

Agreement for Sale

322/14896

Tuesday, September 27, 2022
10:50 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16710 दिनांक: 27/09/2022

पावाचे नाव: कोलेकल्याण

दस्तावेजाचा अनुक्रमांक: वदर1-14896-2022

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सायली सुधाकर साळवी -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 30600.00

सह. दुय्यमनिबंधक, अधिस. क्र. १

बाजार मूल्य: ₹. 5652537.48 /-

सोबदना ₹. 7500000/-

भरलेले मुद्रांक शुल्क: ₹. 450000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2709202200708 दिनांक: 27/09/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008318296202223E दिनांक: 27/09/2022

बँकेचे नाव व पत्ता:

Ssalni

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON. 27/09/2022

valuation II)

20220927383

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

27 September 2022, 10:03:45 AM

बदर।

मूल्यांकनाचे वर्ष 2022
 जिल्हा मुंबई (उपनगर)
 मूल्य विभाग 31-कोळेकल्याण (अंधेरी)
 उप मूल्य विभाग भुभाग: उत्तर व पुर्वेस गाव सीमा, दक्षिणेस जवाहरलाल नेहरू मार्ग पश्चिमेस गावाची सीमा.
 सर्व्हे नंबर /व. भू क्रमांक: सि.टी.एस. नंबर#27

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. मोजमापनाचे एकक
 खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक चौरस मीटर
 79550 151360 182760 215990 162650

बांधीव क्षेत्राची माहिती
 बांधकाम क्षेत्र (Built Up)- 41.26 चौरस मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
 बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय- 20 वर्षे बांधकामाचा दर - Rs.30250/-
 उद्भवाने सुविधा- आहे मजला - 1st floor To 4th floor

रस्ता सन्मुख .
 Sale Type - First Sale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100% apply to rate= Rs.151360/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = (((151360-79550) * (80 / 100)) + 79550)
 = Rs.136998/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 136998 * 41.26
 = Rs.5652537.48/-

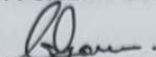
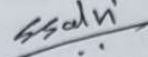
Applicable Rules = .10.4

एकत्रित अंतिम मूल्य
 = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + मेकॅनिकल
 = A + B + C + D + E + F + G + H + I + J
 = 5652537.48 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.5652537.48/-



बदर - १
 १४६६ ९ ३०
 २०२२

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made and entered into at Mumbai on this th 27 day of September, 2022,  

BETWEEN

MR. GEORGE DENNIS GOMES holder of PAN no. AEAPG5165J, Aadhar Card no. 4616 1637 5514, Age: 62 years, adult, Indian inhabitant, presently residing at Row House no. 173, Cloud-9, NIBM Road, Near Sunshree Housing Society, Kondhwa, Pune 411060, hereinafter called "the Transferor" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his respective heirs, executors and administrators) of the FIRST PART;

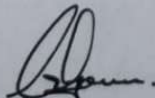
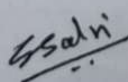
AND

MRS. SAILI SUDHAKAR SALVI, holder of PAN no. AXEPS5550, Aadhar Card no. 7403 1079 0153, Age: 53 years, adult, Indian inhabitant, presently residing at Flat No. A/03, Sohini Apartment, Datta Mandir Road, Santacruz East, Mumbai 400055, hereinafter referred to as "the Transferee" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors and administrators) OF THE SECOND PART:



WHEREAS:

- (A) By an Agreement for Sale dated 8th December, 1985, made and entered into between Ms. Nahar Builders, therein referred to as the Developer, party of the One Part and 1) Mr. George Dennis Gomes 2) Mrs. Leonora Gomes, therein referred to as the Purchaser, party of the Other Part, whereby the party of the One part sold and the party of the Other part purchased a residential flat i.e. Flat no. 202, Second Floor, A wing, Sohini Apartments, Datta Mandir Road, Kole Kalyan Vakola, Santacruz East, Mumbai 400055, admeasuring 444 square feet built-up area i.e. 41.26 square meters built-up area, (hereinafter referred to as "the said Flat").
- (B) The founder members along with different flat Purchasers/allottees have formed the Sohini Apartments Co-operative Housing Society Limited, having

बदर - १		
१४८६६	३	३०
२०२२		

Registration No. BOM / (W-HE) HSG / (TC) / 3352 of 1988 dated 22nd April, 1988 and the present management and state of affairs of the society is vested with the **SOHINI APARTMENTS CO-OPERATIVE HOUSING SOCIETY LIMITED** (hereinafter referred to as "the said society") a society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960.

- (C) The said society had allotted five shares corresponding to the said Flat of INR 50 each, bearing Share Certificate No. 003, having Distinctive Nos. 0011 to 0015, Dated. 24th March, 1993. (hereinafter referred to as "the said shares").
- (D) 1) Mrs. Leonora Gomes 2) Mr. George Dennis Gomes were absolutely sized and possessed Flat no. 202, Second Floor, A wing, Sohini Apartments Co-operative Housing Society Limited, Datta Mandir Road, Kole Kalyan Vakola, Santacruz East, Mumbai 400055, admeasuring 444 square feet built-up area i.e. 41.26 square meters built-up area, situated on land bearing C.T.S. no. 27B of Kolkalyan Village in the H-East Ward of Brihanmumbai Municipal Corporation (hereinafter referred to as "the said Flat")
- (E) Mrs. Leonora Gomes died interstate on 7th April, 2013, without making any Will or Testamentary declaration. By a release deed dated 26th September, 2022, registered with the Sub-Registrar of Assurances bearing document number BDR1 - 14816 - 2022 dated 26th September, 2022 made and entered into between the legal heirs of Mrs. Leonora Gomes as Releasors, Transferor herein as Releasee, whereby the said Flat and the said shares



transferred in the name of the Transferor herein. The Transferor herein i.e. **MR. GEORGE DENNIS GOMES**, being sole and single owner is seized and possessed or otherwise well sufficiently entitled to all the rights, title and interest in the said residential flat i.e. Flat no. 202, Second Floor, A wing, Sohini Apartments Co-operative Housing Society Limited, Datta Mandir Road, Kole Kalyan Vakola, Santacruz East, Mumbai 400055, admeasuring 444 square feet built-up area i.e. 41.26 square meters built-up area, on the Land bearing CTS Number - 27B of Village - Kolkalyan, District Mumbai Suburban in the Registration Sub-District of Mumbai Suburban, Municipal Ward H East (hereinafter referred to as "the said Flat").

98666	बदल	पुल्ल-अप	अप
	Mumbai Suburban	District	30

- (G) The Transferor has been the owner & occupier & seized of and in possession of the 'said Flat' and 'said Shares' and has full rights to dispose of the 'said Flat' and 'said Shares' to the Transferee herein for the valuable consideration.
- (H) The Transferee has approached the Transferor with request to purchase/transfer and allot the right, title and interest in the said Flat and the

[Handwritten signatures]

of INR 75,00,000/- (INDIAN RUPEES SEVENTY FIVE LAKHS ONLY), and the Transferee has agreed to pay the said sum and acquire the said Flat and the said shares of the said society, with the permanent and absolute use and occupation of the said Flat.



The Transferor on or before execution hereof

(A) Has received part payment of INR 60,00,000/- (Indian Rupees Sixty Lakhs Only) paid by the Transferee to the Transferor, (which also includes a sum of Rs. 75,000/- (Indian Rupees Seventy Five Thousand only), being 1% TDS amount, deducted as T.D.S. and to be deposited in Government Treasury by the Transferee and proper T.D.S. Certificate shall be delivered to the Transferor) (the receipt whereof the Transferor hereby admit and acknowledge).

(B) The balance full and final payments of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) shall be payable by the Transferee to the Transferor by way of obtaining a housing loan from his banker or from private sources, and same shall be payable on or before 31st October, 2022.

The Possession of the said Flat and the further formalities under the bye-laws and M.C.S. Act, 1960 will be completed by the Transferor by signing necessary documents etc. on the fulfillment of the conditions for full payment of the sale consideration by the Transferee.

4. In consideration of the above, the Transferor hereby assign and transfer all his rights, title and interest (subject to Transferee fulfilling her obligation as regards payment of full sale consideration) in the above said Flat along with its ownership/occupancy and possessory rights unto and in favour of the Transferee.

5. It is hereby confirmed and declared by the Transferor that the Possession of the said Flat will be handed over to the Transferee by the Transferor, on payment of full and final payment to the Transferor, and the further formalities under the bye-laws and M.C.S. Act, 1960, which will be completed by the Transferor and the Transferee by signing necessary documents as required by the said society under its registered bye-laws, and under the M.C.S. Act, 1960 and rules made there under.

6. It is hereby confirmed and declared by the Transferor that all the monetary gain, and appreciation or depreciation of the value of the said Flat, which may

[Handwritten signature]

[Handwritten signature]

बदर - १		
98 LEE	6	30
२०२२		

SOHINI APARTMENTS CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the Bombay Co-operative Societies Act, VII of 1925, No. S. 429, H. No. 7, Datta Mandir Road, Kole Kalyan Vakola, Santacruz

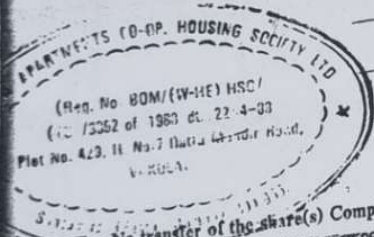
AUTHORISED CAPITAL RS. 3,00,000

Divided into 6000 Shares of Rs. 50/- each



IS TO CERTIFY that George James & James. of A-202 is the Registered holder of Five shares of Rupees Fifty each, numbered 0011 to 0015 inclusive, in SOHINI APARTMENTS CO-OPERATIVE HOUSING SOCIETY LIMITED subject to the provisions of the Byo-Laws of the said Society, and at the sum of Rupees Fifty on each Share has been paid.

Given under the Common Seal of the said Society at Bombay this 24th day of March 1981 1993



[Signature] Chairman
[Signature] Hon. Secretary
Whawan Member of the Managing Committee

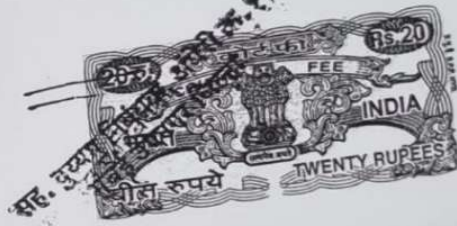
No transfer of the share(s) Comprised in this Certificate can be registered unless accompanied with this Certificate.

बदर - १		
98LCE	98	30
२०२२		

२०२२		
------	--	--

गावाचे नाव : कोलेकल्याण

प्रकार	करारनामा
	7500000
भाडेपट्ट्याच्या	5652537.48
आकारणी देणे की पट्टेदार ते	
पट्टेदारा व घटकक्रमांक(अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदतिका नं: 202, ए विंग, माळा नं: 2 मजला, इमारतीचे नाव: मोहिनी अपार्टमेंट्स कॉ ऑप हो सो लिमिटेड, ब्लॉक नं: दत्त मंदिर रोड, कोले कल्याण वाकोला,, रोड : सांताक्रुझ पूर्व, मुंबई 400055((C.T.S. Number : 27B ;))
	1) 41.26 चौ.मीटर
किंवा जूरी देण्यात असेल तेव्हा.	
करार करून देणा-या/विहून ठेवणा-या	1): नाव:-जॉर्ज डेनिस गोमस -- वय:-62; पत्ता:-प्लॉट नं: गॅ हाऊस नं. 173, कनाऊड-१, माळा नं: -, इमारतीचे नाव: - , ब्लॉक नं: एन आई बी एम रोड, सनथी हॉऊसींग सोसायटी जवळ, रोड नं: कोटवा, पुणे , महाराष्ट्र, PUNE. पिन कोड:-411060 पॅन नं:-AEAPG5165J
किंवा दिवाणी न्यायालयाचा	
किंवा आदेश अमल्यास, प्रतिवादिचे	
करार करून घेणा-या पक्षकाराचे व किंवा	1): नाव:-मायली सुधाकर साळवी - वय:-53; पत्ता:-प्लॉट नं: 7/03, माळा नं: -, इमारतीचे नाव: मोहिनी अपार्टमेंट, ब्लॉक नं: दत्त मंदिर रोड, रोड नं: सांताक्रुझ पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:- AXEPS5550L
किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश	
किंवा प्रतिवादिचे नाव व पत्ता	
करार करून दिल्याचा दिनांक	27/09/2022
नोंदणी केल्याचा दिनांक	27/09/2022
दस्ता क्रमांक, खंड व पृष्ठ	14896/2022
सहाय्यभावाप्रमाणे मुद्रांक शुल्क	450000
सहाय्यभावाप्रमाणे नोंदणी शुल्क	30000



नोंदणीसाठी विभागान घेतलेला नपथील:-
 नोंदणी कर आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

दस्तासोबत सुची II दिली.



Saumy
 सह. दुय्यम निबंधक, अंधेरी क्र. १,
 मुंबई उपनगर जिल्हा

18. The Transferee alone shall bear the Stamp duty, registration charges, legal fees and all other charges in respect and in pursuant to this AGREEMENT FOR SALE.
19. The Transferor and the Transferee shall act in absolute good faith, however if any dispute or differences arises between them now or in the future the same shall be referred to the Arbitral body under the Arbitration Act. The court of law shall be the last resort and the matter shall be settled amicably.
20. The Agreement for Sale is made at Mumbai, the parties to this Deed are residing at Mumbai, and therefore this Agreement for Sale shall have jurisdiction of Mumbai City only.

SCHEDULE OF THE RESIDENTIAL FLAT

Flat no. 202, Second Floor, A wing, Sohini Apartments Co-operative Housing Society Limited, Datta Mandir Road, Kole Kalyan Vakola, Santacruz East, Mumbai 400055, admeasuring 444 square feet built-up area i.e. 41.26 square meters built-up area, together with Share Certificate No- 003, Consisting of Five shares of Rs. 50/- each and the said building is consisting of Ground plus Three upper floors without lift, and the building is constructed in the year 2002 (O.C.) situated on the land bearing C.T.S. No. 27B of Kolekalyan Village in the H-East Ward of Brihanmumbai Municipal Corporation in the Registration District of Mumbai Suburban.

House Property Number – HE2203750150000

[Signature]

[Signature]



बंदर - १		
१४६६	१०	३०
२०२२		