index-II

दुय्यम निबंधक : सर द.नि. कुर्ला 4

दस्त क्रमांक : 17801/2022

नोंदणी :

Regn:63m

26/08/2022

गावाचे नाव : नागूर

| क्र.सं. | विवरण | क्षेत्रफळ |
|---------|---|---|
| (1) | विलेखाचा प्रकार | करारनामा |
| (2) | मोबदला | 21700000 |
| (3) | बाजारभाव/भाडेपट्टयाच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे) | 21301764.75 |
| (4) | भू-भाषण पोटरिस्ता व धरकनांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं 3301, भाळा नं: 33 वा मजला, इमारतीचे नाव: मॅराथन मॉटे विस्टा को-ऑप ही सोसा लि, ब्लॉक नं: सदन मोहन मालवीया रोड, रोड : मुलुंड परिघम,मुंबई -400080, इतर माहिती: एकूण क्षेत्र 1197 चौ फूट कारपेट,सौचन 2 कार पार्किंग स्पेस सहित. ((C.T.S. Number : 551/13 :)) |
| (5) | क्षेत्रफळ | 1) 133.50 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:-अदिति केदार वझे वय:-44; पता:-प्लॉट नं: -, भाळा नं: 4 था मजला, इमारतीचे नाव: अथर्व बिल्डिंग,लेक बाऊलवेड , ब्लॉक नं: हीरानंदानी गार्डनस , रोड नं: पवई, महाराष्ट्र, MUMBAL. पिन कोड:-400076 फॅन नं:-AAJPP5086A |
| (8) | दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता | 1): नाव:-बंदना झा - - वय:-43; पता:-प्लॉट नं: फ्लॅट नं 1805 , भाळा नं: -, इमारतीचे नाव: मॅराथन मॉटे विस्टा को-ऑप ही सोसा लि , ब्लॉक नं: एम.एम.एम रोड , रोड नं: मुलुंड परिघम,मुंबई , महाराष्ट्र. मुम्बई. पिन कोड:-400080 फॅन नं:-BFDPJ0116H 2): नाव:-अमरेश कुमार झा - - वय:-43; पता:-प्लॉट नं: फ्लॅट नं 1805 , भाळा नं: -, इमारतीचे नाव: मॅराथन मॉटे विस्टा को-ऑप ही सोसा लि , ब्लॉक नं: एम.एम.एम रोड , रोड नं: मुलुंड परिघम,मुंबई , महाराष्ट्र. मुम्बई. पिन कोड:-400080 फॅन नं:-AEMPPJ1210P |
| (9) | दस्तऐवज करून दिल्याचा दिनांक | 26/08/2022 |
| (10) | दस्त नोंदणी केल्याचा दिनांक | 26/08/2022 |
| (11) | अनुक्रमांक,खंड व पृष्ठ | 17801/2022 |
| (12) | बाजारभावाप्रमाणे मुद्रांक शुल्क | 1302000 |
| (13) | बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) | क्षेत्र | |



भूभाषणसाठी विचारात घेतलेला तपशील:-

शुल्क शुल्क आकाराताना निवडलेला पुरावद :- :

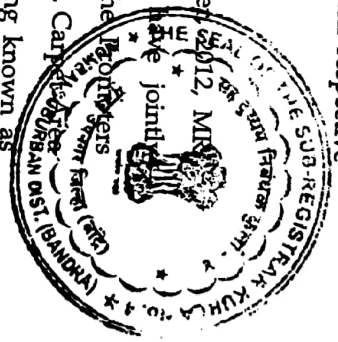
(i) within the limits of any Municipal Corporation or Cantonment area annexed to it.

Handwritten signature

AGREEMENT FOR SALE

| | | |
|------|----|----|
| 2022 | 26 | 23 |
|------|----|----|

THIS AGREEMENT is made at MUMBAI this 26th day of August, 2022, BETWEEN MRS. ADITI KEDAR VAZE, Age 44 years, (PAN: AAJPP5086A) ²⁻¹¹ Hindu, Indian Inhabitant, presently residing at 4th Floor, Atharva Building, Lake Boulevard, Hirrandani Gardens, Powai - 400 076, hereinafter called "THE TRANSFEROR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include her legal heirs, executors, administrators and assigns) of the ONE PART; *AND* MRS. BANDANA JHA, Age 43 years, (PAN: BFDJ0116H) AND MR. AMRESH KUMAR JHA, Age 43 years, (PAN: AEMPJ1210P), Both Hindu, Indian Inhabitants, having address at Flat No. 1805, Marathon Monte Vista, M.M.M. Road, Mulund (West), Mumbai - 400 080, hereinafter called "THE TRANSFEREES" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART;



WHEREAS vide Agreement for sale dated 31st day of December, 2012, MRS. ADITI KEDAR VAZE and MRS. ADITI KEDAR VAZE have jointly purchased from CHHAGANLAL KHIMJI & CO. PVT. LTD, the ^{Referred to as} therein, a Flat bearing Flat No. 3301 admeasuring about 1197 sq. ft. Carpet Area on the 3rd Floor along with 2 Car Parking Space in the Building known as MARATHON MONTE VISTA, situated at Madan Mohan Malaviya Road, Mulund (West), Mumbai - 400 080 (for the sake of brevity hereinafter referred to as "the Flat"). The said Agreement was registered in the office of Jt. Sub-registrar, Kurla - 4, Mumbai under Sr. No. KRL-4/1104/2013 on 31/01/2013. As such MR. KEDAR RAMESH VAZE and MRS. ADITI KEDAR VAZE were holding 50% undivided share in the right, title and interest in the said Flat.

AND WHEREAS vide Release Deed dated 9th of July, 2015 MR. KEDAR RAMESH VAZE released and relinquished his 50% undivided share in the Flat in favour of MRS. ADITI KEDAR VAZE, the RELESEE therein. The said Release Deed is registered in the office of Jt. Sub-registrar, Kurla - 2, Mumbai under Sr. No. KRL-2/6806/2015 on 20/07/2015. As such MRS. ADITI KEDAR VAZE, the TRANSFEROR herein became the 100% owner of the Flat.

AND WHEREAS subsequently the TRANSFEROR herein along with the other occupants of the building formed a society viz. MARATHON MONTE VISTA CO-OP. HSG. SOC. LTD, a Society registered under Maharashtra Co-operative

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~~Societies Act, 1960~~ bearing Registration No. MUM/WT/HSG/(TC)/10959/2021 dated 16/12/2021 (hereinafter, for the sake of brevity referred to as "The said Society") and the said Society issued Forty fully paid-up shares of Rs.50/- each bearing Distinctive Nos. from 8001 to 8040 (both inclusive) covered by Share Certificate No. 201 towards her membership of the society. (Hereinafter for the sake of brevity referred to as "the said Shares").

AND WHEREAS the TRANSFEROR has agreed to transfer her right title and interest in the said Flat to the TRANSFEREES for the consideration and on the terms and conditions appearing herein below:

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

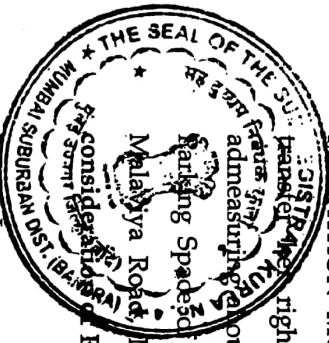
1. The TRANSFEROR shall transfer to the TRANSFEREES the said Forty fully paid-up shares of Rs.50/- each of the said Society covered by Share Certificate No. 201 bearing Distinctive Nos. from 8001 to 8040 (both inclusive) standing in the name of the TRANSFEROR in the books of the said Society i.e.

MARATHON MONTE VISTA CO-OP. HSG. SOC. LTD, ("the Shares") and right, title and interest in the said Flat being Flat No. 3301 bearing the address of about 1197 sq. ft. Carpet Area on the 33rd Floor along with 2 Car parking Spaces in the building of the said Society, situated at Madan Mohan Malaviya Road, Mulund (West), Mumbai - 400 080, ("the Flat") for a total consideration of Rs.2,17,00,000/- (Rupees Two Crore Seventeen Lakhs Only).

2. In pursuance of the above mentioned clause No.1 the TRANSFEREES have paid to the TRANSFEROR on or before the execution of this Agreement a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) being the part payment towards the consideration for the transfer and sale of the said Flat. (The receipt whereof the TRANSFEROR does hereby admit and acknowledge).

3. It is agreed by and between the parties hereto that the balance consideration of Rs.2,12,00,000/- (Rupees Two Crore Twelve Lakhs Only) shall be paid by the TRANSFEREES to the TRANSFEROR in the following manner:-

(i) Rs.2,17,000/- (Rupees Two Lakhs Seventeen Thousand Only) being 1% Tax Deducted at source as per Section 194IA of the Income Tax Act, 1961 shall be paid by the TRANSFEREES herein within 5 days from the date of Registration of this Agreement and the challan/TDS certificate shall be handed over to the TRANSFEROR herein.



Attestation
[Signature]
[Signature]

| | | |
|--------|----|--|
| ४२८४ | | |
| १००९१० | ३५ | |
| २०२२ | | |

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN

SCHEDULE OF THE PROPERTY

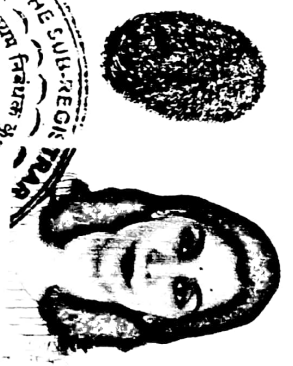
A Residential Flat being Flat No. 3301 admeasuring about 1197 sq. ft. Carpet Area on the 33rd Floor along with 2 Car Parking Spaces of the building of the MARATHON MONTE VISTA CO-OP.HSG.SCTY.LTD., situated at Madan Mohan Malaviya Road, Mulund (West), Mumbai - 400 080, lying and being at C.T.S. Nos. 551/13 of Village - Nahur, Taluka - Kurla, in the Sub-District and Reg. District- Mumbai and within the limits of the 'T' Ward of the MUMBAI MUNICIPAL CORPORATION.

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED TRANSFEROR
MRS. ADITI KEDAR VAZE

In the presence of

1) Ravi L. Bansode

Aditi Vaze



2) Vinod Makhi

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED TRANSFEREE
MRS. BANDANA JHA
AND
MR. AMRESH KUMAR JHA

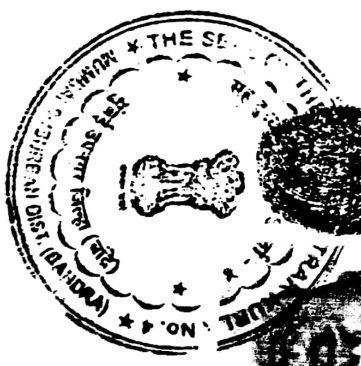
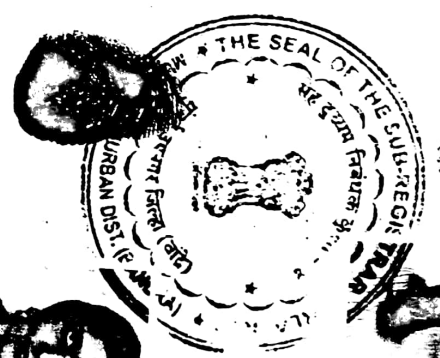
In the presence of

Amresh K



3)

3)





21/07/2015

सूची क्र.2

दुयम निबंधक : मह दु.नि. कुर्ना 2

दस्ता क्रमांक : 6806/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) नादूर

| |
|-----------|
| कटल ४ |
| २५८०९१९३५ |
| २०२२ |

- (1) विलेजाचा प्रकार
रितीचे शीट
0
10905500
- (2) मोबदला
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी रेली फी पट्टेदार ते नमुद करावे)
- (4) धू-मापन, पोटहिरस्ता व धरक्रमांक (असल्यास)

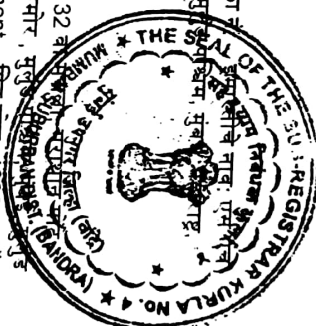
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) पालिकेचे नाव: मुंबई म. न. पा. इतर वर्णन: सदनिका नं: 3301, माळा नं: 33 वा मजला, इमारतीचे नाव: मंत्राशन मॉन्टे व्हिस्टा, ब्लॉक नं: एल बी एस मार्ग, रोड नं: मुमुड पश्चिम, मुंबई 400080, इतर माहिती: सदर मिळकतीचे मोजे-नादूर, सी टी एस नं- 551/13, मदलिकेचे एरूण क्षेत्रफळ 1197 चौ फुट कारपेट म्हणजेच 1436.4 चौ फुट बांधीव फकी 50 टक्के अतिथक हिस्सा म्हणजेच क्षेत्र 598.5 चौ फुट कारपेट म्हणजेच 718.2 चौ फुट बांधीव. 2 कार पाकिंग सहित क्षेत्रफळ 240 चौ फुट फकी 50 टक्के अतिथक हिस्सा म्हणजेच क्षेत्र 120 चौ फुट रिलिज करत आहे (C.T.S. Number : 551/13 ;) इतर हक्क:

- (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पुढ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शीट

1): नाव:- अदिती केदार वझे वय: -37; पत्ता:- फ्लॉट नं 3201, 32 वा मजला, इमारतीचे नाव: पितृभक्त क्षेत्र, केळकर कंपनी प्रा लि., ब्लॉक नं: बालराजेश्वर मार्ग, रोड नं: मुमुड पश्चिम, मुंबई 400080 पिन नं:- AAAPV9721H

1): नाव:- अदिती केदार वझे वय: -37; पत्ता:- फ्लॉट नं 3201, 32 वा मजला, इमारतीचे नाव: पितृभक्त क्षेत्र, केळकर कंपनी प्रा लि., ब्लॉक नं: बालराजेश्वर मार्ग, रोड नं: मुमुड पश्चिम, मुंबई 400080 पिन नं:- AAAPV9721H



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकारानुसार आवश्यक नसलेला दस्ताप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-

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

BRIHANNUMBAI MAHANAGARPALIKA
No. CE4789/BES/SAT 129 MAR 2014

To,
M/s. Chhaganlal Khinji & Co. Pvt. Ltd.
702, Marathion Max,
Mulund-Goregoan Link Road,
Mulund (W), Mumbai-400 090

Sub

Full occupation permission for wing 'B' (i.e. Lower Ground (pt.) + Ground + 1st to 33rd upper floor) of the residential building and wing 'C' amenity bldg for retail market (i.e. Ground + 1st floor + Service floor) on plot bearing CTS No. 551/13 of village Nahur at Jn. of Madan (West), Mumbai - 80.

| | | | | | | | | |
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| 29009 | | | 98 | | | 33 | | |
| 2022 | | | | | | | | |

The full development work for wing 'B' (i.e. Lower Ground (pt.) + Ground + 1st to 33rd upper residential floor) and wing 'C' amenity bldg for Retail Market (i.e. Ground + 1st floor + Service floor) on plot bearing CTS No. 551/13 of village Nahur, Mulund (W) is completed under the supervision of Architect Shri. Santosh Dubey having License No. CA233133 and Licensed Structural Engineer Mrs. Alpa R. Sheth having License No. STR/S/139 may be occupied on the following conditions:

1. That the certificate under Section 270-A of M.M.C. Act shall be valid for a period of 3 months or B.C.C. whichever is earlier
2. That the balance IOD/A.P. Conditions and terms and conditions of the license shall be complied with.
3. That the amenity building of Market shall be handed over to the Municipal Corporation Department.

A set of certified completions plans duly signed and stamped is returned to the Municipal approval.



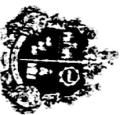
Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

[Signature]
Executive Engineer
(Building Proposals)(E.S.)/11

[Signature]
Executive Engineer
(Building Proposals)(E.S.)/11

✓ Copy forwarded for information to the Architect
Shri. Santosh Dubey of M/s. Matrix



96CD9 94 34
2022

MUNICIPAL CORPORATION OF GREATER MUMBAI
Approval Letter for the proposal u/s 342 of MMC act

P-10681/2022/(55/1/3)T WARD/NAHUR - T/342/1New

To,
Harsh Deepak C Gangar
Shop No. 12, Gale Nagar, J. N. Road, Mulund (W), Mumbai - 90

Sub:- "Proposed approval for Addition/Alteration in Residential flat i.e., Deletion of internal staircase between the two floors, Sub Division of Duplex Flat by way of casting slab in void area in flat No. 01 & 02 on 32nd and 33rd floor, B - Wing in existing residential building known as "Monte Vista" on plot bearing C.T.S. no. 55/1/13 at the Junction Of 18,30M, W. D. P. Roads of Village Nahur, Mulund (W), Mumbai." in T Ward

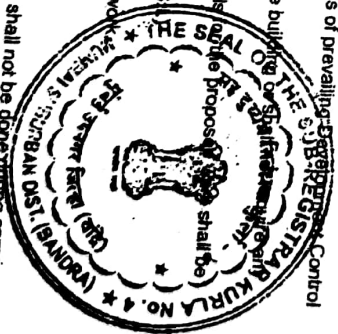
Ref: - Your online application dated 29 Mar 2022

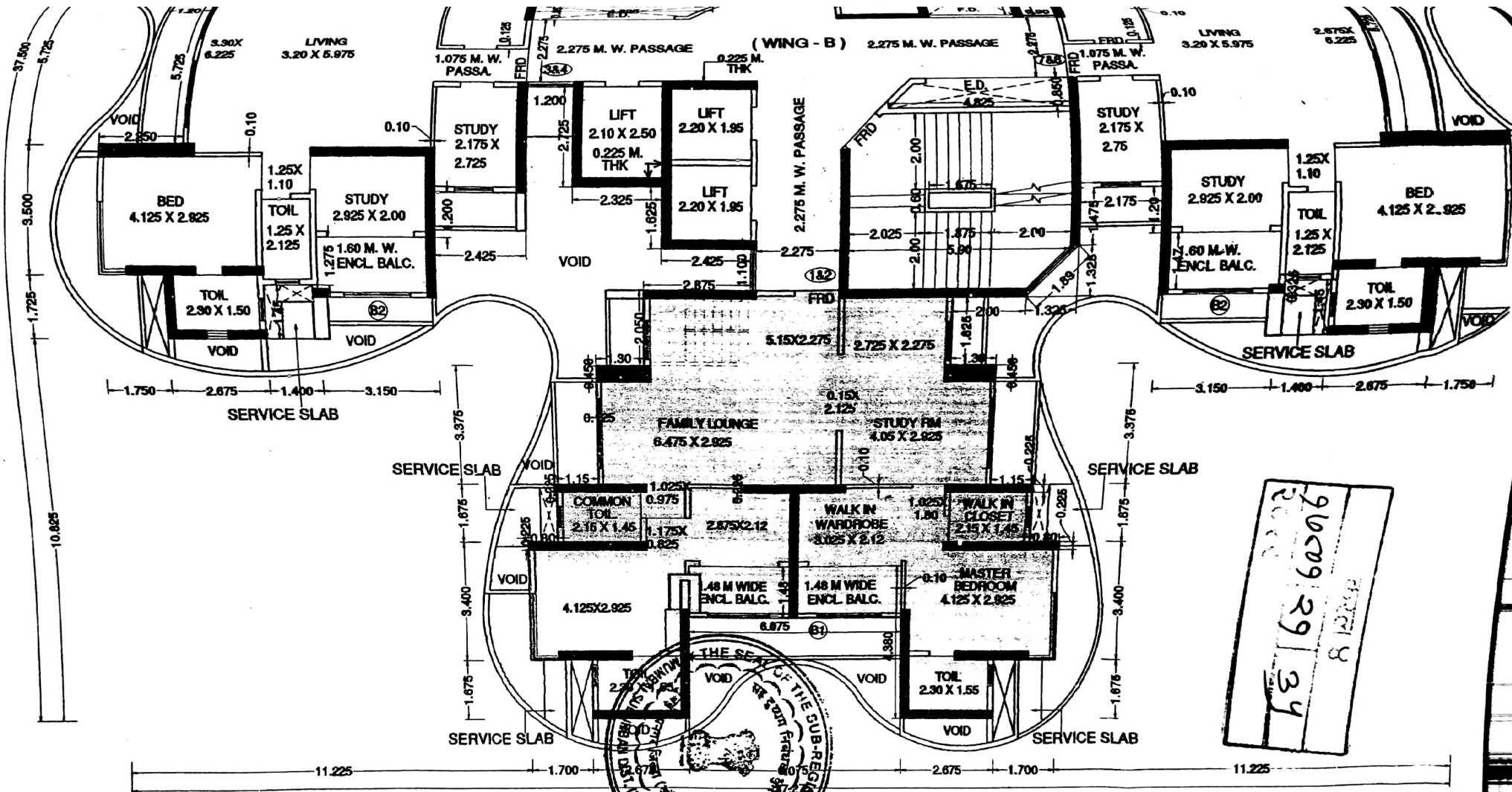
In response to your notice u/s 342 of MMC act, this is to inform you that the plan submitted by you for approval for "Proposed Addition/Alteration in Residential flat i.e., Deletion of internal staircase between the two floors, Sub Division of Duplex Flat by way of casting slab in void area in flat No. 01 & 02 on 32nd and 33rd floor, B - Wing in existing residential building known as "Monte Vista" on plot bearing C.T.S. no. 55/1/13 at the Junction Of 18,30M, W. D. P. Roads of Village Nahur, Mulund (W), Mumbai." in T Ward, is hereby approved 342 of MMC Act, subject to the following terms & conditions:

- 1 The approval to the proposed work is granted on the basis of Certification cum undertaking given by the Architect along with the proposal & plans submitted by Architect along with the proposal.
- 2 The proposed work shall be carried out as shown in the plans approved under even number, without making any changes to the structural members/ walls or without damaging the structural members of the building.
- 3 The proposed work shall not be done in heritage structure & shall not be against the provisions of prevailing Building Control Regulations.
- 4 The proposed work shall not involve any modification or alteration to structural members of the building or any structural changes.
- 5 The work shall be executed under the supervision of appointed Architect only & all the materials used of good & standard quality.
- 6 The proposed shall not have involvement of any utilization of additional Floor Space Index (F.S.I).
- 7 The requirement of parking spaces of the building/premises shall not change due to proposed work.
- 8 On execution Architect shall submit the work Completion certificate for the proposed work.
- 9 The external walls or any load bearing walls shall not be removed or any changes to the same shall not be done during carrying out the proposed work.
- 10 The work shall be started after 7 days from date of receipt of approval to the proposal.

The approval to the proposed work is granted on the basis of documents submitted for the proposal. The approval shall stand same & for work carried out, as deemed fit by law. This approval is granted based on the certification submitted by Architect & Indemnity cum undertaking by owner for the proposed work

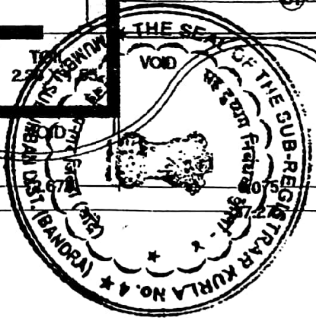
Regarding F.S.I. calculation etc. the approved plan along with this letter shall be read with the O.C plan of the building issues unno. CE/4789/BPES/AT did. 29.03.2014. The work shall be strictly executed under your supervision & you will be responsible for execution of the work as per plans approved by MCGM, as submitted by you.





33RD. FLR PLAN WING 'B'

SCALE:-1:100



Handwritten note in a rectangular box:
 96009129134
 8/12/2017