

SALE DEED

THIS SALE DEED is made and entered into at Mumbai on this 17<sup>th</sup> day of February, 2022 BETWEEN MR. DHONDU DAULAT, UTEKAR, aged 72 years, Indian Inhabitant, residing at Flat No.1011, Bldg.No.1-B, 10th floor, Morarji Mill MHADA Sankul 1-B Co-op. Housing Society Ltd., Code No.32-Gokuldas-M-Mill-1, Near Udipi Hotel, Aarey Road, Goregaon (East), Mumbai 400063, hereinafter called and referred to as the SELLER (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the One Part;

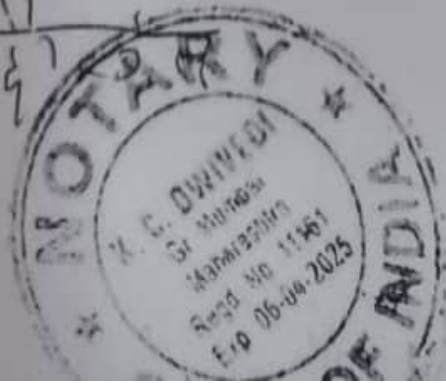
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AND

MRS. PRANALI NIKESH WAMNE aged 33 years, Indian Inhabitant, residing at Flat No.204, Shivshahi Punarvasan Prakalp Building, Behind Crystal Tower, Triveni Nagar, Kurar Village, Malad (East), Mumbai 400097 hereinafter called and referred to as the PURCHASER (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the Other Part;

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rights, title and interest in the above said Flat and that they have no objection for the transfer/ regularisation of the above said Flat to the name of the Purchaser.

INDIA

7 The Seller hereby declares that :-

- a) He has not entered into any agreement/s with any other person/s in respect of the above said Flat;
- b) The Seller has not transferred and assigned his rights, title and interest in respect of the above said Flat with any other person/s;
- c) The Seller has not mortgaged, alienated or charged with the above said Flat or any part thereof with any person/s and the same is free from all encumbrances except the above loan;
- d) The Board authorities have adopted a policy decision as per Govt. G.R. No. Sitting-2011/Pri.No.384 Part-4/Redevelopment-3/Housing Project to transfer/regularise the tenancies of its Tenements/Flats to the name of its occupants on payments of certain penalty amount and in view of the above the Seller have got full and absolute right to assign and transfer all the rights, title and interest in the above said Flat in favour of the Purchaser;
- e) The Seller hereby declares that except the Seller no other persons have any rights, title and interest in said Tenement/ Flat and the Seller being the original allottee/owner of the said Flat has got full



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and absolute right to assign and transfer all the rights, Title and interest in the above said Flat in favour of the Purchaser;



8. That the Seller hereby declares that he has paid and cleared all the dues, taxes, outgoings, elect. Charges, installment of loan and other amounts etc. of the above said Flat to the Board and other authorities concerned upto date.



9. The Purchaser shall be responsible for the payments of all the dues, taxes, outgoings, electricity charges, etc. of the above said Flat to the Board and other authorities concerned directly from the date of possession for which the Seller shall not be held responsible.

10. The Purchaser shall pay the Board's transfer/ regularisation charges, and stamp duty/registration charges directly

11. That the Purchaser hereby undertakes to use and occupy the said Flat and enjoy the benefits of the above said Flat peacefully and quietly and shall abide by the terms and conditions of the M.H. & A.D. Board and all other authorities concerned and shall also discharge all the liabilities of the said Flat from time to time.

12. That the Seller hereby declares that from the date of execution hereof and on receipt of the full and final cost price/consideration amount of the above said Flat, the Seller shall have no more claim, right, title and interest in the above said Flat and the Purchaser shall be entitled to hold, occupy, use and enjoy the said Flat without any interruption from the Seller or any other person/s claiming through or under him.

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13 JAN 2019

MUMBAI MUNICIPAL CORPORATION  
OFFICE OF THE CHIEF ENGINEER (W.S./GOVT./AP of

**COMPLETION CERTIFICATE**

उपरोक्त विषयक इतर (वस्तु  
अथवा सेवा) को अंश में ही, कार्य  
के अंश को ही, अंश को ही  
अंश को ही, अंश को ही  
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To,  
MHADA  
Owner.

Subject: Permission to occupy the completed Transit  
tenements and Mill Workers Housing building on  
plot bearing CTS No.255 of Village Pahadi Goregaon  
At Goregaon (East), Mumbai.

Ref: Your Architect's letter dtd. 19.06.2018



Sir,

The full development work of Transit tenements and Mill  
Workers Housing Bldg. comprising of Wing 'A'-19<sup>th</sup> & 20<sup>th</sup> floor along  
with earlier granted occupation for Wing 'A' stilt + 18 upper & Wing 'B'  
stilt + 21 upper, done on plot bearing CTS No.255 of Village Pahadi  
Goregaon situated at Goregaon (East), Mumbai completed under the  
supervision of Shri A.D. Shah, Lic. Architect having Lic. No.77/387A  
Shri Yogesh R. Kajale, Lic. Structural Engineer having Lic.  
No.STR/K/170 and Site Supervisor, Executive Engineer -III/SRD,  
M.H.& A.D Board, may be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'F/South' Ward and a certified copy of the same shall be submitted to this office.

A set of certified completion plan is returned herewith.

Yours faithfully,

Ex. Eng.(Bldg.Prop.) W.S. 'F' Ward

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SCHEDULE



Flat No.1011, Bldg.No.1-B, 10th floor, Morarji Mill MHADA Sankul 1-B Co-op. Housing Society Ltd., Code No.32-Gokuldas-M-Mill-1, Near Udipi Hotel, Aarey Road, Goregaon (East), Mumbai 400063, admeasuring 225.00 sq.ft. carpet, Ground Parking + 21 floors, with lift, R.C.C. Construction, Year of construction : 2011 Mun. P/North Ward, C.T.S. No.255, Village Pahad, Taluka Borivali, M.S.D.

SIGNED AND DELIVERED by the )

Withinnamed SELLER )

MR. DHONDU DAULAT UTEKAR )

Pan Card No.ACIPU9452A )

Aadhar No.3363 0356 8165 )

in presence of.....)



*Handwritten signature of Mr. Dhondu Daulat Utekar*



*Handwritten signature of witness*

*Handwritten signature of witness*



SIGNED AND DELIVERED by the )

Withinnamed PURCHASER )

MRS. PREMALI NIKESH WAMNE )

Pan Card No.BCGPK7835Q )

Aadhar No.4688 9720 4272 )

in presence of.....)



*Handwritten signature of Mrs. Premali Nikesh Wamne*



*Handwritten signature of witness: NIKESH Anuram Wamne*

*Handwritten signature of witness*



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1. That the Purchaser hereby pays to the Seller the said agreed sum of Rs.37,00,000/- (RUPEES THIRTY SEVEN LAKHS ONLY) as and by way of full and final cost price/ consideration amount of the above said Flat, the receipt whereof the Seller hereby admits and acknowledges at the foot hereof in full and final settlement.



2. In consideration of the above amount the Seller hereby assigns and transfers all the rights, title and interest in the above said Flat including its <sup>possession, occupancy</sup> possessory and ownership rights unto and in favour of the Purchaser, <sup>herein</sup> forever and absolutely from the date of execution hereof and also to put the Purchaser in exclusive use, occupation and possession of the above said Flat on the date of execution hereof.

3. That the Seller hereby undertakes to co-operate with the Purchaser for the transfer/regularization of the above said Flat and its cost price/deposit etc. to the name of the Purchaser.

4. That the Seller hereby further undertakes to co-operate with the Purchaser for the transfer of the membership/shares of the Morarji Mill MHADA Sankul 1-B Co-op. Housing Society Ltd. to the name of the Purchaser.

5. That the Seller hereby agrees to execute all the deeds, documents, papers and writings, N.O.C. letters and other documents for the effectual transfer of the above said Flat to the name of the Purchaser as and when required by the M.H. & A.D. Board or by the Purchaser.

6. That the Seller hereby declares that from the date of execution hereof, the Seller, his family members, nominees, etc. shall not claim any

*[Handwritten signature]*

*[Handwritten signature]*

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WHEREAS the Seller is the original allottee/owner and well seized and possessed and/or well and sufficiently entitled to Flat No.1011, Bldg.No.1-B, 10th floor, Morarji Mill MHADA Sankul 1-B Co-op. Housing Society Ltd., Code No.32-Gokuldas-M-Mill-1, Near Udipi Hotel, Aarey Road, Goregaon (East), Mumbai 400063, admeasuring 225.00 sq.ft. carpet area (hereinafter called and referred to as the said Flat) which



was registered in the name of the Seller by the Mumbai Housing and Area Development Board, Mumbai.

AND WHEREAS the abovesaid Flat has been allotted to the Seller by the said Board, under the Scheme for Mill Employees against his application No.344663, Priority No.294. vide vide First Intimation letter No.M.M./Dy.C.O./Mark/Code No.32-Gokuldas\_M\_Mill\_1/Winner-294/4866/2012 dated 13/09.2012 Provisional Offer letter No.Dy.Co-A/(Mar)/MM/Mill Code No.32 Gokuldas\_M.Mill-1/Priority No.294/105/2013 dated 1.3.2013 and final allotment letter No.Dy.CO-A/(Mark)/MM/Mill Code No.32/Priority No.294/719/13 dated 6.12.2013.

AND WHEREAS the Seller had paid full cost price of the said Flat to the MHADA/M.H. & A.D. Board by obtaining loan and thereby acquired its full and absolute ownership rights. AND WHEREAS the Seller had taken possession of the said Flat from the M.H. & A.D. Board as per possession letter cum Possession Receipt No.Dy.CO-A/(Mark)/MB/Mill Code No.32/Priority No.294/720/13 dated 6.12.2013. and occupied the same.

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राजेश देवदास

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13. That the Seller hereby declares that he has no objection for the transfer/regularization of the above said Flat and its tenancy deposit/cost price and other amounts to the name of the Purchaser in accordance with the provisions of Regulation 25 of the Maharashtra Housing and Area Development (Estate Management, Sale, Transfer and Exchange of Tenements) Regulation 1981.

14. That the Seller hereby further declares that she has no objection to the transfer of the membership/shares of Morarji Mill, MHADA Sankul Co-operative Housing Society Limited, to the name of the Purchaser and also admitting the Purchaser as a member thereof.



15. That the Seller hereby undertakes to remain present before the Asstt. Registrar of Assurance for Registration of Agreement without demanding any amount.

16. That the Seller hereby puts the Purchaser in exclusive use, occupation and possession of the above said Flat on the date of execution hereof along with all its relevant documents.

17. That the parties hereby agree to sign such further agreements, writings, deeds etc, as well as to do the acts, as may be required under the law for the purposes of effectively and perfectly completing the title of the said Flat.

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

*[Handwritten signature]*

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दस्त गोपवारा भाग-2

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दस्त क्रमांक:3639/2022

दस्त क्रमांक :बरल-6/3639/2022  
दस्ताचा प्रकार :-सेत डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: धोंडू दीपत उतेकर पत्ता: प्लॉट नं: 1011 बिल्डिंग नं.1 बी, माळा नं: 10 वा मजला, इमारतीचे नाव: गोरोरजी मिल म्हाडा संकुल 1 बी को ऑप होसिंग सोसायटी लिमिटेड, ब्लॉक नं: कोड नं. 32 गोकुळदास एम मिल 1 निबर उडिपी हॉटेल, रोड नं: आरे रोड गोरेगाव ईस्ट, मुंबई, महाराष्ट्र, गुजरात. पिन नंबर: ACIPU9452A	लिट्टन घेणार वय :-72 स्वाक्षरी:- <i>धोंडू दीपत</i>		
2	नाव: प्रनाली निकेश वामने पत्ता: प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: शिवशाही पुनर्वसन प्रकल्प बिल्डिंग, ब्लॉक नं: बिहारुड गिस्टल टॉवर त्रिवेणी नगर, कुरार व्हिलेज, रोड नं: माताड ईस्ट, मुंबई, महाराष्ट्र, गुजरात. पिन नंबर: BCGPK7835Q	लिट्टन घेणार वय :-33 स्वाक्षरी:- <i>प्रनाली</i>		

बरीत दस्ताऐवज करून देणार तपासणीत सेत डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिफा क्र.3 ची वेळ: 17 / 02 / 2022 07 : 16 : 25 PM

ओळख:-

खालील इतर असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तींना ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: संतोष धोंडू उतेकर  
वय: 42  
पत्ता: देणार प्रमाणे  
पिन कोड: 400086

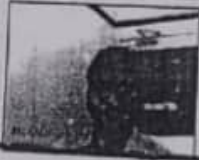
स्वाक्षरी

2 नाव: निकेश आत्माराम वामने  
वय: 34  
पत्ता: देणार प्रमाणे  
पिन कोड: 400097

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



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शिफा क्र.4 ची वेळ: 17 / 02 / 2022 07 : 17 : 22 PM

सह. न्यायम निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRANALI NIKESH WAMNE	eChallan	03006172022021200241	MH013023268202122M	186000.00	SD	0006442315202122	17/02/2022
2	PRANALI NIKESH WAMNE	eChallan		MH013023268202122M	30000	RF	0006442315202122	17/02/2022
3		DHC		1702202210024	1000	RF	1702202210024D	17/02/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



3639 /2022

प्रमाणित करणेत येते की, या दस्ताऐवज पक्षक 40 पाने आहेत.  
पुस्तक क्र. १/बरल-६/...३६३९...२०२२  
वर नोंदला, दिनांक... 17 FEB. 2022

सह. न्यायम निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

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AND WHEREAS Occupation Certificate issued by Executive Engineer (Bldg.Prop.) W.S. 'P' Ward bearing No.CHE/266/BP(WS)/GOVT./AP of 31.1.2014.

AND WHEREAS lease rent in respect of 00002794 has been paid vide Receipt No.22793 dated 1.1.2022



AND WHEREAS the Seller is also a bonafide member of said Morarji Mill MHADA Sankul 1-B Co-operative. Housing Society Limited, Regn. No.MUM/MHADB/HSG(TC)/13461/2018-19 in respect of the above said flat and holding its shares bearing No. 1171 to 1180 under share certificate No. 118

Handwritten notes and signatures on the right margin.

AND WHEREAS the Seller is in exclusive use, occupation and possession of the above said flat and also paid and cleared all the dues, taxes, outgoings, elect. Charges, Society charges etc. of the above said Flat to the concerned authorities upto date.

AND WHEREAS now due to personal reason the Seller is unable to occupy the above said Flat and therefore agreed to assign and transfer all the rights title and interest in the above said Flat in favour of the Purchaser for the total cost price/consideration amount of Rs.37,00,000/- (RUPEES THIRTY SEVEN LAKHS ONLY).

AND WHEREAS the Purchaser have accepted the above offer of the Seller on the following terms and conditions mutually agreed by and between the parties hereto as under:-

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-

Handwritten signatures and names at the bottom of the page.

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27/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 8  
 वस्त क्रमांक : 3639/2022  
 नोंदणी :  
 Regn 63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विवेकाचा प्रकार	वेत बीड
(2) मीटरता	3700000
(3) बाजारभाव/वाढेपट्टाचा भाव बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते तयार करावे)	3715853.37
(4) कु-नापस, पोस्टलिस्टा व घरक्रमांक (बसल्यास)	1) पालिकेचे नाव: Mumbal Ma.na.pa. इतर बर्णम ; इतर माहिती: सदनिका क्र.1011 बिल्डिंग नं.1 बी 10 वा मजला मोरारजी मिल म्हाडा संकुल 1 बी को जॉय हौसिंग सोसायटी लिमिटेड कोड नं. 32 गोकुळदास एम मिल 1 नियर उबिपी हटिल आरे रोड भोरेगाव ईस्ट मुंबई 400063( ( C.T.S. Number : 255 ; ) )
(5) क्षेत्रफळ	1) 25.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले ठेव्हा.	
(7) वस्तुऐवज करून देणा-या/सिद्ध ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-धोंडू दीनद उतेकर वय:-72; पत्ता:-प्लॉट नं: 1011 बिल्डिंग नं.1 बी , माळा नं: 10 वा मजला , इमारतीचे नाव: मोरारजी मिल म्हाडा संकुल 1 बी को जॉय हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: कोड नं: 32 गोकुळदास एम मिल 1 नियर उबिपी हटिल , रोड नं: आरे रोड भोरेगाव ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-ACIPU8452A
(8) वस्तुऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा, किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रवासी निकेश वामने वय:-33; पत्ता:-प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: शिवशाही पुनर्वसन प्रकल्प बिल्डिंग, ब्लॉक नं: विहाइक क्रिस्टल टॉवर त्रिवेणी नगर, कुरार जिल्हेज, रोड नं: मालाड ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-BCGPK7835Q
(9) वस्तुऐवज करून दिव्याचा दिनांक	17/02/2022
(10) वस्त नोंदणी केल्याचा दिनांक	22/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	3639/2022
(12) बाजारभाव/वाढेपट्टाचे मुद्रांक शुल्क	188000
(13) बाजारभाव/वाढेपट्टाचे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारत येतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :-

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र.-8  
 मुंबई उपनगर जिल्हा.

ATTESTED BY ME

K. C. DWIVEDI  
 B.A., LLB  
 NOTARY GR. MUMBAI  
 & MAHARASHTRA  
 (GOVT OF INDIA)



389/3639

गुस्वार, 17 फेब्रुवारी 2022 7:15 म. व.

दस्ता नोंदवारी भाग-1



दस्ता क्रमांक, बरल-6 / 3639/2022

कायदा शुल्क रु. 37,15,853/-

घोषदस्ता रु. 37,00,000/-

भारतीय मुद्रांक शुल्क रु. 1,86,000/-

दु. नि. सं. दु. नि. बरल-6 धावे कार्यालय

अ. सं. 3639 का दि. 17-02-2022

पोली 6:00 म. व. वा. हुजरा केरा.

घाबली 3939

घाबली दिनांक: 17/02/2022

सादरकरणाद्वारे माव, प्रवासी निकेश बापणे

नोंदणी फी

रु. 30000.00

दस्ता प्रतिलिपी फी

रु. 1000.00

पुस्तकी संख्या: 50

एकूण: 31000.00

दस्ता हुजरा करणाऱ्याची सही.

सहा. दु. नि. निबंधक, बोरीबली क्र. 6,  
मुंबई उपनगर जिल्हा.

सहा. दु. नि. निबंधक, बोरीबली क्र. 6,  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार, सेल डीड

मुद्रांक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (टोन) मध्ये  
जमिनी मालकीच्या कोणत्याही नागरी क्षेत्रात

दिनांक सं. 1 17/02/2022 06:06:17 PM ची वेळ: (सादरीकरण)

दिनांक सं. 2 17/02/2022 06:07:54 PM ची वेळ: (फी)

बरल - 6/		
3839	28	40
2022		



प्रतिज्ञापत्र

\* सरर दस्तऐवज हा भौली कायदा 1906 अंतर्गत प्रत्येकाच्या तसतुटीनुसारच नोंदणीत  
जाखण केलेला आहे. \* दस्तातील संपूर्ण दस्तऐवज, निष्कारक घडणुकी, साक्षीदार व  
सोबत नोंदनेच्या कागदपत्रांची कायदा उपलब्ध आहे. \* दस्ताची सत्यता, वैधता  
कायदेरीत बाबीसाठी दस्त निष्कारक व तसतुटीनुसार हे संपूर्णाने जबाबदार राहतील.

सहा. दु. नि. निबंधक

सिद्धन घेणारे :

प्रतिज्ञापत्र

सिद्धन घेणारे :



बरल - ६ /		
३६३९	२१	४०
२०२२		

नोंदणी क्रमांक : एमयुएम / एमएचएडीबी / एचएसजी / (टिसी) /  
/ १३४६१ / सन २०१८ - २०१९

## नोंदणीचे प्रमाणपत्र



या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,  
मोरारजी मिल म्हाडा संकुल १ बी सहकारी गृहनिर्माण संस्था, इतर, संकेत क्र ३२, सीटीएस नं २५५, आरे रोड, पहाडी (पूर्व), मुंबई - ४०० ०६३.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरु मालकी/भाडेकरु सहभागीदारी गृहनिर्माण / इतर संस्था असे आहे.



बजरग जाधव

उपनिबंधक,  
सहकारी संस्था (मुंबई पश्चिम उपनगरे),  
मुंबई गृहनिर्माण न क्षेत्रविकास मंडळ, म्हाडा, मुंबई

मुंबई :

दिनांक : २६.७.२०१८