

17/169

# SALE DEED

## विक्री करारनामा

MR. RAMBHAU SAKHARAM PANCHAL

"VENDOR"

AND

1) MR. SIDDHANT SUNIL KAMAT  
2) SMT. SUNETRA SUNIL KAMAT  
3) MR. SUNIL CHANDRAKANT KAMAT

"PURCHASERS"

- All Legal Computerized Documentation (Affidavit / Agreement / Power of Attorney / Leave & License etc.
- Online Leave and License Registration
- Stamp Duty Registration
- Enquiry For Marriage (Civil / Notice)

- सर्व सार्वेष्टी संश्लेषण दस्तऐवज (अफिदाव / करारनामा / पुरुषाचार / घडोवपणना इ.)
- ऑनलाईन घडोवपण नोंदणी
- ऑनलाईन लाईसंस, (प्यारी / इंग्ली)
- ऑन लायूट रजिस्ट्रेशन वी सर्व सने
- सवास्तरेष्टी चौकशी (विवाह / नोटीस)

Mr. Pandurang H. Talekar  
B.A., LL.B.  
Advocate High Court

OFFICE ADDRESS:-

**SADGURU ASSOCIATES**

Opp. Bandra Court, Prof. A. K. Mang. (Behind Bus Stop),  
Bandra (E), Mumbai - 400 051.

Mob. : 9867403800, Email : pandurangtalekar@gmail.com



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पावडी

Original/Duplicate

Friday, August 04, 2023  
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संली ई - 394  
Regn. 394

पुस्तिका नं. 14224 दिनांक: 04/08/2023

संशोधन मंत्रालय, दिल्ली  
संशोधन मंत्रालय, दिल्ली-110006  
संशोधन मंत्रालय, दिल्ली-110006  
संशोधन मंत्रालय, दिल्ली-110006

संशोधन मंत्रालय	₹. 30000.00
संशोधन मंत्रालय	₹. 800.00
संशोधन मंत्रालय	
कुल	₹. 30800.00

संशोधन मंत्रालय, दिल्ली  
2:08 PM शुक्रवार दिनांक

संशोधन मंत्रालय, दिल्ली-110006

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- 1) संशोधन मंत्रालय: DMC मंत्रालय: ₹ 800-  
संशोधन मंत्रालय, दिल्ली-110006  
दिनांक: 04/08/2023
- 2) संशोधन मंत्रालय: e-Challan नंबर: ₹ 30000-  
संशोधन मंत्रालय, दिल्ली-110006  
दिनांक: 04/08/2023

संशोधन मंत्रालय, दिल्ली-110006

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 05 AUG 2023

बदर - १५  
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 २०२३



**D**epartment of **H**ousing & **C**onstruction  
 Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN: 0408202304770      Receipt Date: 04/08/2023

Received from SIDDHANT KAMAT, Mobile number 9594156678, an amount of Rs. 800/-, towards Document Handling Charges for the Document to be registered on Document No. 12969 dated 04/08/2023 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

DEFACED  
 ₹ 800  
 DEFACED

**Payment Details**

Bank Name	SBIN	Payment Date	04/08/2023
Bank CN	10004152023080404469	REF No.	321669635483
Deface No	0408202304770D	Deface Date	04/08/2023

\*This is computer generated receipt, hence no signature is required







CHALLAN  
MTR Form Number

4712-212  
3003



MSR	MAR0812292623141	SAPICCODE	XXXXXXXXXXXXXXXXXXXXXX	Date	03/08/2023 11:56:11	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (if any)			
Type of Payment Registration Fee				PAN No. (if applicable)			
Office Name SURYANAGRI MD 3 SUB REGISTAR				Full Name		SIDDHANT SUNIL RAMANI AND OTHERS	
Location MAADAI				Flat/Block No.		Flat No. 14/1, 6th Floor, The Sankaraj (P)D	
Year 2023-2024 One Time				Premises/Building		Maratha C H S L	
Account Head Details		Amount in Rs.		Road/Street		Vikhale Police Station Road, New Anant Nagar - Sankaraj East	
300045501 Stamp Duty		69000.00		Area/Locality		Mumbai	
300063301 Registration Fee		30000.00		Town/City/District		MUMBAI	
				PIN		4 0 0 0 5 5	
Remarks (if Any)				Secondary Home/Flat			
Amount in Words		Seven Lakh Twenty		Permitted Only			
				8			
Agent Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CH		Ref No.	
				0300817202380300008		0308234861900	
Date/DD No.				Bank Date /DD Date		03/08/2023-14/08/24	
				Not Verified with RBI			
of Bank				Bank-Branch		PUNJAB NATIONAL BANK	
				Serial No. / Date		Not Verified with Serial	
				Mobile No.		8000000000	



300045501 > This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.



सूचना पत्र, राष्ट्रीय राजधानी क्षेत्र, दिल्ली

04 August 2023 12:52:47 PM

सूचना संख्या

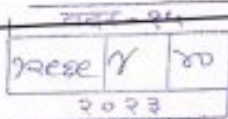
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सूचनाकर्ता का पता: दिल्ली, भारत  
 सूचना प्राप्त करने का पता: सूचना प्राप्त करने वाले व्यक्ति का पता  
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वदर - २५		
प्रेस	५	२०
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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE IS MADE AND ENTERED INTO MUMBAI THIS 4<sup>th</sup> day of AUGUST, 2023, **BETWEEN**

**MR. RAMBHAU SAKHARAM PANCHAL**, aged 71 years, (Pancard No. ADMPP5788M), Indian Inhabitants of Mumbai, Owner of Flat No. 1/41, 4<sup>th</sup> Floor, The Santacruz (HIG) Akansha Co-op. Hsg. Soc. Ltd., Vakhola Police Station Road, New Anand Nagar, Santacruz (E), Mumbai - 400055, hereinafter referred to as the "**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof of deemed to include his heirs, executors, administrators and assigns) as the party of the ONE PART;

AND

2...

*Rambhau Panchal*

*Sakant*

*Sakant*

*[Signature]*



1  
1) **MR. SURESH NUNIL RAMAT**, aged 25 years,  
(Passport No. EUPN1203Q) and 2) **MR. SUSETRA**

**NUNIL-RAMAT**, aged 58 years, (Passport No.   
AABHAT90), and 3) **MR. NUNIL CHANDRANANT**

**RAMAT**, aged 58 years, (Passport No.   
AABHAT90), Indian inhabitants of Mumbai,

residing at 24/1279, Shanti Sadan, Kherrnagar Road,  
Near Kherrnagar Ground, Kherrnagar, Bandra (S),

Mumbai - 400051, hereinafter referred to as the  
"PURCHASERS" (which expression shall unless it be

apparent to the context or meaning thereof mean  
and include their heirs, executors, administrators

and assignees as the party of OTHER PART)

**WHEREAS:**

The VENDOR hereby declared that the said  
Flat Premises 41 acquired from Mr.  
Dhanraj Hiraji Waghela, by way of Articles  
of Agreement for Sale of a Flat, dated  
25/05/1989 and duly Registered at the office  
of the Sub-Registrar of Assurances at Andheri-1,  
under bearing registration No. BDR  
2/30786/2008 dated 11/11/2008 and the  
Society had transferred the said Flat No. 41  
from Mr. Dhanraj Hiraji Waghela to the  
VENDOR's name.

It The VENDOR is the absolute owner and well  
sited and possessed and/or sell and  
sufficiently entitled to Flat Premises situated at  
Flat No. 1/41, 4<sup>th</sup> Floor, The Santacruz  
(S) Akamba Co-op. Hsg. Soc. Ltd., Vakola

*[Handwritten signatures]*

Police Station Road, New Anand Nagar,

Santacruz (S), Mumbai - 400003,

hereinafter called and referred to as the said

Flat Premises, more particularly described in

the Schedule hereunder:

72/100	LO	20
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C) The VENDOR is now a bonafide member and  
shareholder of The Santacruz (S) Akamba  
Co-operative Hsg. Society Ltd., a society  
registered under the Maharashtra Co-operative  
Hsg. Societies Act, 1960 vide registration No.  
BHM/WH/EAGT/HSG/038/1423/W9 50  
Dated 05/08/1989 (hereinafter referred to as  
The said Society)



It The VENDOR is the owner, occupant, and  
proprietor of the said Flat No. 41, and The  
VENDOR herein being a member of the said  
society and holding 4x5 shares under Share  
Certificate No. 13, Member Registration No.  
24 of Rs. 50/- each fully paid up of the said  
Society, under distinctive bearing serial nos.  
61 to 65 and (both inclusive) as above referred  
to for the sake of brevity of the said Shares.

It AND WHEREAS the VENDOR herein as the  
owner of the said flat and the said shares, has  
got full right and power to sell, transfer, assign,  
and/or entitled to deal with the same as he  
deems fit and proper.

It AND WHEREAS the VENDOR has also  
informed the said Society under the bye-laws

*[Handwritten signatures]*



No. 20 (a) his intention to sell and transfer the said Flat as well as the said Shares and his interest in the Flat of the Society and the said Vendor has obtained its oral/written permission and assign the said Flat and Shares to the PURCHASERS.

DEVT - 2	Society
20/10/20	No. 20
20/10/20	20/10/20

1) AND WHEREAS the VENDOR is in exclusive use, occupation, possession, and enjoyment of the aforesaid Flat Premises and also paid, cleared all the dues, taxes, outgoings charges, electricity charges, etc. of the said Flat Premises No. 41 up to date, and is in possession of all relevant documents, papers, books, etc.



2) The VENDOR hereby desires to sell, transfer and assign all his share, rights, title and interest, and claims of whatsoever nature in respect of the said Flat No. 41 on the 4<sup>th</sup> Floor, along with all rights, title, and interest of the membership and the said shares in favour of 1) **MR. SIDDIQANT SUNIL KAMAT**, and 2) **MS. SNEHITA SUNIL KAMAT**, and 3) **MR. SUNIL CHANDRANANT KAMAT**,

3) Pursuant to the negotiations which took place between the parties hereto the VENDOR has agreed to transfer, sell and assign all his rights, title and interest, and claims of whatsoever nature in respect of the said Flat including the rights of membership and the said shares to the PURCHASERS, hereto, who

*Signed* \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

have agreed to purchase and acquire share and possession and occupancy rights of the same on the terms and conditions appearing hereunder appearing.

20/10/20	20/10/20
20/10/20	20/10/20

**NOW THIS AGREEMENT FOR SALE IS WITNESSETH AND IT IS HEREBY AGREED CONFIRMED AND DECLARED by and between the parties hereto as follows:**

1) The VENDOR hereby agrees to sell, transfer, assign, and assume the PURCHASERS hereto and the PURCHASERS agree to acquire and purchase from the VENDOR hereto, Flat No. 41, 4<sup>th</sup> Floor, The Saranshu (HQ) Alankar Co-op. Hsg. Soc. Ltd., Yakola Police Station Road, New Market Nagar, Saranshu (H) Mumbai - 400055, along with the 5 fully paid-up Shares of Rs. 50/- each bearing distinctive nos. 61 to 65, together with all the amounts, deposits, and contributions lying to the credit of the VENDOR in the books of the said Society or with the various local authorities against the said Flat including the right, title, share, and interest into, over or upon such portion of the assets and properties belonging to the said Society as the VENDOR at present is entitled to enjoy, at or for the total consideration of **Rs. Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh Only)**.



*Signed* \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2) THE PURCHASERS has paid to the VENDOR the consideration amount of Rs. 67,15,000/- (Rupees Sixty-Seven Lakh Fifty Thousand) as follows:

Amount	Dated	Cheque / UPI	Drawn on
1,00,000/-	18/04/2023	080085	HDFC Bank,
8,00,000/-	18/08/2023	181099	Baranant Bank,
18,00,000/-	20/09/2023	080014	HDFC Bank,
5,00,000/-	13/09/2023	087581	Baranant Bank,
10,00,000/-	14/08/2023	087583	Baranant Bank,
10,00,000/-	15/09/2023	087584	Baranant Bank,
10,00,000/-	16/07/2023	080017	HDFC Bank,
2,15,000/-	16/07/2023	181083	Baranant Bank,
<b>67,15,000/-</b>	<b>Total</b>		

before execution of this Agreement, and the remaining balance amount of **Rs. 47,88,000/- (Rupees Forty-Seven Lakh Eighty-Eight Thousand Only)** shall be paid by PURCHASERS to the VENDOR by Bank Lane. The PURCHASERS will get the loan cleared as early as possible from the date of Registration of this Agreement for sale, the time is the essence of the contract.

2) Income tax at the rate of 1% will be deducted from the total consideration payable to the Vendors under Section 194 (B) of the Income-tax Act (ITIS), and the Tax Deduction Certificate so obtained from the Income Tax Department. The Vendors have authorized the Purchasers to deduct an amount of Rs.

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1,15,000/- on the full consideration amount payable by him of this Agreement. The Purchasers shall keep the Vendors indemnified against payment thereof to the Income Tax Authorities.

2023  
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4) The VENDOR hereby declares that he is the lawful member and is sufficiently well informed and possessed and entitled to Flat No. 41 on the 4<sup>th</sup> floor of the building of the said society and he has not created any rights, title, and interest of any nature in favour of any third party / any bank/ any financial institution and/or he has not been prevented from disposing off or selling the said flat or his membership rights and the said flat is not subject to the attachment or having lien or claims in a court order or decree or any financial institutions and is free from all encumbrances and marketable.

5) The VENDOR hereby declares that he has not entered into any oral or written agreement for the sale, lease, exchange, assignment or disposal, or parting with the possession of the said flat to any other person/s and the VENDOR has not created any tenancy, lease and license, mortgage, lien or any third party rights in favour of any other person except the PURCHASERS in respect of the said flat.

6) The VENDOR hereby declares that before execution of this Agreement, the VENDOR has

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made full, true, and complete disclosure and each hereby consent with the PURCHASERS to the said flat and the said shares and all the rights incidental thereto hereby agreed to be sold and transferred and free from all encumbrances and marketable.

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7-0-66 7/1 16/10  
11-11-66



- 7) That the VENDOR has not created any charge/mortgage or encumbrances whatsoever on the said flat and the said shares or otherwise dealt with the same in any manner whatsoever which may prejudice the interest of the PURCHASERS in respect of the said flat and they further undertake not to create any such charge or encumbrances in and over the said flat till vacant, peaceful and physical possession of the same is given to the PURCHASERS.
- 8) The VENDOR further confirms that the said flat is not affected by any impediment or injunction proceedings or prohibitory orders from the Govt. department or any other Taxation Authority restraining the VENDOR from dealing with or disposing off or parting with the possession of the said flat.
- 9) The PURCHASERS have taken inspection of all original title deeds, documents, and also of the flat and have satisfied the title of the VENDOR in respect of the flat and the conditions of the said flat. The said flat is acquired by the VENDOR through Agreement for Sale and its

*Handwritten signatures and initials.*

one has any claim or demand to any share, right, title, or interest to or in the said flat. No other person is entitled to the possession and occupation of the said flat, or either any part thereof nor any other person is it possible for the said flat.

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7-0-66 7/1 16/10  
11-11-66



- 10) The VENDOR hereby agrees to execute a Deed of Indenture to transfer and assign all his rights, title, and interest of the said 3 shares of Rs. 50/- each fully paid up of the said Society, bearing serial nos. 40 to 42 issued under G.O. 12/1960 and the VENDOR has obtained the consent and/or no objection from the said society on this behalf.
- 11) The VENDOR further agrees and undertakes to assign and execute all other Deeds, Documents, and papers as and when required by the PURCHASERS or by the said society for effecting the transfer of the said flat and the shares in the name of the PURCHASERS.
- 12) That the VENDOR doth agree and covenant that from the date hereof till completion of the transfer of the said flat in favor of the PURCHASERS, the VENDOR shall not cause or cause to be done or omit to do any act, matter, deed or thing which may in any manner prejudicially affect the right, title, and interest in the said flat, till the date of completion of the transfer under this Agreement.

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12) The PURCHASERS shall apply to the society for becoming a member of the said society and shall be all the rules, regulations and bye laws of the said society. It is clarified that the said society has already consented to admit the PURCHASERS as a member of the said society.

13/12/2024  
20/05/2024  
20/05/2024



14) The VENDOR shall co-operate with the PURCHASERS in executing any further documents required by the said Society as per its by-laws for more perfectly securing the interest of the PURCHASERS of the said Flat No. 41 on the 4<sup>th</sup> Floor in The Sankarima BHU Akasha Co-operative Hsg. Society Ltd. hereby agreed to be sold unto and to the use of the PURCHASERS as shall as may be legally required but at the cost of the PURCHASERS.

15) The VENDOR hereby hands over all the original/duplicate title deeds and documents in respect of the said flat including original bills, agreements, share certificates, etc. to the PURCHASERS and undertakes that he will not misuse any of the documents which might have remained to be handed over to the PURCHASERS.

16) The VENDOR hereby undertakes to furnish all original documents, old and recent electricity bills, MCGD tax bills, and society maintenance receipts at the time of possession showing his residence and occupation of the

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apartment flat including other documents and/or family members passing through him or renting with him. It is provided that the VENDOR will have no claim or right of any nature above Flat No. 41 after handing over the possession to the PURCHASERS.

13/12/2024  
20/05/2024  
20/05/2024



17) The VENDOR shall pay all the expenses in respect of the said flat i.e., all the taxes and maintenance charges to the society and the electricity charges till the date of handing over possession. The VENDOR further undertakes that he will be responsible for the payment of taxes and any other outgoing liability till the amount due till the date of handing over possession. However, the PURCHASERS shall be liable and responsible for all the outgoing bills and taxes including electricity charges from the date of possession onwards.

18) Neither the Govt., nor any public authority has issued any order under the Income Tax Act, Maharashtra Land Revenue Code, U.L.C. Act, 1976, or any other statute restraining the VENDOR from selling or disposing off the flat in favour of the PURCHASERS.

19) There are no suits Civil, criminal, or any proceedings pending in respect of the said flat and/or affecting the said flat.

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The VENDOR shall indemnify the PURCHASERS against any loss and/or damage which may be occasioned to him as a result of a defect in the title or want of title of the VENDOR in respect of the said Plot. However, the insurance about clarity of Title and the indemnity provided to the PURCHASERS herein starts only from the time when the VENDOR came to acquire the right, title, and interest in the Plot. Moreover, the VENDOR and his legal heirs, representatives, executors, administrators, or assigns shall be held liable for the consequences of ownership of the said Plot Premises.



The VENDOR hereby agreed to handover to the PURCHASERS the Original Documents, Agreements title deeds, papers, etc. in respect of the said Plot premises on receipt of the full and final consideration amount from the PURCHASERS that is all the original documents pertaining to the said Plot at the time of handing over possession to PURCHASERS.

22) The VENDOR shall sign and execute in favour of the PURCHASERS the necessary applications, forms, deeds or other documents and/or writing as may be issued required by the Society for transfer of the shares of the said Plot and rights to possess, use, occupy and enjoy the said Plot by the PURCHASERS and be implementing terms of this agreement.

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23) The VENDOR does hereby further covenant with the PURCHASERS that after ~~receiving~~ receiving the consideration amount from the PURCHASERS, the PURCHASERS shall quietly peacefully use, occupy, and enjoy the possession of the said Plot premises without any hindrance, threat, demand, interruption, eviction by the VENDOR his legal heirs or any other person or persons lawfully or equitably claiming through or under or in trust for VENDOR.

24) The VENDOR hereby agrees to indemnify and keep indemnified the PURCHASERS from all outstanding taxes and unpaid dues, charges, claims, damages, actions, suits, proceedings, expenses, and other liabilities brought against, suffered, or incurred or caused by the PURCHASERS regarding any of the representations being made by the Vendors or non-observance of any obligation under this deed.

25) The Stamp duty is incidental to the execution of this Agreement for Sale and the completion of the sale shall be borne and paid by the PURCHASERS and the society transfer charges shall be borne equally by the VENDOR and PURCHASERS.

26) Any dispute is subject to the jurisdiction of the Court/ Competent authority in Mysuru City.

*[Handwritten signatures]*

100 PSC DC  
 2022

Sale Deed shall also be subject to the conditions contained in the Maharashtra Flats Act 1963 and Maharashtra Flats Rules 1965 or any other provisions of law applicable thereto and save and except as aforesaid all other terms and conditions of the earlier agreement entered into between the Vendor shall be binding on the Purchaser herein as if all the terms and conditions are fully incorporated in this agreement.

**SCHEDULE OF THE PROPERTY**



That the Flat No-1/41, 4<sup>th</sup> Floor, The Seatons (SIS) Abenaha Co-operative Housing Society Ltd, Yakub Police Station Road, New Anand Nagar, Santacruz (E), Mumbai - 400055, measuring 640 sq. ft. Built-up, on land bearing CTS No. 2075, Village Vileparle (E), Tal. Andheri, the year of construction 1989, and building is of 6ft x 7 floors with 18, Rother Registration District Mumbai / Mumbai Sub District, M.S.D.

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 2022

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SIGNED BY THE RESPECTIVE HAND AND SEAL OF THE DAY AND THE YEAR FIRST HEREIN AFORE MENTIONED.

SIGNED AND DELIVERED by the undersigned 'VENDOR'  
**MR. RAMBHEE SANKARAN PARCIMA**  
 in the presence of .....

Handwritten signature of Mr. Rambhee Sankaran Parcima and a purple ink stamp.



SIGNED AND DELIVERED by the undersigned 'PURCHASER'  
 1. **MR. SURESH SURESH KAMAT**  
 2. **SMT. SURESHA SURESH KAMAT**

Handwritten signature of Mr. Suresh Suresh Kamat and a purple ink stamp.



3) **MR. SURESH SURESH KAMAT**

Handwritten signature of Mr. Suresh Suresh Kamat and a purple ink stamp.



4) **MR. SURESH SURESH KAMAT**  
 in the presence of .....

Handwritten signature of Mr. Suresh Suresh Kamat and a purple ink stamp.



विवरण - १५  
 १२८८८ १५ २०  
 २०२३

**RECEIPT**

Received from the PURCHASERS 1) MR. SIDDIQAT SIBUL KAMAT, and 2) SMT. SIBLATA SIBUL KAMAT 3) MR. SIBUL CHANDRAKANT KAMAT was of Rs. 67,15,000/- (Rupees Sixty-Seven Lakh Fifteen Thousand Only) as follows:

Amount	Dated	Cheque / D/D	Drawn on
1,00,000/-	16/04/2023	000008	HDFC Bank,
3,00,000/-	18/05/2023	191099	Saraswat Bank,
16,00,000/-	29/05/2023	000034	HDFC Bank,
5,00,000/-	12/06/2023	007391	Saraswat Bank
10,00,000/-	18/06/2023	007383	Saraswat Bank
10,00,000/-	15/06/2023	007384	Saraswat Bank
10,00,000/-	16/07/2023	000017	HDFC Bank,
6,00,000/-	16/07/2023	190063	Saraswat Bank,
1,15,000/-	1% TDS		
<b>67,15,000/-</b>	<b>Total</b>		

on or before execution of this Agreement as a part consideration amount for the sale of Flat No-61, 0th Floor, The Sasthera (RRT) Akasaka Co-Operative Housing Society Ltd., Valsada Police Station Road, New Akasaka Nagar, Sasthera (R), Mumbai - 400055, and the remaining balance amount of Rs. 47,83,000/- (Rupees Forty-Seven Lakh Eighty-Three Thousand Only) shall be paid by PURCHASERS to the VENDOR by Bank Issue.



**I HAVE RECEIVED  
 Rs. 67,15,000/-**

*[Signature]*  
**MR. RAMNATH SANKARANARAYANAN  
 VENDOR**

Witnesses:  
 1. *[Signature]*  
 2. *[Signature]*

विवरण - १५  
 १२८८८ १५ २०  
 २०२३

**शुद्धी नं. ०४ मध्ये नं. ६**  
**वर्ष २०२३**

१) पुरवठा कर (GST) २९% १००  
 २) पुरवठा कर (GST) २९% १००  
 ३) पुरवठा कर (GST) २९% १००  
 ४) पुरवठा कर (GST) २९% १००  
 ५) पुरवठा कर (GST) २९% १००  
 ६) पुरवठा कर (GST) २९% १००  
 ७) पुरवठा कर (GST) २९% १००  
 ८) पुरवठा कर (GST) २९% १००  
 ९) पुरवठा कर (GST) २९% १००  
 १०) पुरवठा कर (GST) २९% १००



9.

बदर-१५		
१२२२	२४	४०
२०२३		





FORM - 914  
Date  
No.

THE GUJARATIYA (HAB) ANANDHVA CO-OPERATIVE HOUSING SOCIETY

Registered under the Co-operative Societies Act, 1912  
Incorporated under Section 13 of the Co-operative Societies Act, 1912  
Incorporated under Section 13 of the Co-operative Societies Act, 1912



THIS IS TO CERTIFY that the sum of \_\_\_\_\_ Rupees only  
of the \_\_\_\_\_ of the \_\_\_\_\_  
of the \_\_\_\_\_ CO-OPERATIVE HOUSING SOCIETY  
has been received by the Society for the purpose of \_\_\_\_\_  
of the \_\_\_\_\_



*[Signature]* Chairman  
*[Signature]* Hon. Secretary  
G.N. K. Member of the Committee

7000  
7000  
7000



06-0006  
 1-222

Name of the member	Address	Date of birth	Date of admission
President Mr. M. S. Srinivasan 10, 1st St., Madurai, Tamil Nadu 625 002	10, 1st St., Madurai, Tamil Nadu 625 002	15/05/1945	15/05/1945 Committee Member
Vice President Mr. S. S. Srinivasan 10, 1st St., Madurai, Tamil Nadu 625 002	10, 1st St., Madurai, Tamil Nadu 625 002	15/05/1945	15/05/1945 Committee Member
Treasurer Mr. S. S. Srinivasan 10, 1st St., Madurai, Tamil Nadu 625 002	10, 1st St., Madurai, Tamil Nadu 625 002	15/05/1945	15/05/1945 Committee Member
Secretary Mr. S. S. Srinivasan 10, 1st St., Madurai, Tamil Nadu 625 002	10, 1st St., Madurai, Tamil Nadu 625 002	15/05/1945	15/05/1945 Committee Member
Joint Secretary Mr. S. S. Srinivasan 10, 1st St., Madurai, Tamil Nadu 625 002	10, 1st St., Madurai, Tamil Nadu 625 002	15/05/1945	15/05/1945 Committee Member
Chairman Mr. S. S. Srinivasan 10, 1st St., Madurai, Tamil Nadu 625 002	10, 1st St., Madurai, Tamil Nadu 625 002	15/05/1945	15/05/1945 Committee Member

घर-२५  
 २०२३  
 २४ २०

**YOUR BILL OF SUPPLY**

Customer Name: MISHRA SANOJAN PANCHAL  
 41, AKANKSHA CHS LTD, VINDOLA POLICE STATION ROAD, NEW AHMED NAGAR D/P, HELIANDI ENERGY, SANTACRUZ (E), MUMBAI, 400025

WVC NUMBER: 40130 10 10 10  
 METER NO: 1000000110  
 METER APP: 7040111037  
 RECORD OF METER ACCREDITED: 401 217 4308  
 EMAIL: CustomerCare@tatapower.com  
 WEBSITE: www.tatapower.com

**TATA POWER**  
 Lighting up India!

Tata Power Consumer Care - Complaints & Suggestions  
 Call us at 1800 20 20 20 (Toll Free) or 022 2611 2020

Bill Month: MAR 2023	Bill Period: 11.03.2023 to 17.03.2023	Bill No: 1943.2003
Advanced Units: 1.00	Minimum Rate: 17.93 2023	Net Category: LT-01
Retard Units: 0.00	Blue Rate: 17.93 2023	LT FAC: 0.00 2023
Supply Date: 03.04.2023	Supply Date: 03.03.2023	Slabs: 1943.2003
Dispatch Date: 03.04.2023	Dispatch Date: 03.03.2023	Consumer: 1943.2003
Net Wt. Rtg. Wt.: 18.04.2023 (Toll)		Type Of Supply: 1943.2003 LT

Current Bill Amount Rs. 475.00	+ Net Other Charges Rs. -11.00	+ Post Fees Rs. 0.00	= Total Amount Payable
Amount By previous Date Rs. 469.00	Amount After Due Date Rs. 470.00	Security Deposit Available Rs. 493.00	

*\*Due date is applicable for current bill only.*



**GO TO EARLY HOUR**

**Switch off**  
 (of all Commercial lights)  
 on 25th March

25 March

Floor, Indira Bhawan, Plot No. 16, 4th Road, Beside Hotel Regal Empire, New Market, Mumbai - 400012

**WGETO CONSUMER**

Message: See us show our support to Earth Hour on March 25th. Switch off your lights for 60 minutes. Switch off lights and Switch on 60 minutes of being members of our Green Planet Initiative.

Amount Due: Rs. 475.00 (including advanced bill amount)  
 Amount Due: Rs. 475.00 (including advanced bill amount)  
 Bill Due: 03.04.2023, Advance Payment: 03.03.2023

**THE TATA POWER COMPANY LIMITED**

Consumer Name: MISHRA SANOJAN PANCHAL      Consumer No: 1943.2003.14001

Bill No.: 1943.2003.2003	Bill Date: 19.03.2023	Bill Amount: Rs. 475.00
Charge No.:	Issued Date: 17.03.2023	Paid by Due Date: Rs. 469.00
Charge Rate:	Due Date: 03.04.2023	Paid After Due Date: Rs. 470.00

1800 20 20 20  
 For Electricity, call 1800 20 20 20 & for gas, call 1800 20 20 20  
 For more information, visit www.tatapower.com

निम्न २५  
Ruled Card

2270

बदर-२५	५०३२-७	७०	२०२३
७०	७०	७०	७०

५०३२-७



१	२	३	४	५	६	७	८	९	१०



बदर-२५/
७०३२-७०
२०२३



सदर - २५  
 २२६६ २५ २०  
 २००००

PHOTO COPY MADE BY  
 SHREE HRI/SABES OF C/CL/NO. 2025/1 IN NO.  
 21, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



21/11/2025  
 21/11/2025



२२६६ २५ २०  
 २००००



सदर - १५  
 २०२३

भारत सरकार  
 Government of India

रामभाउ सखाराम पांचल  
 Rambhau Sakharam Panchal  
 जन्म तारीख/ DOB: 03/08/1952  
 पुरुष / MALE

8387 8029 4216

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India

पता:  
 S/O: रामभाउ पांचल, फ्लॉट 41  
 अकांक्षा सी.एच.एस. वाकोला पोलीस  
 स्टेशन रोड, न्यू आनंद नगर, सांताक्रुझ  
 पूर्व, सांताक्रुझ (ईस्ट), मुंबई,  
 महाराष्ट्र - 400055

Address:  
 S/O: Sakharam Panchal, Flat  
 No.41 Akanksha CHS, Wakole  
 Police Station Road, New  
 Anand Nagar, Santacruz East,  
 Santacruz(East), Mumbai,  
 Maharashtra - 400055

8387 8029 4216

1047      help@uidai.gov.in      www.uidai.gov.in

*Handwritten signature*

SCHEDULE - II

LIST OF BONA FIDE ALLOTTEES OF RAJANGRUB (HRA) AREA  
CO-OPERATIVE HOUSING SOCIETY LTD.

पदर-१५  
३०  
२००६

Sl. No.	House No.	NAME OF TENANT	SARVED AREA OF EACH TENEMENT Sq. Mtr.	SAC OF TENEMENT
1	11	Smt. Manisha Ajay Gang	44.26	2,24,488
2	12	Smt. Swapna Dilip Das	44.26	2,24,488
3	13	Smt. Jagdhar Tejandarsing	44.26	2,24,488
4	14	Kum. Jagan Narayan Bujar	44.26	2,24,488
5	21	Shri Prakash Yashwant Ne	44.26	2,24,488
6	22	Shri Kannayalal Nansal Marchowala	44.26	2,24,488
7	23	Shri Arun Bhalchandra Male	44.26	2,24,488
8	24	Smt. Teresa Francis Bastian	44.26	2,24,488
9	31	Shri Anand Govind More	44.26	2,24,488
10	32	Shri Omprakash Keshnal Jhalani	44.26	2,24,488
11	33	Shri Pramod Gajanan Gupte	44.26	2,24,488
12	34	Shri Nandkumar Ganpati Vichare	44.26	2,24,488
13	41	Shri Rambhu Sakharan Panchar	44.26	2,24,488
14	42	Shri Ghanasham Veromal Dudhani	44.26	2,24,488
15	43	Shri Dipak Chandras Teyshtey	44.26	2,24,488
16	44	Shri Ashok Raghunath Gandhi	44.26	2,24,488
17	51	Smt. Savitribai G. Kohari	44.26	2,24,488
18	52	Shri Anand Vetal Kharat	44.26	2,24,488
19	53	Shri Madhukar Sharam Shedge	44.26	2,24,488
20	54	Shri Stanie Vargees	44.26	2,24,488
21	61	Smt. Smila Rajiv Sukhatankar	44.26	2,24,488
22	62	Shri Sunash Narayandas Kotwani	44.26	2,24,488
23	63	Shri Bipinbal Mangaldas Shah	44.26	2,24,488
24	64	Smt. Prii Prakash Balkar	44.26	2,24,488
25	71	Shri Hemant Narayan Pradhan	44.26	2,24,488
26	72	Shri Milind Kaleshwar Bhalerao	44.26	2,24,488
27	73	Smt. Bhavana Vijay Vaidya	44.26	2,24,488
28	74	Shri Madan Mohan Mandoliya	44.26	2,24,488
TOTAL			442.05	2,24,488



पदर-१५  
२००६

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No./EN-111/M/Construction  
 Date: 08/11/06

1878  
 खरहर - १५  
 १२०३/११  
 २०२३

CERTIFICATE

This is to certify that the Building No. 1 constructed on GTS No. 2075(1 to 90) has been allotted to Sagarika (H/O) Akasha Co-operative Society Ltd. at Akash Nagar, Sector-2 (E) Mumbai - 400 035.

The particulars of the Units / Tenements allotted to each of the registered members of the said society are as under:-

Sr. No.	Unit No.	Name of the Unit holder	Carpet Area Sq.Mtr.	Use or residential
1.	11	Sri. Manohar Jay Gadh	44.26	Residential
2.	12	Sri. Narayan Dhanu Das	44.26	Residential
3.	13	Sri. Jagdish Tejendrasingh Savi	44.26	Residential
4.	14	Sri. Jagu Narayan Savi	44.26	Residential
5.	21	Sri. Prakash Yashwantrao Marwat	44.26	Residential
6.	22	Sri. Kamalakar Nandlal Madhwal	44.26	Residential
7.	23	Sri. Arun Chandrashekhar Madhwal	44.26	Residential
8.	24	Sri. Tarun Prasad Dastgir	44.26	Residential
9.	31	Sri. Anand Girvan More	44.26	Residential
10.	32	Sri. Chhatrapati Keshavnath Anant	44.26	Residential
11.	33	Sri. Prasad Dhanu Das	44.26	Residential
12.	34	Sri. Nandkumar Dhanu Vekare	44.26	Residential
13.	41	Sri. Hanubha Saktaram Pawar	44.26	Residential
14.	42	Sri. Chandrashekhar Venkatesh Dhanu	44.26	Residential
15.	43	Sri. Dhanu Chandrashekhar Dhanu	44.26	Residential
16.	44	Sri. Anand Jagdishsingh Dhanu	44.26	Residential
17.	51	Sri. Sankar G. Kulkarni	44.26	Residential
18.	52	Sri. Anand Vetal Dhanu	44.26	Residential
19.	53	Sri. Madhwal Sagar Shedge	44.26	Residential

खरहर-१५/  
 १२०३/११

महाराष्ट्र शहरीकरण मंडळ (पुणे) पुणे - ४११ ०११.  
 महाराष्ट्र शहरीकरण मंडळ (मुंबई) मुंबई - ४०० ०३५.  
 म. १७८

Office Memorandum  
 Phone: 25252525  
 Fax No.: 25252525  
 Post Box No. 873

बदर - २५  
 २०२४

20	54	Shri Suresh Yargose	44.26	Residential	2,34,488.00
21	61	Sgt. Suresh Rajiv Jadhavkar	44.26	Residential	2,34,488.00
22	62	Shri Suresh Narayandas Sotvada	44.26	Residential	2,34,488.00
23	63	Shri Suresh Mangaraj Shih	44.26	Residential	2,34,488.00
24	64	Sgt. Prithi Prakash Bhatkar	44.26	Residential	2,34,488.00
25	71	Shri Hemant Narayan Pradhua	44.26	Residential	2,34,488.00
26	72	Shri Adhiraj Kulkarni Bhatnagar	44.26	Residential	2,34,488.00
27	73	Sgt. Bhawanji Vijay Vaidya	44.26	Residential	2,34,488.00
28	74	Shri Madhu Mohan Mandhane	44.26	Residential	2,34,488.00
TOTAL					62,85,664.00

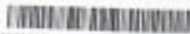


Building was completed by the Board on 30-4-01 and the unit holders were handed over possession on 1/5/1999.

*(Signature)*  
 Estate Manager - II,  
 Mumbai Board.  
 Dated 14/11/2024  
 Page 4 of 4



२०२४



00000000

पृष्ठ नं.2

पुस्तक संख्या - 120000003  
पुस्तक संख्या - 120000003



*कॉल*

खंड - १५		
५०००	३३	००
२०२३		



*संलग्न*



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खदर-१५		
१२८८८	५४	४०
२०२३		

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**RAMBHAU SAKHARAM PANCHAL**  
**SAKHARAM NARAYAN PANCHAL**

**03/08/1952**  
 Permanent Account Number  
**ADMPP5788M**

  
 Signature

  
 18062015



*Handwritten signature*




 Name: **Pradeep Kumar**  
 ID Number: **7777 3497 2690**  
 Date of Birth: **15/08/1984**  
 Sex: **M**

**7777 3497 2690**  
**VOL. 1581 6793 9148 TR16**

अर्थशास्त्र विभाग, दिल्ली

24	
37	20
2023	

Ravi



Ministry of Economic Affairs  
 Department of Economic Statistics

1. To  
 The Director, (E.S.) Office,  
 Reserve Bank of India,  
 New Delhi - 110022.

**7777 3497 2690**  
**VOL. 1581 6793 9148 TR16**

*(Signature)*

AGP/2289  
 04/08/2023 1:49 P.M.  
 का. सं. 15/12999/2023  
 का. सं. 49/21/229-  
 का. सं. 0/30/000-

का. सं. 15/12999/2023

शु. सं. 12999  
 शु. सं. 12999/2023

का. सं. 1,15,00,000-

शु. सं. 1,15,00,000-  
 का. सं. 12999-  
 का. सं. 1,15,00,000-

का. सं. 14224 का. सं. 04/58/2023

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का. सं. 30600.00

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प्रतिज्ञापत्र

का. सं. 14224 का. सं. 04/58/2023

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- का. सं. 14224 का. सं. 04/58/2023



Pre-Registration summary (वैध प्रवेश)



आवक संख्या: 2

दिनांक: 20/02/2023

60000023 | 10:13 PM  
 वेब संकेत: 10/13/2023/002  
 प्रवेश संकेत: 40000023

क्र.सं.	आवक संकेत व नाम	आवक संकेत	आवक	आवक संकेत
1	आवक संकेत: 241276, नाम: [Handwritten Name], पता: [Handwritten Address], शहर: [Handwritten City], जिल्हा: [Handwritten District], राज्य: [Handwritten State], मुंबई. वेब संकेत: 10/13/2023/002	241276	[Handwritten Signature]	[Photo] [Green Tick]
2	आवक संकेत: 241276, नाम: [Handwritten Name], पता: [Handwritten Address], शहर: [Handwritten City], जिल्हा: [Handwritten District], राज्य: [Handwritten State], मुंबई. वेब संकेत: 10/13/2023/002	241276	[Handwritten Signature]	[Photo] [Green Tick]
3	आवक संकेत: 241276, नाम: [Handwritten Name], पता: [Handwritten Address], शहर: [Handwritten City], जिल्हा: [Handwritten District], राज्य: [Handwritten State], मुंबई. वेब संकेत: 10/13/2023/002	241276	[Handwritten Signature]	[Photo] [Green Tick]
4	आवक संकेत: 241276, नाम: [Handwritten Name], पता: [Handwritten Address], शहर: [Handwritten City], जिल्हा: [Handwritten District], राज्य: [Handwritten State], मुंबई. वेब संकेत: 10/13/2023/002	241276	[Handwritten Signature]	[Photo] [Green Tick]

वैध प्रवेश संकेत: 20/02/2023 01:14:30 PM

2023 02 20  
 20 23  
 आवक संकेत

क्र.सं.	आवक संकेत व नाम	आवक संकेत	आवक	आवक संकेत
1	आवक संकेत: [Handwritten], पता: [Handwritten Address], शहर: [Handwritten City], जिल्हा: [Handwritten District], राज्य: [Handwritten State], मुंबई.	[Handwritten]	[Handwritten Signature]	[Photo] [Green Tick]
2	आवक संकेत: [Handwritten], पता: [Handwritten Address], शहर: [Handwritten City], जिल्हा: [Handwritten District], राज्य: [Handwritten State], मुंबई.	[Handwritten]	[Handwritten Signature]	[Photo] [Green Tick]

वेब संकेत: 10/13/2023 01:58:11 PM  
 वेब संकेत: [Handwritten]

क्र.सं.	आवक संकेत	आवक संकेत	आवक संकेत	आवक संकेत	आवक संकेत	आवक संकेत	आवक संकेत
1	आवक संकेत: [Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]

THE SEAL OF THE DISTRICT REGISTRAR, DISTRICT OF [Handwritten],  
 [Handwritten]  
 [Handwritten]  
 [Handwritten]

CS/S  
05/6

.....  
**SALE DEED**  
.....

**MR. RAMBHAU SAKHARAM PANCHAL**

**"the VENDOR"**

AND

- 1) MR. SIDDHANT SUNIL KALAT
- 2) SMT. SUNETRA SUNIL KAMAT
- 3) MR. SUNIL CHANDRAKANT KAMAT

**"the PURCHASERS"**

.....  
ON THIS 4<sup>th</sup> day of August, 2023,  
.....

Mr. Pandurang M. Talekar  
B.A., LL.B.  
Advocate High Court

Office Address:  
SADGURU ASSOCIATES  
Opp. Bandra Court, Bhaskar Building, Prof. A.  
K. Marg, (Behind Bus Stop),  
Bandra (E), Mumbai - 400051.  
Mob : 9867403800.  
Email : pandurangtalekar@gmail.com







Original

SANTACRUZ (H.I.G.) AKANSHA CO-OP.  
HOUSING SOCIETY LTD.

(Regd. No. Bom. (W-H / East / Hsg. (O.H.) / 4623/89-90)  
Anand Nagar, Santacruz (East), Mumbai-400 055.

Sr. No. 021

RECEIPT

Date 17/04/23

Received from Shri/Smt. Rambhaa Panchal

Flat No. 41 a sum of Rupees \_\_\_\_\_ for the

month of \_\_\_\_\_ on account of Particulars stated below:-

PARTICULARS	AMOUNT	
	Rs.	P.
1. Entrance Fee		
2. Shares		
3. Deposit		
4. Lease Rent		
5. Non-agriculture Assessment Tax		
6. Building Insurance		
7. Municipal Taxes		
8. Water Charges		
9. Electricity Charges		
10. Repairs & Maintenance Charges	24	
11. Salaries		
12. Sinking Fund		
13. Car / Scooter Parking Charges		
14. Sub-let / Care taker's Charges...		
15. Donation		
16. Interest on Defaulted Dues		
17. Hoarding Rent		
18. Miscellaneous		
19.		
Total ...	24	

Rupees (in Words) Twenty four only

in Cash / CY Cheque No. 000000

drawn on Bk of Baroda  
Mandla

Hon. Secretary / Treasurer