

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. बोरीवली 6

दस्त क्रमांक : 13436/2023

नोंदणी :

Regn.63m

गावाचे नाव : दहिसर

(1) विविधांचा प्रवाह	मेल डीड	
(2) मोंबदना	4200000	
(3) बाजारभाव (भा.पट्टयाच्या वाचनितपट्टाकार बाकागणी देतो की पट्टेदार ने नमुद करावे)	3111838.8	
(4) भू-मापन, पॉटिन्मा व घरक्रमांक (अमल्यास)		1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: प्लॉट नं 35/282, 1 ला मजला, दहीमर शिव छाया सी एस एस लि, एम एच वी कॉलनी, चुनाभट्टी, एम एम दुवे रोड, दहीमर पू, मुंबई 68((C.T.S. Number : 1644 ;))
(5) अंत्रफल		1) 32.52 चौ.मीटर
(6) आकारणी विवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करण देणा-या/विहून ठेवणा-या पक्षकागचे नाव विवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:-जमुकुदेवी लक्ष्मीलाल जैन - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं 35/282, 1 ला मजला, दहीमर शिव छाया सी एस एस लि, एम एच वी कॉलनी, चुनाभट्टी, एम एम दुवे रोड, दहीमर पू, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AEWPJ3028D 2): नाव:-लक्ष्मीलाल हुकमीचंद जैन - वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं 35/282, 1 ला मजला, दहीमर शिव छाया सी एस एस लि, एम एच वी कॉलनी, चुनाभट्टी, एम एम दुवे रोड, दहीमर पू, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAEPJ7963P
(8) दस्तऐवज करण देणा-या पक्षकागचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:-अरूण कुमार भवानीशरण तिवागी - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं 32 गणेश देसाई चाळ नं 4, एम एम दुवे रोड, दहीमर पू, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AFZPT1955P
(9) दस्तऐवज करण देण्याचा दिनांक	28/06/2023	
(10) दस्त नोंदणी देण्याचा दिनांक	28/06/2023	
(11) अनुक्रमांक, ख. व पत्र	13436/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	252000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शंरा		



पत्तांकनामाटी विनागत घेतलेला तपशील:-

पत्रक शुल्क आकार वाना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावन करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयाने 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 28/06/2023) to Municipal Corporation of Greater Mumbai.

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

खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र.-6
मुंबई उपनगर जिल्हा.

शिवछाया
को. ऑ. हाऊसिंग सोसायटी लिमिटेड

को. ऑ. हाऊसिंग सोसायटी लिमिटेड

३५, म. हा. बोर्ड कॉलनी, चुनाभट्टी, दहिसर (पूर्व), मुंबई - ४०० ०६८.
नोंदणी क्र. बी. ओ. एम./डब्लू आर / एच एसटी (ओएच) २४६९/८६-८७

दिनांक:	32	82
9383E		
२०२३		

N.O.C. CERTIFICATE

This is to certify that Smt. Jamkudevi L. Jain and Shri Laxmihal Jain are Bonafide member of Dahisar Shiv Chhaya Co. Op. Housing. Society Ltd. M.H.B. Colony, Chunabhatti, S.N. Dube Road, Dahisar (E), Mumbai - 400 068. They have paid up date Maintenance charges and ducs in respect of their flat No. 282 Situated on 1st floor of building.

This No Objection Certificate is issued at the request of the Owner of Flat to Enable them to pay stamp duty and Registration for Transfer of their flat in the name of purchaser. Arunkumar B. Tiwari .

Particulars of Property

- 1) Residential flat No. 282 (1st floor) Building No. 35, (Ground + 4 Floor)
- 2) Area - 310 sq. ft. Carpet
- 3) CTS No. 1648
- 4) Survey No. 125 / 6



दहिसर शिवछाया (एच.आय.ओ.) को.ऑ.हा.सो.लि.

[Signature]
नमब

[Signature]
नमब

व्यवस्थापक

Your Faithfully

[Signature]

बरेल - ६/
9383E 30 82

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0067 5301
 Name: JAMKUDEVI L JAIN & LAXMILAL H JAIN
 Address: 35 282, DAHISAR SHIV CHAYA (HIG) CHS LTD, S N DUBE RD, CHUNABHATTI MHB CLY OPP SVP SCHOOL, Dahisar (E), Mumbai, 400068
 Dis. Seq.: NZ/W1424413/6/173/0002
 Mobile No.: 9*****77

YOU CAN REACH OUT TO US AT: 2023
 TOLL FREE NO.: 18002095161
 WHATSAPP: 7045116237
 IN CASE OF FIRE/ ACCIDENT: 022-2572-4199
 EMAIL: customercare@tatapower.com
 WEBSITE: cp.tatapower.com



The Tata Power Company Ltd., Commercial Department, Senapati Road, Matunga, Parel, Mumbai 400 024

Update your GST Regn number by calling on 18002095161

Regular Bill	Bill Month: MAY 2023	Bill Period: 24.04.2023 to 23.05.2023	Bill Date: 26.05.2023
Bill No.: 92377884727	Metered Units: 133	Discount Date: 02.06.2023	Tariff Category: LT (B)
Meter No.: L0193369	Billed Units: 142	Due Date: 16.06.2023	:LT-RESIDENTIAL
Meter Status: OK	Supply Zone: North NZ01	Supply Date: 30.09.2014	MRU: W1424413
	Dispatch Zone: North NZ01		Consumer: Welcome
	Nxr.Mtr.Rdg.Dt.: 23.06.2023(Tent.)		Type Of Supply: 1 PHASE LT

Current Bill Amount ₹ 1,206.00	+	Net Other Charges ₹ -3.00	+	Past Dues ₹ 0.00	=	Total Amount Before Due Date* ₹ 1,203.00*
Amount By Discount Date ₹ 1,193.00		Amount After Due Date ₹ 1,218.00		Security Deposit Available ₹ 280.00		Security Deposit Due ₹ 1,830.00

*Due date is applicable for current bill only.

For Advertisement enquiries please contact M/S. "GAJANAN IMAGING PRINT SOLUTIONS" email: gajananimagingprints@gmail.com

My TATA Power


Introducing My TATA Power App & Web Platform

- Secure Billing and Payments**
Easy bill payments with multiple payment options
- Smart Calculator**
No more guess work, now easily calculate your billing & consumption
- Monitor and Compare Usage**
Analyze you hourly consumption & even compare your usage with peers
- Manage Outages**
Be informed of planned outages and report easily for quick resolution
- Virtual Assistant, to Guide You**
Now you can get your queries addressed 24*7 with the advanced chatbot

Just Follow 3 Simple Steps and Get Started

- Log in with your consumer number and mobile number.
- Simply sign in with the received OTP.
- Enjoy the convenience and do more with your utility account.

Scan the QR Code and Download the App NOW!



For Android/iOS Users

Your nearest offline payment centres :Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO14:30 HRS; 2ND & 4TH SATURDAY : 9:00 TO 13:00 HRS)
 Borivali Housing Colony, Dutta Pada Road Near Magathane Bus Depot, Borivali (E) Mumbai 400066.

MESSAGE TO CONSUMER

As per Hon'ble MERC order in Case No. 225 of 2022 dated 31st March 2023 revised tariff will be applicable w.e.f. 1st April 2023. For tariff details, Kindly refer the Tariff schedule section in the bill. Monsoons will be here soon. Do not touch any electrical installations (wires,etc) with wet hands.

Nilesh Kane
 Nilesh Kane
 Chief - Distribution
 (Mumbai Operations)

RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited,
 Account No: TPCLEXXXXXXXXXXXXX (here xxxxxxxxxxxx denotes 12 digit consumer no),
 IFSC Code: KKBK0000958, Account Type: Current Account



THE TATA POWER COMPANY LIMITED

Consumer Name: JAMKUDEVI L JAIN & LAXMILAL H JAIN		Consumer No: 9000 0067 5301
Bill No: 92377884727	Bill Date: 26.05.2023	Bill Amount: ₹ 1,203.00
Cheque No.	Discount Date: 02.06.2023	Amt by Disc Dt.: ₹ 1,193.00
Cheque Date	Due Date: 16.06.2023	Amt After Due Dt.: ₹ 1,218.00



Payment should be made by crossed cheque/DD in favour of "Tata Power CA.NO 9000 0067 5301" For multiple payments, write CA no & break-up of amount on back side of cheque. Please dont issue postdated or outstationcheques Pls attach payment slip(s).



THIS POWER SUPPLY BILL IS PRINTED ON 100% RECYCLED PAPER

Use Any UPI App - Scan QR code

DAHISAR SHIVCHHAYA CO-OP HSG. SOC. LTD

BOM / WR / HST / (OH) / 2469 / 2086-87
 35, M.H.B. COLONY, CHUNABHATTI.
 DAHISAR-EAST, MUMBAI-400068

Name : [35-282] JUMKUDEVI L JAIN & LAXMILAL N JAIN Bill No. : 46
 28.74 SQ.MT.
 Particulars : BILL FOR THE MONTH OF JUNE-2023. Date : 01/06/2023

SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	MAINTENANCE/SERVICE	1500.00	2.	PARKING CHARGES	100.00
3.	Interest	28.00			

बॉल - ६/
 9383E 2E 82

Rupees : Three Thousand Two Hundred Twenty Eight Only
 Total 1628.00
 Amount Due 3228.00

NOTES : Please pay your dues on or before 25TH OF EVERY MONTH
 SIMPLE INTEREST @21% WILL BE CHARGED ON OUTSTANDING AMOUNTS
 Payment Received after due date will be credited in next month
 For DAHISAR SHIVCHHAYA CO-OP HSG. SOC. LTD



Computer Generated Signature not require
 Processed at : Perfect Account Services. Mob: 98690 19134

Share Certificate

Member's Register Folio No. 20

बंरल - ६	
9383६	20
No. of Shares ६२	
२०२३	

No. 21

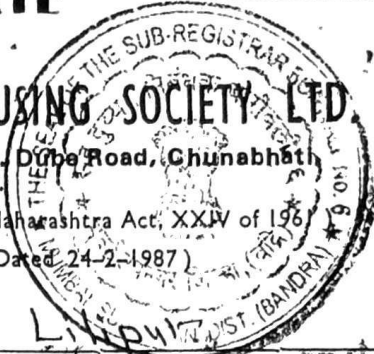
SHARE CERTIFICATE

DAHISAR

SHIVCHHAYA (H. I. G.) CO-OPERATIVE HOUSING SOCIETY LTD

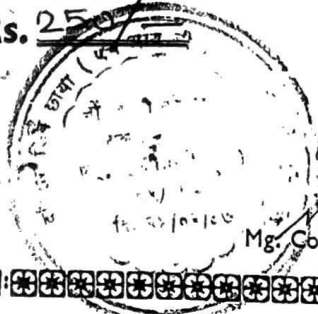
Building No. 35, Maharashtra Housing Board Colony, S. N. Dube Road, Chunarbhath, Dahisar (East), Bombay-400 068.

Registered under the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act, XXIV of 1960) (Regn. No. BOM / W-R / HSG / (OH) / 2469 / 86-87 Dated 24-2-1987)



This is to Certify that Shri./Smt. Sulekha L. Kulkarni is/are the Registered Holder/s of Five fully paid-up Shares of Rupees **FIFTY** each numbered from 96 to 100. inclusive, in Dahisar Shivchhaya (H. I. G.) Co-op. Housing Society Ltd. subject to the Bye-laws of the said Society.

Rs. 250/-



Given under the Common Seal of the said Society at Bombay, this 19th day of March 1990.

Wankar
Mg. Com. Member

R. B. Kulkarni
Hon. Secretary

Madhav
Chairman

दाहिसर शिवचया (ए. आ. ग.) सहकारी वसती सोसायटी लि., ब. न. दुबे रोड, चणारभठ, ब. न. ४०० ०६८.

Memorandum of Transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature Chairman Secretary Treasurer
29/06/92	1	20	SMT. SHAMAL SHYAM VEREKAR	21	<p><i>[Signature]</i> (CHAIRMAN)</p> <p><i>[Signature]</i> (SECRETARY)</p> <p><i>[Signature]</i> (TREASURER)</p>
7/03/2009	2	20	<p>SMT. JAMKUBEN LAXMILAL JAIN & SHRI LAXMILAL HUKMICHANAJI JAIN.</p> <p>DEVI LAXMILAL</p>	15	<p>बदिलत शिपछाया (बच भाव जी) को.जां.हो.को.लि.</p> <p><i>[Signature]</i> (CHAIRMAN)</p> <p><i>[Signature]</i> (SECRETARY)</p> <p><i>[Signature]</i> (TREASURER)</p>

बरल - ६/

93838	26	82
२०२३		



बंरल - ६/
 9383E 28 82
 2023/11



नोंदणीचे प्रमाणपत्र

वीनोपम (इन्व्हेस्ट्मेंट्स) लिमिटेड (पब्लिक लिमिटेड कंपनी) / एन.एच.डी (नोंदणी) / 2808/६६-६७
 सन-१९८८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

दही शंका शिवाबाबा (एच.आय.जी.)
 वतीने उभापरेटिव्ह इन्व्हेस्ट्मेंट्स लिमिटेड
 मुंबई

हो संपादनद्वारे सहकारी संस्थाने अधिनियम १९६० मधील (सुट्टी १६६) वीनोपम (इन्व्हेस्ट्मेंट्स) लिमिटेड (कमीत २४) कलम १६(१) अन्वये नोंदण्यात आलेली आहे.

बंरल - ६/
 2808/22 30
 2020

संस्थाने नियम १९६० मधील अधिनियम १९६० मधील (सुट्टी १६६) अन्वये व महाराष्ट्र सहकारी संस्थाने अधिनियम १९६० मधील (सुट्टी १६६) अन्वये संस्थाने वर्गीकरण करून घेतले आहे.



(संस्थाध्यक्ष म्हणून)
 (हटा) सचिव सहकारी निव्वक सहकारी
 संस्था (एन-आपरेटिव्ह सेल)
 सुपर ग्रहनिमण व क्षेत्रविकास मंडळ मुंबई

दिनांक: 28-2-1988

CERTIFIED TRUE COPY

JAGDISH TRYAMBAK DONGARKAR
 Advocate & Notary, (Govt. Of India)
 Saraswati Chawl, Kranil Nagar,
 Zopadasti, Akuril Road,
 Kandivali (E), Mumbai-400 101,
 (Maharashtra).



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

बरल - ६/ 93838 24 2023

लेखा क्रमांक: RN1102021640000

मालमत्ता करवर्ष: 2017-2018

देयक क्रमांक: 201710BIL06179724, 201720BIL06179725

पक्षकाराचे नाव व पत्ता: DAHISAR SHIV CHHAYA G.H.S LTD. BLDG. NO.35, M.H.B COLO, NY' CHUNABHATTI, S.N, DUBE, ROAD, DAHISAR(E), MUM-68

प्रेषक - सह. क. व सं. / विभाग: R/N-WARD OFFICE, Room No. 28, BELOW SUDHIR PHADKE FLY OVER BRIDGE DAHISAR (E) MUMBAI 68

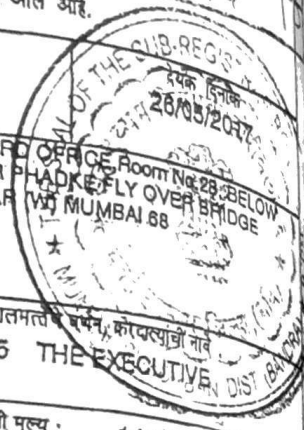
मालमत्ता क्रमांक, घटनिष्ठा क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र., प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्ता करवर्ष, कोषावलीचे नाव: R-7238(1A/35) BLDG NO 35 S N DUBE RD JUN EX HIGHWAY D AHISAR E R C C BLDG NO 35 ENGINEER BOMBAY HOUSING AND AREA DEVELOP, MENT BOARD

प्रथम करनिर्धारण दिनांक: 01/04/1984 नलजोडणी क्रमांक: एकूण भोडवली मूल्य: 14031400

अंशही रुपये Rupees One Crore Fourty Lakh Thirty One Thousand Four Hundred Only

देयक तयार करवेळी ३१/०३/२०१० या तारखेपर्यंतची एकवाकी ₹ 0

देयक कालावधी: 01/04/2017 ते 31/03/2018



क्रमाचे नाव	01/04/2017 ते 30/09/2017	01/10/2018 ते 31/03/2018
सर्वसाधारण कर	4004	4004
जल कर	0	0
जल लाभ कर	0	0
मलनिःसारण कर	254	254
मलनिःसारण लाभ कर	0	0
म.न.घा. शिक्षण ठाकर	1566	1566
राज्य शिक्षण उपकर	1456	1456
रोजगार हमी उपकर	1274	1274
वृक्ष उपकर	0	0
पदकर	0	0
एकूण देयक रक्कम	1820	1820
कलम १५२ (अ) नुसार सूट्याची रक्कम	12704	12704
परतारण्याबरोल घ्यावयाची घटवली	0	0
अली-बई च्या संपादनविहित समायोजित केलेली रक्कम	0	0
आणक अधिनाशे समायोजन	0	0
भरावयाची निव्वळ रक्कम	0	0
* 30.08.2017 पर्यंत भरावयाची निव्वळ रक्कम	12704	12704
* 31.07.2017 पर्यंत भरावयाची निव्वळ रक्कम	12477	12250
* 31.07.2017 नंतर भरावयाची निव्वळ रक्कम	12590	12363
अंशही रुपये	12704	12704
अंतिम देव दिनांक	24/08/2017	31/12/2017

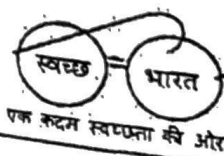


CERTIFIED TRUE COPY

JAGDISH TRYAMBAK DONGARDIVE Advocate & Notary (Govt Of India) Saraswati Chawl, Khandivall, Zopadpatti, Akurji Road, Khandivall (E), Mumbai-400 101, (Maharashtra).

To make payment through NEFT: IFSC - SBIN00COLLECO; Beneficiary A/C No:- BMCPO RN1102021640000, Name-MGGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first.

* अली-बई इन्वेस्टमेंट स्कीम योजनेच्या माहितीसाठी याचे पाहणे. मालमत्ता क्रमांकमधील पहिले ११ अंक इमारतीचा UID (Unique Identity) असून, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महानगरपालिकेने सती घेतला आहे. त्यामुळे महानगरपालिकेच्या कोणत्याही कामासंबंधीतील पत्रव्यवहारात सदर UID क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



12477 + 12250 = 24727

श्री. संजय सु. काव्हा

सूची क्र.2

दुय्यम निष्पत्तिक बोरीवली 3 (बोरीवली)
दस्त क्रमांक : 2911/2007
नोदणी :
Regn:63m

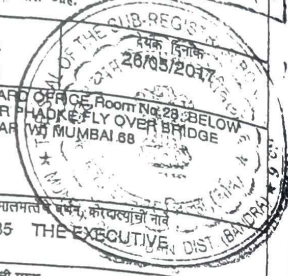
गावाचे नाव : दहिसर

करारनामा	रु.700000
रु. 689466	
पालिकेचे नाव इतर वर्णन विभागाचे नाव - दहीसर (बोरीवली), उपविभागाचे नाव - रोड, एस.व्ही. रोड, द्रुतगती मार्ग व नदीने वेढलेला भुभाग. सदर मिळकत सिटी एस्. नंबर - 1644 मुद्दे आहे. सदनिका क्रं. 282, 1 ला मजला, दहिसर शिव छाया को-ऑप. हो. सोसायटी बि. नं. 35, वूल्फ + 4 मजले	
बांधीव मिळकतीचे क्षेत्रफळ 32.522 चौ.मी. आहे.	
1): नाव:- शामल शाम वेरेकर - - वय:-??पत्ता:- ३५२८२पिन कोड:- ६८००००	
2): नाव:- जनकुदेवी लक्ष्मीलाल जैन - - वय:-??पत्ता:-दुकसन नं. १पिन कोड:- ६८००००	
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WARD OFFICE, Room No. 29, BELOW
CHIR PHADKE FLY OVER BRIDGE
MISAR V/9 MUMBAI 68

वकील मूल्य : 14031400

खेनंरव्ही धकवाकी रु 0

(सर्वे रक्कम उपर्यातचे)
/10/2018 ते 31/03/2018

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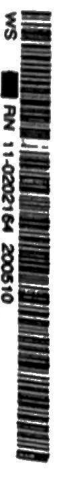
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R 7238(1A/35) ELDG NO 35 S.N.H.B. ROAD, CHUNABHATTI, S.N.DUBE
 EXECUTIVE AND UNDER BOMBAY HOUSING AND AREA D
 DEVELOPMENT BOARD



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RN110202164 01/04/2005-30/09/2005 R 7238(1A/35)

DAHISAR SHIV CHAYA C.H.S
 LTD. BLDG. NO.35.M.H.B COLO
 NY CHUNABHATTI. S.N.DUBE
 ROAD. DAHISARIE), MUM-68

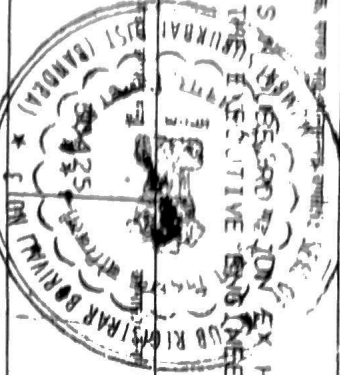


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DAHISAR SHIV CHAYA C.H.S
 LTD. BLDG. NO.35.M.H.R COLO
 NY CHUNABHATI. S.N.DUBE
 ROAD. DAHISAR(E). MUM-68



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11/12-43

(11/12/23) (4)

8305

At Mumbai, this 28th day of JUNE, 2023

13436/2023

59

SALE DEED

In respect of FLAT PRIMESES
At Building no.35, Flat Premises No. 282, 1st floor, Dahisar
Shiv-Chhaya CHS Ltd., M.H.B Colony, Chunabhatti, S.N.
Dube Road, Dahisar (East), Mumbai - 400 068, adm. 350
sq. fts. BUA in C.T.S. No.1644, Revenue Village Dahisar in
Taluka Borivali, M.S.D. and in R/North Ward within the
limit of MCGM.

By and Between

- (1) SMT. JAMKUDEVI LAXMILAL JAIN AND
- (2) SHRI LAXMILAL HUKMICHANDJI JAIN

(The Vendor)

AND

SHRI ARUNKUMAR BHAWANISHARAN TIWARI
(The Purchaser)

Receipt (pavti)

389/13436

Wednesday, June 28, 2023

7:58 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल-6-13436-2023

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: अरूण कुमार भवानीशरण तिवारी -

पावती क्रं.: 15228 दिनांक: 28/06/2023

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:16 PM ह्या वेळेस मिळेल.

dmf

सह.दु.नि.बोरीवली 6

बाजार मुल्य: रु.3111838.8/-

मोबदला रु.4200000/-

भरलेले मुद्रांक शुल्क : रु. 252000/-

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर, वल्लो.

1) देयकाचा प्रकार: DHC रक्कम: रु.860/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2806202311572 दिनांक: 28/06/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004350086202324E दिनांक: 28/06/2023

बँकेचे नाव व पत्ता:

अरूण कुमार तिवारी

मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON: 30 JUN 2023

1/1



CHALLAN
MTR Form Number-6



SRN	MH004350086202324E	BARCODE	Date 28/06/2023-11:20:56		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	BRL6_JT SUB REGISTRAR BORIVALI 6		PAN No.(If Applicable)		
Location	MUMBAI		Full Name	ARUNKUMAR B TIWARI	
Year	2023-2024 One Time		Flat/Block No.	FLAT NO 35 / 282 , 1ST FLOOR , DAHISAR	
Account Head Details			Premises/Bullding	SHIV-CHHAYA CHS LTD	
	Amount In Rs.		Road/Street	M H B COLONY , CHUNABHATTI , S N DUBE ROAD , DAHISAR EAST	
30045501 Stamp Duty	252000.00		Area/Locality	MUMBAI	
30063301 Registration Fee	30000.00		Town/City/District		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>बॉरल - ६/</p> <p>१३४३६ ३ ४२</p> <p>२०२३</p> </div>			PIN	4 0 0 0 6 8	
			Remarks (If Any)	SecondPartyName=JAMKUDEVI L JAIN AND OTHERS-	
			Amount In	Two Lakh Eighty Two Thousand Rupees Only	
			Words		
Payment Details			FOR USE IN RECEIVING BANK		
IDBI BANK			Bank CIN	Ref. No.	69103332023062812858 2815389810
Cheque-DD Details			Bank Date	RBI Date	28/06/2023-11:22:16 Not Verified with RBI
Cheque/DD No.			Bank-Branch	IDBI BANK	
Name of Bank			Scroll No. , Date	Not Verified with Scroll	
Name of Branch					

बॉरल - ६/

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Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल दय्यम निबंधक कार्यालयात नोंदणी करवायाच्या दस्तांसाठी लागू आहे. नोंदणी न करवायाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-389-13436	0002269210202324	28/06/2023-19:58:00	IGR195	30000.00

SALE DEED

THIS SALE DEED is made and entered into at Mumbai, on this
28th day of June, 2023

बरल - ६ /		
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BETWEEN

(1) **SMT. JAMKUDEVI LAXMILAL JAIN AND (2) SHRI LAXMILAL HUKMICHANDJI JAIN**, both adults and legal inhabitants of Mumbai, residing at Flat at 35/282, First Floor, Dahisar Shiv-Chhaya CHS Ltd., M.H.B Colony, Chunabhatti, S.N. Dube Road, Dahisar (East), Mumbai - 400 068, hereinafter referred to as the "**TRANSFERORS**" (which expression shall mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

**AND**

SHRI ARUNKUMAR BHAWANISHARAN TIWARI, Adult, Hindu, Indian, Inhabitant, residing at Room No.32, Ganesh Desai Chawl No.4, S. N. Dubey Road, Near Adarsh Ganesh Mitra Mandal, Rawalpada, Ghartanpada No. 2, Dahisar (East), Mumbai - 400068 hereinafter referred to as the "**TRANSFeree**" (which expression shall mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

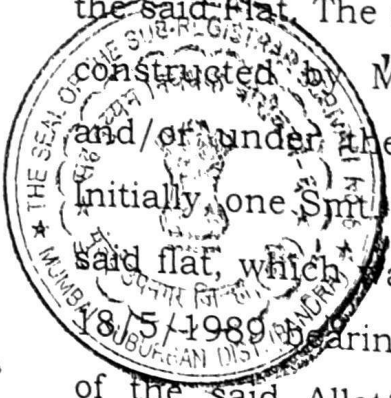
WHEREAS, the **TRANSFERORS** is seized and/or well sufficiently entitled to at Flat at 35/282, First Floor, Dahisar Shiv-Chhaya CHS Ltd., M.H.B Colony, Chunabhatti, S.N. Dube Road, Dahisar (East), Mumbai - 400 068, adm. 350 sq. ft. Built up area, on property bearing survey No. 125/6, corresponding C.T.S. No.1644 & 1648(pt), Revenue Village

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Dahisar in Taluka Borivali, M.S.D. and in R/North Ward within the limit of MCGM (hereinafter referred to as the "SAID FLAT").		
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AND WHEREAS, the Transferors is the third purchaser of the said Flat. The said building Dahisar Shiv Chayya CHS Ltd is constructed by MHADA for middle and high income group and/or under the schemes applicable at that relevant time. Initially one Smt. Surekha Liliput was the original allottee of the said flat, which was issued by MHADA vide Allotment Letter dt. 18/5/1989 bearing Allotment No. CB/Allot/3482 and by virtue of the said Allotment Letter, the said original allottee Smt. Surekha Liliput was handed over the possession of the said flat. The Allottees of the said building No. 35 constituted the said Dahisar Shiv Chayya CHS Ltd and having Society Registration No. BOM/WR/HSG.(OH)2469/1986-87 dated 24/02/1987. (hereinafter referred to as the "Said Society"). A copy of Allotment Letter dt. 18/5/1989 is annexed hereto as "Annexure 1."

AND WHEREAS the said original Allottee was issued Share Certificate by the said society vide Share Certificate No. 21 and 5 shares were allotted from Sr. No. 96 to 100 vide dt. 19/3/1990. Thereafter, the said original allottee by Agreement dt. 09/01/1991 sold the said flat in favour of Smt. Shamal Shyam Verekar on terms and conditions and consideration mentioned therein. By virtue of the said Agreement dt. 09/01/1991, the said Smt. Shamal Shyam Verekar was put in possession of the said flat and the said Share Certificate was transferred in her favour vide dt. 29/6/1992 and she was recognised as Allottee/Member of the said flat/building. A copy of Agreement

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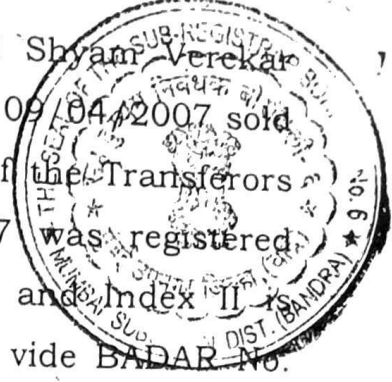
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dt. 09/01/1991 and Share Certificate is annexed as "Annexure 2" & 3."

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AND WHEREAS the said Smt. Shamal Shyam Verekar thereupon by registered Agreement for Sale dt. 09/04/2007 sold the said flat jointly and severally in favour of the Transferors herein. The said Agreement dt. 09/04/2007 was registered before the office of Registrar on 09/4/2007 and Index II registered in favour of the Transferors herein vide BADAR No. 2911/2007. By virtue of the said agreement, the Transferors were put in exclusive possession of the said flat and thereafter the said Share Certificate were transferred in their favour vide dt. 07/03/2009 and the said Share Certificate is modified accordingly. The Transferors are members of the said society and since Year 2007 till date, they are paying all the outgoings of the said flat. A copy of Agreement dt. 09/04/2007 is annexed as "Annexure 4."



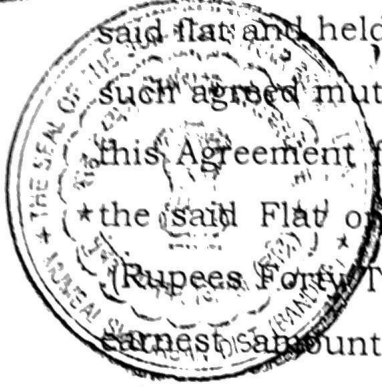
AND WHEREAS it is represented by the Transferors that the said Building No.35 is constructed by MHADA under the provisions of MHADA Act and thereupon the said society had purchased the society building from MHADA vide Agreement dt. 08/05/2018 executed and registered between them. The said society is the owner of the said building vide the Registered Agreement for Sale and thereupon the said MHADA had executed Lease Deed dt.08/5/2018 in favour of the said society, thereby leasing the said plot for 30 years and on other terms recorded therein. Therefore, the said society is the owner of the said building and lease of the said plot. A copy of Index II of the

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वर्ष Sale Deed and Lease Deed are annexed as "Annexure 5 &		
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20 AND WHEREAS the Transferors herein wish to sell the		



said flat and held negotiations with the Transferee herein and on such agreed mutual terms, the parties have agreed to enter into this Agreement for Sale and the Transferors had agreed to sell the said Flat on agreed consideration price of Rs.42,00,000/- (Rupees Forty Two Lacs only) The Transferee as and by way of earnest amount had already paid an amount of total Rs. 4,00,000/- by way of cheque bearing no. 100102 of dt. 02/05/2023 of Rs. 2,00,000/- and cheque bearing no. 100103 of dt. 13/05/2023 of Rs. 2,00,000/- respectively and the same is duly acknowledged by the Transferors herein.

AND WHEREAS the Transferors has informed the said Society their intention to sell the said flat in favour of the Transferee herein and they had obtained No Objection Certificate and cleared all dues of the society to sell, transfer and assign the said Flat to the Transferee.

AND WHEREAS, the TRANSFERORS has agreed to sell and transfer the said Flat to the TRANSFEREES and TRANSFEREES have agreed to purchase and acquire all the right, title and interest of the TRANSFERORS in the said Flat, with absolute right of use and occupation of the said Flat on the terms and conditions hereinafter appearing.

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NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

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1. The recitals contained above and the Schedule forms an integral and operative part of this Agreement for Sale as if the same were set out and incorporated herein.
2. The Transferors have represented to the TRANSFEREE that he is owner and /or entitled to Flat No. 182, on 1st Floor in Building No.35 i.e. Dahisar Shiv-Chinai Ltd., M.H.B Colony, Chunabhatti, S.N. Dube Road, Dahisar (East), Mumbai - 400 068, adm. 350 sq. fts. BUA in C.T.S. No.1644, Revenue Village Dahisar in Taluka Borivali, M.S.D, hereinafter referred to as the "Said Flat" and more particularly described in schedule herein under.
3. The Transferee has entered into this Understanding on the basis of representations made by the Transferors recorded in the recitals and the Transferors admits and acknowledge that the said representations are true and correct and the Transferors are entitled to enter into this Agreement.
4. The Transferors have agreed to sale the said flat to the TRANSFEREE on total consideration price of Rs. 42,00,000/- (Rupees Forty Two Lacs only) and the schedule of payment is herein recorded as under:
 - a. That prior to the execution of this Sale Deed, the Transferee has paid an earnest amount of total Rs. 4,00,000/- by way of cheque bearing no. 100102 of dt. 02/05/2023 of Rs. 2,00,000/- and cheque bearing no. 100103 of dt. 13/05/2023 of Rs. 2,00,000/-

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respectively drawn on Janseva Sahakari (Borivali) Bank Ltd. and the said cheques is duly realized by the Transferors herein.

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That on execution of this Sale deed, the Transferors admits and acknowledge to the receipt of amount of Rs. 18,00,000/- by way of DD No.835571 dt. 26/06/2023 drawn on HDFC Bank.

That it is mutually agreed that the balance consideration amount of Rs. 20,00,000/- by will be paid by the Transferee to the Transferors within a period of 3 months of the execution of this Sale deed. The balance payment will be arranged by the Transferee by way of Housing Loan from any recognized Bank/Financial Institutions or entities. It is agreed that the 3 months time to make payment of the said balance amount is to enable the Transferee to comply with the formalities of applying and getting sanctioned housing loan in his favour; based upon this registered Sale deed.

5. The Transferors hereby admits and acknowledge that on execution of this sale deed, they shall put the Transferee in possession of the said flat and more particularly to conduct the interiors and other repair work, before actually shifting into the said flat. The Transferors shall accordingly execute a separate Possession Letter in favour of the Transferee.

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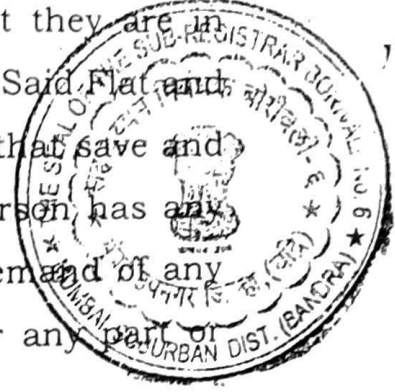
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6. The TRANSFERORS do hereby covenant as under:-

- a. That the Transferors hereby declares that they are in absolute possession and occupation of the Said Flat and are entitled to enter into this Agreement and that save and except the Transferors herein no other person has any share, right, title and interest, claim or demand of any nature, whatsoever upon the Said Flat or any part or portion thereof.
- b. That the Transferors further undertake to co-operate with the Transferors for the transfer of membership / shares of the said Dahisar Shiv Chayya Co-operative Housing Society Ltd., to the name of the Transferee.
- c. That the Transferors have not mortgaged the said Flat to any Bank/Financial Institution and there is no lien/charge or third party claim over the said Flat. The Transferors declares that they have not entered into any agreement of any nature of either creating tangible rights, interest or license or lease in favour of any third party and they have clear and marketable title over the said flat. In the event, there is any third party claim of any nature whatsoever, either by any individual/financial institution/ firm/legal entities/or society, the Transferors indemnifies the Transferee to such third party claim and shall reimburse or settle such claim without any recourse to the Transferee herein and if the Transferee had to settle the claim of such third party, the Transferors shall reimburse such



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cost/charge/penalty with further interest of 18% p.a. to the Transferee herein.

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The Transferors further covenant with the Transferee that there are no adverse claim in respect of Said Flat and they are in exclusive possession of the said flat and on execution of this agreement, they shall handover the said flat to the Transferee, free from all encumbrances and reasonable doubts.

No Income Tax and other public authority or MHADA or the said society has issued any order restraining the Transferors from selling or transferring the right, title and interest in respect of Said Flat and there are no attachment or the prohibitory order issued by any Competent court or authorities preventing or restraining the Transferors from selling the said Flat as contemplated under these presents.

- f. That the said Society has received various proposals from Developers for redevelopment and if any such agreement or consent given by the Transferors in accordance to the Resolutions of the said society, the Transferee herein after will be entitled to all such benefit under any such agreement/consent given in favour of the builder/society for redevelopment.
- g. That there is no suit, litigation pending in any court of law involving the said Flat or any part thereof.

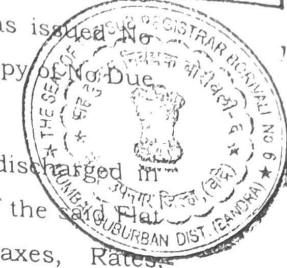
जमका देवी जीव

प्रकाश जंत

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h. That the Transferors has applied to the said society for grant of NOC to sale the said flat in favour of the Transferee herein and the said society has issued No Due Certificate and NOC to that effect. A copy of the Certificate/NOC is annexed as Annexure 7.

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i. That the Transferors has duly paid and discharged in full all the dues and liabilities in respect of the said flat including the Municipal outgoings, Taxes, Rates, Maintenance charges etc. payable to the said Society the date hereof and shall pay the dues till the completion of sale.

7. The Transferee shall be responsible for the payment of taxes, society charges and all other amounts in respect of the above said Flat to the concerned authorities directly from the date of actual possession hereof for which the Transferors shall not be held responsible.

8. The Transferee hereby declare to join the membership of Dahisar Shiv Chayya Co-operative Housing Society Ltd., and abide by the rules and regulation and bye-laws of the said society and discharge all the liabilities of the said Flat from time to time.

9. The Transferors hereby declares that on receipt of the full and final consideration amount of the said Flat from the Transferee, the Transferors shall have no more claim, right, title, and interest on the above said Flat and the Transferee shall be entitled to hold, occupy, use and enjoy the above said Flat without any interruption by the

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अरुण कुंभार दिवारी

Transferors any other person claiming through or under him.

10. The Transferors admits and acknowledge that redevelopment rights/benefits of any nature thereof will be the exclusive rights of the Transferee herein. The Transferors further declares that any agreement/consent or redevelopment offer accepted by the said society, prior to execution of this agreement, the Transferors will not claim any benefits thereof and the Transferee will be entitled for such redevelopment benefits hereinafter in the capacity as owner of the said flat.

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11. The Transferors further declares that in the event he has received any deposit/token from the proposed developer or redevelopment of the said society, the Transferors alone will be liable to refund such amount to the said society or the proposed developer and hereby admit and acknowledge that the amount such received by the Transferors from the proposed developer for redevelopment is refunded or deposited with the society in lieu of the said flat.

12. That the parties agree, for the balance payment, the Transferee will apply to financial institution/bank for home loan and the same will be disbursed within a period of 3 months of the execution of this Agreement. The Transferors admits and acknowledge that without any hindrance or dispute or delay or excuse, they will execute all necessary documents as and when called upon to facilitate the application and/or sanctioning of the said home loan. The Transferors will render all help in

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facilitating the said home loan and the non-compliance of this declaration by the Transferors will amount to breach of this agreement and the Transferors will not claim exception to delay payment by the Transferee.

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to breach		
not claim		

13. That the present Agreement is a concluded contract between the parties and the sale of the said flat is confirmed in favour of the Transferee. In any event, the Transferors waives their rights to rescind/cancel/terminate this agreement for any reason whatsoever or contemplated breach thereupon. The Transferors will have rights for specific performance of this agreement upon the Transferee herein and neither party shall claim any exception to comply with the terms of this agreement.



14. That the Transferors has duly complied with observed performed with all the Rules, Regulation and bye-laws of the said Society and that the Transferors at present have neither received any notice from the said Society for or in relation to any breach of any of the Rules regulations and Bye-laws of the said Society nor are there any actions or proceeding pending against the Transferors instituted by the said Society or any member of the said Society in respect of the said Flat including any notice or action for expulsion or termination of the Transferors as the member of the said Society.

15. The Transferors shall transfer in favour of the Transferee the amounts standing to his credit in the Society if any or the sinking fund maintained by the said Society and for

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facilitating the said home loan and the non-compliance of this declaration by the Transferors will amount to breach of this agreement and the Transferors will not claim exception to delay payment by the Transferee.

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२०२३ १३		



That the present Agreement is a concluded contract between the parties and the sale of the said flat is confirmed in favour of the Transferee. In any event, the Transferors waives their rights to rescind/cancel/terminate this agreement for any reason whatsoever or contemplated breach thereupon. The Transferors will have rights for specific performance of this agreement upon the Transferee herein and neither party shall claim any exception to comply with the terms of this agreement.

14. That the Transferors has duly complied with observed performed with all the Rules, Regulation and bye-laws of the said Society and that the Transferors at present have neither received any notice from the said Society for or in relation to any breach of any of the Rules regulations and Bye-laws of the said Society nor are there any actions or proceeding pending against the Transferors instituted by the said Society or any member of the said Society in respect of the said Flat including any notice or action for expulsion or termination of the Transferors as the member of the said Society.
15. The Transferors shall transfer in favour of the Transferee the amounts standing to his credit in the Society if any or the sinking fund maintained by the said Society and for

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अशोक मा. शिवा

SCHEDULE

ALL THAT PIECE AND PARCEL OF Flat at 35/282, नुझे
 floor, Dahisar Shiv-Chhaya CHS Ltd., M.H.E.
 Chunabhatti, S.N. Dube Road, Dahisar (East), Mumbai
 068, adm. 350 sq. fts. BUA in C.T.S. No.1644, Revenue Village
 Dahisar in Taluka Borivali, M.S.D. and in R/North
 the limit of MCGM.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their representative hands to these presents on the day and year hereinabove written.

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2023		

SIGNED AND DELIVERED by the

Within named "TRANSFERORS"



1) SMT. JAMKUDEVI LAXMILAL JAIN


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(2) SHRI LAXMILAL HUKMICHANDJI JAIN


लक्ष्मीलाल जैन

in the presence.....

रवि जैन

SIGNED AND DELIVERED by the

Within named "TRANSFEEEE "

SHRI ARUNKUMAR BHAWANISHARAN TIWARI)

in the presence.....

आरुण कुमार तिवारी
लायाल ज. लायाल

आरुण कुमार तिवारी

WITNESSES :

1. लायाल ज. लायाल

2. रवि जैन

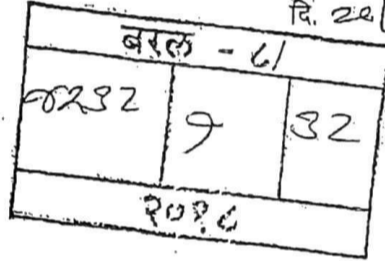
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

उपमुख्य अधिकारी(पश्चिम) यांचे कार्यालय,
अभिहस्तांतरण कक्ष क्र. १५४, पहिला मजला, म्हाडा, गृहनिर्माण भवन, बांद्रा (पू), मुंबई-४०००५१.

जा.क्र. उपमुअ/(प)/मु.मं./२५५१२०१८

दि. २२/०५/१८

प्रति,
अध्यक्ष/सचिव,
दहीसर शिवछाया सह.गृह.संस्था मर्या,
इमारत क्र. ३५, एस.एन.दुबे मार्ग, चुनाभट्टी,
दहीसर [पूर्व], मुंबई - ६८.



विषय : दहीसर शिवछाया सह.गृह.नि.संस्था मर्या, इमारत क्र. ३५ चे विक्रीखत व भू
भाडेपट्टा करारपत्र नोंदणीकृत करणेबाबत.

संदर्भ : १.संस्थेचे दि. १८/१/२०१८ चे पत्र

२.डिआयजी रजि. यांचे दि. २६/०८/२०१४ चे पत्र.

महोदय,

आपले संस्थेचे विक्रीखत व भू-भाडेपट्टा करारपत्र मुद्राक शुल्क भरणे केल्यानंतर संदर्भिय पत्रानुसार
आपण या कार्यालयास सादर केले होते. सादर करारपत्रांचे निष्पादन (Execution) करण्यात आले आहे.

संदर्भ क्र.२ नुसार अधिसूचनेद्वारे नोंदणी करिता उपस्थित राहणेसाठी सुट देण्यात आली आहे. तरी
दहीसर शिवछाया सह.गृह.नि.संस्था या संस्थेने सादर केलेले व म्हाडाने निष्पादित केलेले विक्रीखत व भू
भाडेपट्टा करार पत्र परस्पर नोंदणीकृत करण्यात यावेत ही विनंती.

मसुदे भू-भाडेकरारपत्र नोंदणीकृत केल्यानंतर विक्रीखत व भू-भाडेकरारपत्राच्या सहा छायांकित प्रती या
कार्यालयाकडे सादर कराव्यात.

सोबत : मुळ विक्रीखत व भू-भाडेकरारपत्र.



आपली विश्वासू,

(विराज मंडवी)

उपमुख्य अधिकारी (पश्चिम)
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

प्रतः सहदुय्यम निबंधक उपनिबंधक कार्यालय, बोरीवली, मुंबई यांना माहितीसाठी.

ALLOTMENT LETTER:

No. CB/Allot/ 3482
Office of the Estate Manager-II,
Bombay Hsg. & Area Develop. Board,
Bombay:51 Dated: 9/7/87

(SEE REGULATION -20 (1) (a))

To:

~~Smt./Ktm.~~ Smt. Surecha L. G. Patel

(17)

Sir/Madam,

Where as you have accepted the offer of a
tenement made to you in our letter No. CB/Allot/ 2353
dt. 28/3/87 and where as you have made necessary
payment and have executed the requisite affidavit, you
are now informed that you have been allotted T.No. _____
in Building No. 35/282 at Chunabhibi, Jalisar
under Low/Middle/Higher Income Group Housing Scheme.

2. The tenement has been completed and is ready for
occupation. You are requested to present yourself at site
on any working day within 15 days, before Dy. Engineer,
Housing Polsar-Sub-Division No. 11, who is authorised to
hand over the possession of the tenement to you.

3. In token of having received possession you are
requested to give receipt to the aforesaid officer in the
accompanying form.

You shall pay the instalment in the first week
of each month regularly in future.

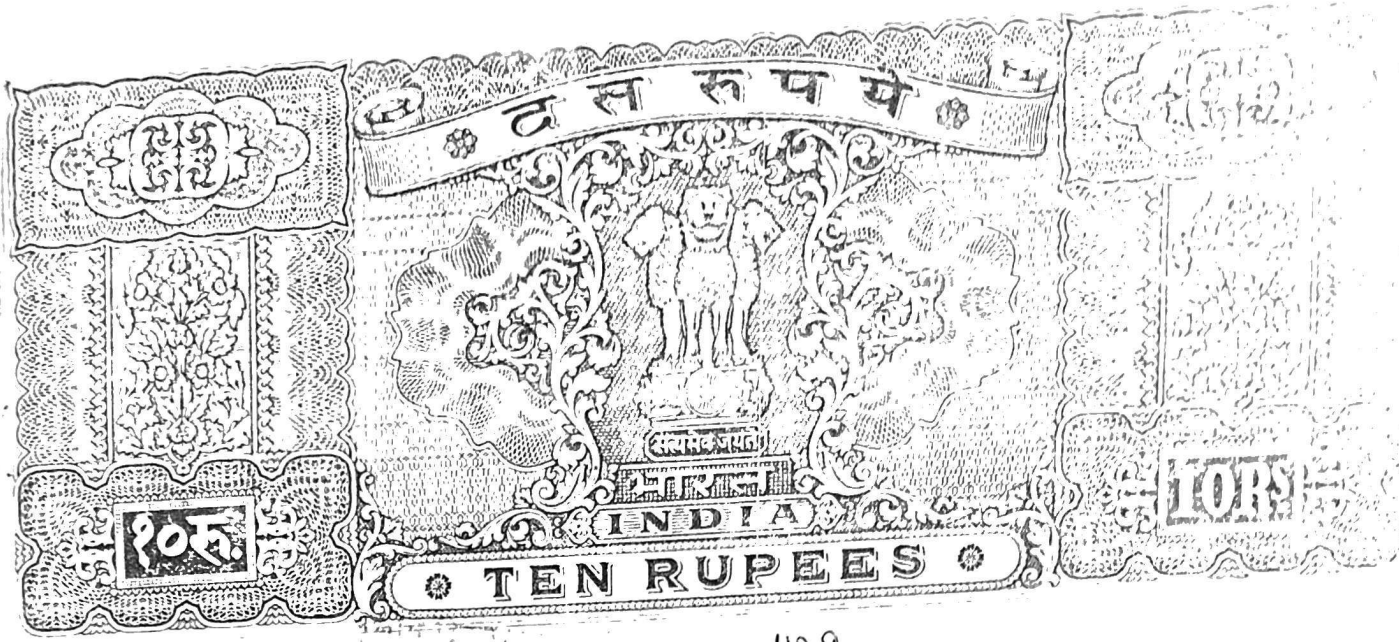
Yours faithfully,

[Signature]
Estate Manager-II,
B.H. & A.D.B. Bombay

Copy to I.B.M. Section/Rent Collector.

He has paid initial down payment/Full tentative
sale price he may be assessed monthly instalment/Chertes at
Rs. 185 P.M. w.e.f. June '87 onwards.

JSP/ 17.7.87



N. D. JOSHY, 1129
B.L.B.
Advocate High Court.

- 9 JAN 1991

16

- 9 JAN 1991

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Bombay by and between Smt. Surekha Liliput, Indian Adult, residing at 35/282 Dahisar Shivchhaya Co-op. Hsg. Society, M.H.B. Colony, Dahisar, Bombay 400 068, hereinafter called and referred to as the Vendor (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the One Part; and Smt. Shamal Shyam Verekar, Indian Adult, of Bombay hereinafter called and referred to as the Purchaser (which expression unless it repugnant to context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the Other Part.

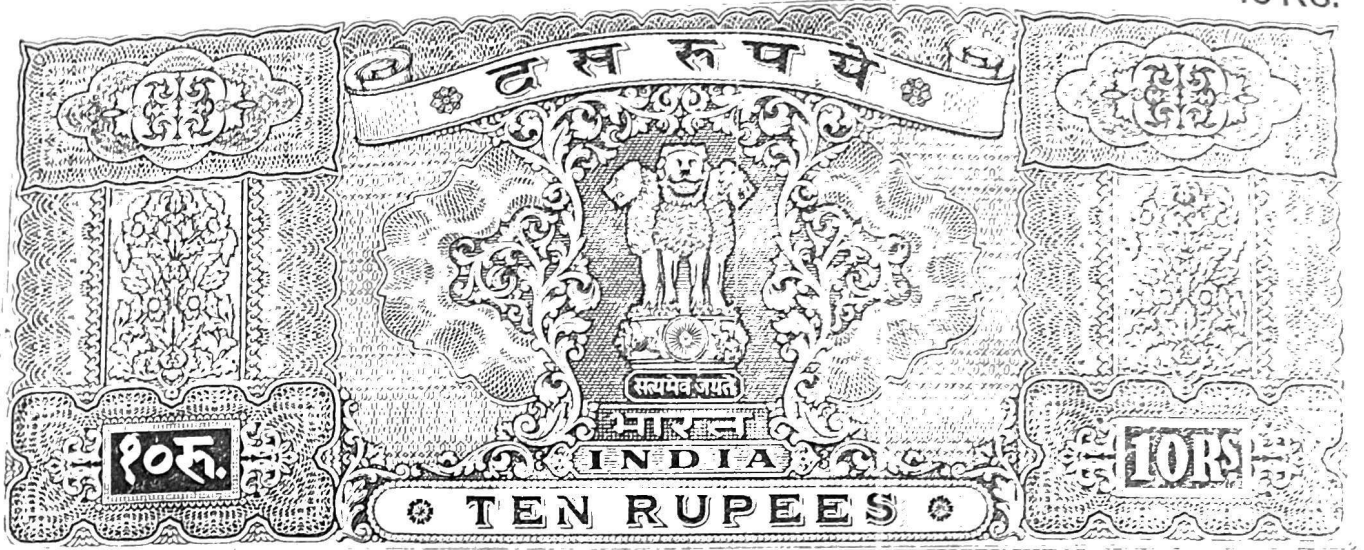
WHEREAS The Vendor has seized and possessed and/or the original tenant/allottee/owner in respect of a residential accomodation bearing Tenement No. 35/282 M.H.B.COLONY, B (MIG) Dahisar Shivchhaya Co-op. Hsg. Society, Dahisar Chunabhatti, Bombay 400 068, which was allotted to me by the Board under Allotment Letter No. CB/1006/1982 dated 18.5.1989 (hereinafter called and referred to as the Said Tenement).

AND WHEREAS THE PURCHASER being in need of a residential accomodation approached the Vendor and requested her to sell and transfer the said tenement in her name; AND WHEREAS THE VENDOR has agreed to sell and transfer and assign all her right, title and interest in the above said tenement in favour of the Purchaser on certian terms and conditions mutually agreed by and between the parties and the parties have reduced the same in writing which as under:

NOW THEREFORE THIS INDENTURE WITNESSETH AS UNDER

1. The Vendor hereby admits that she has put the Purchaser in exclusive use, occupation, possession and enjoyment of the said tenement on this date of execution of this Agreement.
2. That the total consideration of the said tenement has been mutually agreed at Rs.1,15,000/- (Rs. One lakh fifteen thousand only) by the parties hereto. The Vendor doth hereby admits and acknowledges the receipt at the foot of this agreement.
3. That the Vendor hereby agrees to co-operate with the Purchaser at all reasonable times as and when required to be done in getting the said tenement transferred in the name of the Purchaser at the cost of the Purchaser and

10Rs.



1128
N. D. JOSHI,
B.A.L.L.B.,
Advocate High Court,

9 JAN 1991

9 JAN 1991

- 3 -

and further the Vendor agrees to execute any other necessary documents, papers and application etc. in favour of the Purchaser till the said tenement is fully and effectively transferred in her name.

4. That the Vendor hereby declares that she has no more claim, interest, title over the said tenement and she has relinquished all his rights, title and interest in respect of the said tenement in favour of the Purchaser forever and that she ~~x~~ will not raise any claim of whatsoever nature on the said tenement.

5. The Vendor further hereby agrees and declares that she will undertake to indemnify to the Purchaser for any adverse claim, loss, damage on the said tenement made by any other third person/s.

6. The Purchaser shall alone be at liberty to use and enjoy all the benefits of the said tenement and she has got full and absolute right to sell, transfer, sub-let, part with the said tenement to any person/s as she deem fit and proper.

...R 4

7. The Purchaser shall alone be liable for all the payments of rent, service charges & taxes etc. to the B.H. & A. D. Board and the electrical bills to the Electricity Board.

8. The Purchaser shall abide by the rules and regulations of B.H. & A.D. Board and the Dahisar Shivchhaya Co-op. Hsg. Society.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this _____ day of January, 1991 at Bombay.

Signed and Delivered by the _____)

within named Smt. Surekha Liliput _____)

the Vendor _____)

In the presence of _____)

1. Keshawam

2. SSNarakhede

MS. Surekha Liliput

Signed and Delivered by the _____)

withinnamed the Purchaser _____)

Smt. Shamal Shyam Verekar _____)

In the presence of _____)

1. 1SCGawam

2. SSNarakhede

Shamal Shyam Verekar

I Say Received.

Received Rs. 1,15,000/- (Rs. One lakh fifteen thousand only) from the Purchaser abovenamed Smt. Shanial Shyam Verekar, being a full and final consideration as mentioned hereinabove, on this day of 10th January 1991.

Witness:

- 1) Kotawan
- 2) SNarakhede

MPS  Suekha Dikpot