



**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at Mumbai, on this 06<sup>th</sup> day of July, 2022 **BETWEEN SMT. SWATI SHARAD POLEKAR**, aged 67 years, an Adult, Indian Inhabitant, residing at Sec-19, Airoli, Navi Mumbai, Thane, Maharashtra, hereinafter referred "**the TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her legal heirs, executors, administrators and assigns) of the **FIRST PART AND MR. ABHISHEK KISHOR WADKAR**, aged 38 years, & **MRS. TEJAL ABHISHEK WADKAR**, aged 34 years, both Adults, Indian Inhabitants, residing at 702, Archana Apartment Co-operative Housing Society Ltd., प्लॉट नं - ९/ Mandir Road, Vazira Naka, Borivali (West), Mumbai - 400 091, hereinafter referred "**the TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective legal

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Swati Polekar      Abhishek Wadkar      Tejal Wadkar

heirs, executors, administrators and assigns) of the **SECOND PART**; **AND MR. SAMEER SHARAD POLEKAR**, aged 41 years & **MR. OMKAR SHARAD POLEKAR**, aged 35 years, both Adults, Indian Inhabitants, residing at Home, Sec-19, Airoli, Navi Mumbai, Thane, Maharashtra, hereinafter referred "the **CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective legal heirs, executors, administrators and assigns) of the **THIRD PART**;

**WHEREAS:**

- (i) One **SHRI SHARAD GOPICHAND POLEKAR** (since deceased) & **SMT. SWATI SHARAD POLEKAR** (the Transferor herein) was jointly in use, occupation, possession and absolute owners and well and sufficiently entitled to the old **RESIDENTIAL FLAT PREMISES**, bearing **Flat No.03, Ground Floor**, of **CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at Malharrao Kulkarni Marg, Borivali (West), Mumbai - 400 091, area admeasuring 507.80 sq.ft. carpet, (hereinafter referred to as "the said existing Flat premises");

(ii) Said **SHRI SHARAD GOPICHAND POLEKAR**, expired on 07.04.2017 at Mumbai, and therefore after completing required society formalities, the said society has transferred the 50% share in respect of said old **Flat No.03, Ground Floor**, of **CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at Malharrao Kulkarni Marg, Borivali (West), Mumbai - 400 091, area admeasuring 507.80 sq.ft. carpet, in the name of his wife **SMT. SWATI SHARAD POLEKAR** (the Transferor herein).



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*Signature of Sameer Polekar*

*Signature of Omkar Polekar*

*Signature of Swati Polekar*

(iii) Pursuant to the Permanent Alternate Accommodation, Agreement, dated 5<sup>th</sup> day of April, 2022, and made between **CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.**, therein referred to as "the Society" of the First Part AND M/s. SHRADDHA CHHAYA DEVELOPERS LLP, therein referred to as "the Developers" of the Second Part AND MRS. SWATI SHARAD POLEKAR, the Transferor herein, therein referred to as "the Member" of the Third Part, the member therein is the allottee in respect of RESIDENTIAL FLAT PREMISES, bearing Flat No.601, on 6<sup>th</sup> Floor, of **SHRADDHA CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.**, lying, being and situated at Malharrao Kulkarni Marg, Borivali (West), Mumbai – 400 091, area admeasuring 698 sq.ft. RERA carpet alongwith 1 No. of Car parking space, (hereinafter referred to as "the said Flat premises"); more particularly described in the schedule hereunder written and on the terms and conditions mentioned therein; The said flat has been allotted to SMT. SWATI SHARAD POLEKAR (the Transferor herein), in lieu of her/their old Flat No.03, Ground Floor, of **CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at Malharrao Kulkarni Marg, Borivali (West), Mumbai 091, area admeasuring 507.80 sq.ft. carpet, being permanent alternate accommodation, FREE OF COST on ownership basis. The said Permanent Alternate Accommodation, Agreement, dated 5<sup>th</sup> day of April, 2022, is duly registered vide Document Sr. No.BRL/44253/2022, dt.05.04.2022, with Jt. Sub-Registrar at Borivali-3, M.S.D.



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(iv) Said SHRI SHARAD GOPICHAND POLEKAR, expired on 17.04.2017 at Mumbai, died intestate, leaving behind

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him viz. (1) SMT. SWATI SHARAD POLEKAR (Widow/wife), (2) MR. SAMEER SHARAD POLEKAR (Son) & (3) MR. OMKAR SHARAD POLEKAR (Son), as the only surviving legal heirs and claimants in respect of the said Flat, and there is no any other legal heirs except mentioned hereinabove.

- (v) Pursuant to the Deed of Release, dated 10<sup>th</sup> day of June, 2022 and made between (1) MR. SAMEER SHARAD POLEKAR, & (2) MR. OMKAR SHARAD POLEKAR, therein referred to as "the Releasers" of the First Part AND SMT. SWATI SHARAD POLEKAR, (the Transferor herein), therein referred to as "the Releasee" of the Second Part, the Releasee therein has accepted the share for release of rights in respect of RESIDENTIAL FLAT PREMISES, bearing **Flat No.601, on 6<sup>th</sup> Floor, of SHRADDHA CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.**, lying, being and situated at Malharrao Kulkarni Marg, Borivali (West), Mumbai – 400 091, area admeasuring 698 sq.ft. RERA carpet alongwith 1 No. of Car parking space, on the terms and conditions mentioned therein. The said Deed of Release, dated 10<sup>th</sup> day of June, 2022 is duly registered vide Document Sr. No. BRL BRL-6-12538-2022, dt. 10/06/2022, Receipt No. 1000 with Jt. Sub-Registrar, at Borivali, M.S.D.



(vi) Hence, the Transferor herein is in use, occupation, possession and absolute owner and well and sufficiently entitled to the abovesaid flat premises;

(vii) Therefore the Transferor herein is the bonafide member of **SHRADDHA CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD** (Erstwhile Chhaya CHS Ltd.,) bearing Registration No.MUM/ WR/ HSG/ 13737/ TC/ 2006-07

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(hereinafter referred to as "the said Society") and the Registered Holder of 5 (five) fully paid up shares of Rupees Fifty each, bearing Share Certificate No.03, Distinctive No. from 11 to 15 (both inclusive), (hereinafter referred to as "the said shares").

(viii) The present sale is governed under all applicable Laws and more particularly under the Maharashtra Co-operative Societies Act, 1960 and provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder.

(ix) The Transferees have approached the Transferor and requested her to sell the said Flat premises for the consideration and on the terms and conditions hereinafter appearing. The Transferor has also acceded to the request of the Transferees and confirming party herein also consented for the same.

**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. The Transferor hereby agree to sell and the Transferees agree to purchase all the rights, title and interest of the Transferor in respect of the said Flat premises and said shares at and for the total consideration of **Rs.2,00,00,000/- (Rupees Two Crores only)**. The Transferees shall pay the said sum of **Rs.2,00,00,000/- (Rupees Two Crores only)** to the Transferor being the full and final consideration in respect of the said Flat and said shares, in the following manner:-



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(a) **Rs.70,00,000/- (Rupees Seventy Lakhs only)** being the advance/ part payment in respect of the

*[Handwritten signatures]*

sale of said Flat premises, paid by the Transferees to the Transferor by way of cheques/ RTGS, on or before the execution and Registration of this Agreement for Sale (the Transferor hereby doth admit and acknowledge the receipt hereunder); excluding a sum of Rs.2,00,000/- (Rupees Two Lakhs only), being 1% T.D.S. of the total consideration of Rs.2,00,00,000/- (Rupees Two Crores only), in compliance with the provisions of Section 194-IA of the Income Tax Act, 1961, and the said sum of Rs.2,00,000/- (Rupees Two Lakhs only), shall be deposited by the Transferees with the Government Account on behalf of the Transferor herein and shall obtain the T.D.S. Certificate/ Challan and same shall be handed over to the Transferor;

- (b) Rs. 1,28,00,000/- (Rupees One Crore Twenty Eight Lakhs only) being the balance/ full & final consideration in respect of the sale of said Flat premises, shall be payable by the Transferees to the Transferor, by obtaining Loan from Bank/ Financial Institution/ Other sources, by way of Cheques/ RTGS, within 60 working days from the date of Registration of this Agreement for Sale; hereafter the Transferor shall hand over the peaceful and vacant possession of the said Flat premises to the Transferees alongwith all the original documents and papers in respect of the said Flat.



बरेल It is/ hereby agreed by and between the parties that the		
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original documents in respect of the said Flat to		
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*Shahar*

*Palani*

*Amal*

*Aravind*

Transferees for obtaining/ availing Loan in stipulated time.

- 3. The Transferor has obtained NO OBJECTION CERTIFICATE as well as NO DUES CERTIFICATE, from the said society for transferring the said Flat premises and said shares to the Transferees herein.
- 4. That the Transferees herein have examined and verified the documents in respect of the said flat and have been fully satisfied with the ownership of the said flat and said shares and have no dispute in respect thereof. However, it is agreed by the Transferor herein that in case any adverse claim is raised by any person or persons rightfully claiming through or under the Transferor herein in respect of the said flat, the Transferor shall indemnify the Transferees from and against all claims, actions, demands, damages, etc. that may be suffered and/or sustained by the Transferees in consequence thereof.

- 5. That the Transferor doth hereby covenants with the Transferees that the said flat premises hereby agreed to be sold is free from all encumbrances of any whatsoever and that no person or persons have any claims by way of sale, exchange, mortgage, gift, trust, inheritance, maintenance, possession, lease, easement or otherwise whosoever in or upon the said flat premises hereby agreed to be sold or any part thereof.



- 6. That the Transferor doth hereby covenants with the Transferees that on the payment of full and final consideration, the Transferor shall handover vacant and peaceful possession to the Transferees and thereafter the Transferees shall be entitled to quietly and

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of full and final		
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Transferor      Witness      Witness      Witness      Witness

peacefully possess, use, occupy and enjoy the said flat premises as an owner thereof without any let, hindrance, denial, interferences or eviction from the Transferor or any other person or persons lawfully or equitably claiming, under or in trust from the Transferor.

7. The Transferor declares that she has paid all the amounts due and payable to the said Society till date.

8. The Transferor hereby declare that she has good right and absolute authority to enter into this Agreement and transfer the said Flat premises and said shares and the Transferor has not done any act, matter and thing whatsoever whereby the Transferor is prevented from agreeing to transfer or assign the said Flat premises and said shares in favour of the Transferees.

9. The Transferor hereby covenant with the Transferees as follows:-

(i) That the Transferor is the absolute owner of the said Flat and said shares and no other person or organisation or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said Flat and said shares either by way of sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the Transferees.



(ii)

That the Transferor has not created any charge or encumbrances of whatsoever nature in respect of the said Flat and said shares nor the said Flat and said shares is subject matter of any litigation nor is

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the name or are attached in execution of any decree, nor the Transferor have created any tenancy or leave and licence or any right in favour of anyone in respect of the said Flat and said shares.

(iii) That the Transferor has duly observed and performed the rules and regulations of the said Society and paid upto date his contribution in the nature of outgoings, taxes, dues, etc. to the said Society and that the membership of the Transferor are valid and subsisting and not terminated by the said Society or any other concerned authority.

(iv) That the Transferor shall whenever required to do so from time to time and at all the times hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said Flat and said shares unto and to the use of the Transferees forever.

(v) That the Transferor shall indemnify and keep indemnified the Transferees from and against all actions, claims, demands, costs, charges and expenses, etc. claimed as falling due prior to the execution of these presents and until the date of handing over the vacant possession of the said Flat and said shares.



(vi) The Transferor covenant with the all the amount standing to the credit on this day in the books towards deposits, stock bonds, sinking funds,

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Transferees that		
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of the Society		

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dividends and other amount to which the said Transferor is legitimately entitled in respect of she being the member of the said Society shall be transferred to the name of the Transferees.

10. The Transferees hereby agree and undertake to become member of the said society known as **SHRADDHA CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.** (Erstwhile Chhaya CHS Ltd.), and abide by the rules, regulations and bye-laws of the society.

11. That the Transferor hereby declares that no suit, proceedings, litigation etc. are pending against the said flat nor the said flat is subject matter in any Court of Law.

12. That the Transferor hereby declares that at present there is no prohibitory order by any Government and/or local authority or injunction by any Court restraining them from handing over and/or transferring the said flat. The Transferor further declares that no attachment has been levied on the said flat.

13. The Transferor shall handover all original chain of documents related to the said Flat before disbursement of loan to the Bank/ Financial Institution with the co-ordination of Transferees and also sign and execute and provide the necessary legal documents/ papers/ Bank/ Financial Institution NOC, etc. for obtaining Housing Loan by the Transferees from the Bank/ Financial Institution for smooth sanctioning and disbursement of the said housing loan.



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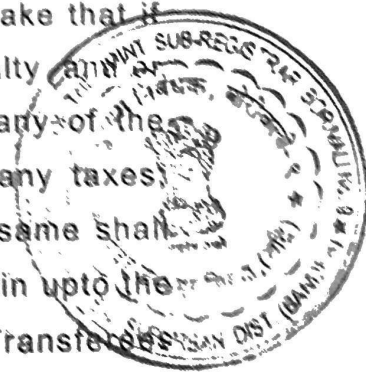
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Cooking Gas Bills, if any and other outgoings in respect of the said Flat and said shares upto the date of handing over the possession of said flat. After completion of the sale the Transferees shall be liable and responsible to pay the necessary outgoings, bills in respect of the said Flat and said shares.

15. The Transferor agree and undertake that she will execute such further writings, transfer forms, declarations or documents as may be necessary for the purpose of effectually transferring all rights, title and interest in respect of the said Flat and said shares after receipt of balance/ full & final consideration from Transferees.
16. The Transferor hereby declare that she shall receive the payments as per this Agreement and shall hand over the possession of the said Flat and said shares to the Transferees alongwith all original documents and papers in respect of the said Flat against the full and final/ balance payment.
17. That the Transferor hereby declare and undertake that if any stamp duty, deficit stamp duty or penalty registration charges is due and pending on any of the previous documents and agreements and/or any taxes charges, bills in respect of the said Flat, the same shall be cleared and payable by the Transferor herein upto the date of hand over of possession and the Transferees shall not be responsible for the same.
18. That the Transferor have no objection for the transfer of Electricity Meter & Mahanagar Gas connection (if any) from the name of Transferor to the Transferees herein by the concerned authority along security deposit.



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19. It is hereby agreed and declared between the parties herein that after receipt of balance/ full & final consideration in respect of the said flat and on handing over the peaceful and vacant physical possession of the said flat to the Transferees by the Transferor as mentioned hereinabove, thereafter for all the legal purposes, the said Agreement for Sale shall be treated as SALE DEED forever and hence separate SALE DEED need not be executed between the parties herein.
20. That the transferor herein undertake and responsible to pay G.S.T. payment if any in future to the concerned competent authority in respect of said flat and the transferees herein shall not be responsible for the same.
21. The society transfer charges in respect of this transfer shall be borne and payable by the Transferor and Transferees equally. The stamp duty and the registration charges on this Agreement for Sale shall be borne by the Transferees alone.

**SCHEDULE OF THE PROPERTY**

RESIDENTIAL FLAT PREMISES, bearing Flat No.601, Floor, of SHRADDHA CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD (Erstwhile Chhaya CHS Ltd.),, being and situated at Malharrao Kulkarni Marg, Borivali (West), Mumbai - 400 091, area admeasuring 698 sq.ft. along with 1 No. of Car parking space, and the construction of society building is under Redevelopment project is completed in the year 2022, consisting of Stilt + 12 upper floors with lift, on plot of land bearing F.P. No.441 and Registration District and Sub-District of Mumbai Suburban.



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SIGN  
by the  
SMT. J  
PAN N  
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MR. AB  
PAN No

MRS. TE  
PAN No  
in the pr





IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written;

SIGNED, SEALED AND DELIVERED )  
by the withinnamed "TRANSFEROR" )  
SMT. SWATI SHARAD POLEKAR )  
PAN No. AAZPP1279R )  
in the presence of..... )

*Swati Polekar*



SIGNED, SEALED AND DELIVERED )  
by the withinnamed "TRANSFEREES" )  
MR. ABHISHEK KISHOR WADKAR )  
PAN No. ABBPW0157G )

*Abhishek Wadkar*



&

MRS. TEJAL ABHISHEK WADKAR )  
PAN No. BEKPK3488M )  
in the presence of..... )

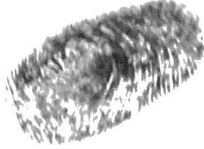
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SIGNED, SEALED AND DELIVERED )  
by the withinnamed "CONFIRMING PARTY")  
MR. SAMEER SHARAD POLEKAR )  
PAN No.ASKPP8103F )



*S. Polekar*



&

MR. OMKAR SHARAD POLEKAR )  
PAN No.AWTPP8020E )  
in the presence of..... )

*O. Polekar*



WITNESSES:

1. Kishor G. Wadkar *Kawadkar*
2. MANOJ Kewi - *OKW*



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**RECEIPT**

RECEIVED of and from the withinnamed TRANSFEREES -  
**MR. ABHISHEK KISHOR WADKAR & MRS. TEJAL ABHISHEK WADKAR**, a sum of Rs.70,00,000/- (Rupees Seventy Lakhs only) being the advance/ part payment in respect of the sale of RESIDENTIAL FLAT PREMISES, bearing Flat No.601, on 6<sup>th</sup> Floor, of **SHRADDHA CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD** (Erstwhile Chhaya CHS Ltd), lying, being and situated at Malharrao Kulkarni Marg, Borivali (West), Mumbai - 400 091, area admeasuring 698 sq.ft. RERA carpet alongwith 1 No. of Car parking space, by way of cheques/ RTGS, excluding a sum of Rs.2,00,000/- (Rupees Two Lakhs only), being 1% T.D.S. of the total consideration of Rs.2,00,00,000/- (Rupees Two Crores only), in compliance with the provisions of Section 194-IA of the Income Tax Act, 1961, as per the terms and conditions of this Agreement for Sale, in the following manner:-

Cheque/ RTGS UTR No.	Date	Drawn on	Amount(Rs.)
538593	22/05/2022	STATE BANK OF INDIA	5,00,000/-
UTR No. 52022062791046831	27/06/2022	STATE BANK OF INDIA	65,00,000/-

**TOTAL Rs.: 70,00,000/-**

(subject to realization of cheque)

I SAY RECEIVED Rs.70,00,000/-

Place: Mumbai  
 Date: 6/7/2022

*Signature*  
**SMT. SWATI SHARAD POLEKAR**  
 TRANSFEROR

**WITNESSES:**

- Kishor G. Wadkar *Kishor G. Wadkar*
- MHN G. / seni - *Seni*

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**RECEIPT**

RECEIVED of and from the withinnamed TRANSFEREE -  
**MR. ABHISHEK KISHOR WADKAR & MRS. TEJAL ABHISHEK WADKAR**, a sum of Rs 2,00,000/- (Rupees Two Lakhs only), being 1% T.D.S. of the total consideration of Rs. 2,00,00,000/- (Rupees Two Crores only), in compliance with the provisions of Section 194-IA of the Income Tax Act, 1961, in respect of the sale of RESIDENTIAL FLAT PREMISES, bearing Flat No 601, on 6<sup>th</sup> Floor, of SHRADDHA CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD (Erstwhile Chhaya CHS Ltd), lying, being and situated at Matharrao Kulkarni Marg, Borivali (West), Mumbai - 400 091, area admeasuring 698 sq.ft. RERA carpet alongwith 1 No. of Car parking space, by way of cheques/ RTGS, as per the terms and conditions of this Agreement for Sale, in the following manner:-

Cheque/ RTGS UTR No	Date	Drawn on	Amount(Rs.)
			1% T.D.S.
			2,00,000/-

**TOTAL Rs.: 2,00,000/-**

(subject to realization of cheque)

I SAY RECEIVED Rs.2,00,000/-

Place: Mumbai  
 Date: 6/7/22



WITNESSES:

*G. N. Wadkar*

*Kamraj*

*Swati*  
**SMT. SWATI SHARAD POLEKAR**  
 TRANSFEROR

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In replying please quote No. and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/WSII/0940/R/C/337  
(NEW)/IOD/1/NEW

Municipal Office,  
Mumbai



To: Shri. Ajay Shirmar, Partners of M/s. Sharddha Chhaya Developers LLP, C.A to Chhaya C.H.S.L.,  
Dadavarkar Road, Borivali (W), Mumbai - 92

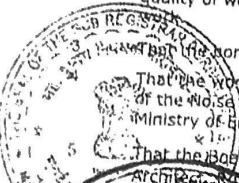
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In reference to your Notice 337 (New), letter No. \_\_\_\_\_ dated. 30/3/2016 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment building on plot bearing F.P. No. 441/442 TPS III of Village Borivali at PT. Malharrao Kulkarni marg, Borivali west mumbai-400091.NA furnished to me under your letter, dated 30/3/2016. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the requisitions of Regulation No. 49 of DCPR-2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the bore well shall not be constructed in consultation with H.E.
- 4 That the work shall not be carried out between 6.00am to 10.00pm only in accordance with rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 5 That the board shall not be displayed showing details of proposed work, name of Owner, Developer, consultant etc.
- 6 That the compound wall is not constructed on all sides of the plot clear of road widening line with bottom of road side drain without obstructing the flow of rain water from the adjoining holdings to the possessor, of holding before starting the work as per Regulation No.37(24) of 2034.



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MUNICIPAL CORPORATION OF GREATER MUMBAI  
**FORM 'A'**  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
 No CHEWSII/0940/R/C/337(NEW)/FCC/1/Amend  
 COMMENCEMENT CERTIFICATE

Mr. Ajay Samant, Partners of M/s. Sharddha Chhaya Developers LLP, C.A to Chhaya C.H.S.L., 501, Victory Park, Chandavarkar Road, Borivali (W), Mumbai - 92



With reference to your application No. CHEWSII/0940/R/C/337(NEW)/FCC/1/Amend Dated 30 Mar 2016 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under section 546 no 337 (New) dated 30 Mar 2016 of the Mumbai Municipal Corporation Act 1888 to erect a building. Building development work of on plot No. NA C.T.S. No. NA Division / Village / Town Planning Scheme No 147 situated at PT. Malharrao Kulkarni marg Road / Street in R/C Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:-

- The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.



The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer (B.P.) R2 Paresh Panchal Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

बरल - ९/		
१११५०	२३	४०
२०२२		



बरल - २/		
८३४३	२३	०५
२०२२		

बल - ३/		
9243L	90	30
२०२२		

Issue On: 29 Aug 2020      Valid Upto: 19 Aug 2021  
 Application Number: CHE/WS/10840/R/C/337(NEW)/CC/1/New

Remark: This CC is granted for the work upto Stilt slab level as per approved JOD plan dtd. 02.03.2020.

Approved By  
 Vinod K Kekani  
 Executive Engineer



Valid Upto: 23 Nov 2021  
 CHE/WS/10840/R/C/337(NEW)/FBC/1/New

Remark: Further extended for building comprising of Stilt + 1st to 5th upper floors as per approved

Approved By  
 Assistant Engineer (B.P.) R2 Parash Panchal  
 Assistant Engineer (BP)

Issue On: 19 Mar 2021      Valid Upto: 19 Aug 2021  
 CHE/WS/10840/R/C/337(NEW)/FCC/1/Amend

Remark: This CC is further extended for entire work of building comprising of Stilt floor for parking space + 1st floor as per approved amended plan dated 18.03.2021.



83		
२०२२		

बल - १/		
99940	28	80
२०२२		

*Signature*

MUMBAI SUPERAN SOCIETY LTD.

Mem. Register No.

# CHHAYA" CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. MUM/WR/HSG/13737/TC/2006-07)

Formerly known as  
"Chhaya Nagar" CHS. LTD.  
(No. BOM/HSG/1093/1965)

CHHAYA BUILDING  
Pt. Malharrao Kulkarni Marg,  
Off. L. T. Road,  
Opp. Don Bosco School,  
Borivali(W), Mumbai 400 091.

17/06/2022

## TO WHOMSOEVER IT MAY CONCERN

This is to inform you that, the flat no. 601 on the 6<sup>th</sup> floor in our society building is owned by  
**MRS. SWATI SHARAD POLEKAR**

Further we state that we do not have any objection if the above said flat premises is sold to bonafide purchasers  
**MR. ABHISHEK WADKAR and MRS. TEJAL WADKAR**

And the said flat is free from all encumbrance and society dues like maintenance or sinking fund stand cleared till today.



बरल - ९/		
१११५०	२५	४०
FOR CHHAYA CHS. LTD.		
२०२२		



*Swati*  
Chairman / Secretary

*Tejal*  
Chairman / Secretary



# Share Certificate

Memorandum of Association



18-12-1987	99950	2022
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This is to certify that Shri Sharad Gopichand Polak  
Sharad Polak

is/are the Registered Holder/s of five (5)  
fully paid-up shares Numbered - 11 - to - 15 -  
both inclusive, of Rupees fifty (Rs. 50/-) each in the above named  
Society

Subject to the Bye-laws thereof.

**Rs. 250/-**

Given under the Common Seal of  
the said society, this 3<sup>rd</sup>  
day of September 2008.



*[Signature]*  
Chairman

*[Signature]*  
Hon. Secretary

*[Signature]*  
Hon. Treasurer

**NOTE:** No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.



सूची क्र.2

दुय्यम निवधक : सह दु.नि.बोरीवली 9

दस्ता क्रमांक : 11150/2022

नोंदणी :

Regn:63m

गावाचे नाव : बोरीवली

करारनामा

20000000

10305972.95

द्वारा  
दोनो मी पट्टेद्वारा ने

करारक्रमांक(असल्याम)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्र 601, माळा नं: महावा मजला, इमारतीचे नाव: श्रद्धा छाया को-ऑप ही सो ली(पूर्वी छाया मीण्चणसली.), ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड : मल्हारराव कुलकर्णी मार्ग, इतर माहिती: सोबत एक कार पार्किंग PUI: RC0703301100000 ( ( Final Plot Number : 441 and 442 TPS III BORIVALI ; ) )

1) 71.35 चौ.मीटर

तान असेल वेव्हा.

लेहून ठेवणा-या  
न्यायालयाच्या  
गम,प्रतिवादिचे

1): नाव:-स्वाती शरद पोलेकर वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऐरोली, नवी मुंबई, ठाणे, रोड नं: सेक्टर 19, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AAZPP1279R

2): नाव:-मान्यता देणार- ममीर शरद पोलेकर वय:-41; पत्ता:-प्लॉट नं: होम, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऐरोली, नवी मुंबई, ठाणे, रोड नं: सेक्टर 19, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-ASKPP8103F

3): नाव:-मान्यता देणार- ओमकार शरद पोलेकर वय:-35; पत्ता:-प्लॉट नं: होम, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऐरोली, नवी मुंबई, ठाणे, रोड नं: सेक्टर 19, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AWTPP8020E

कराराचे व किंवा  
किंवा आदेश  
गा

1): नाव:-अभिषेक किशोर वाडकर वय:-38; पत्ता:-प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: अर्चना अपार्टमेंट को-ऑप ही सो ली, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: राम मंदिर रोड, वझिरा नाका, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-ABBPW0157G

2): नाव:-नेजल अभिषेक वाडकर वय:-34; पत्ता:-प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: अर्चना अपार्टमेंट को-ऑप ही सो ली, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: राम मंदिर रोड, वझिरा नाका, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-BEKPK3488M

नांक

06/07/2022

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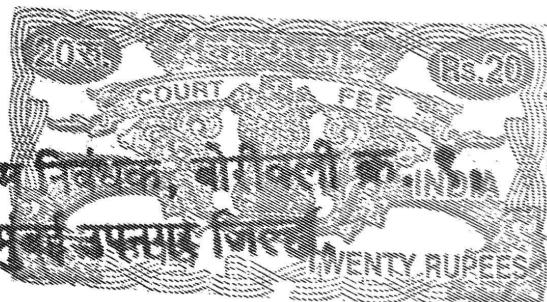
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सह. दुय्यम निवधक, बोरीवली  
मुंबई उपनगर जिल्हा

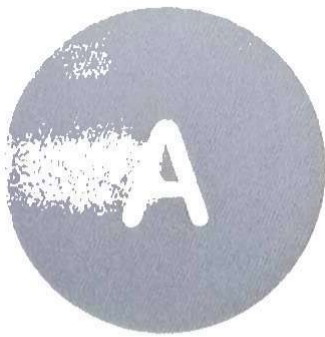
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< Recents

Edit



Abhishek Wad'



message



mobile



video

Today

1:14 PM **Outgoing Call**  
1 minute

mobile

+91 99300 32761

Notes

Send Message

Share Contact

Add to Favourites



Favourites



Recents



Contacts



Keypad



Voicemail

DATED THIS \_\_\_\_\_ DAY OF JUNE, 2022

B E T W E E N

SMT. SWATI SHARAD POLEKAR  
.... TRANSFEROR

A N D

MR. ABHISHEK KISHOR WADKAR &  
MRS. TEJAL ABHISHEK WADKAR  
..... TRANSFEREES

A N D

MR. SAMEER SHARAD POLEKAR, &  
MR. OMKAR SHARAD POLEKAR  
..... CONFIRMING PARTY

**AGREEMENT FOR SALE  
OF**

**Flat No.601, 6<sup>th</sup> Floor,  
SHRADDHA CHHAYA  
CO-OP. HSG. SOC. LTD.  
Malharrao Kulkarni Marg, Borivali (West),  
Mumbai – 400 091**



# THE COSMOS CO-OP BANK LTD., PUNE

[Multi-state Scheduled Bank]

## REPORT OF PROPERTY INSPECTION

To,  
Manager/Asst. General Manager/General Manager,

Boriwali West Branch/Region.

198

1	Name of applicant	Mr. Abhishek Wadkar & Mrs. Tejal Wadkar
2	Name of officer	Mrs. Manasi Mhatre & Mr. Aditya Ghag
3	Designation	Asst. Manager & Clerk
4	Date of Visit	07/08/2023
5	Address of the place visited	601, Shradha Chhaya Chs Ltd. P.M. Kulkarni Marg, Near Acharya Ashram Bldg, Opp. Don Bosco School, Borivali West
6	Phone No./Mobile No.	9930032761
7	Purpose of visit	Home Loan
8	Name of the person present at visit	Mr. Kishor Wadkar
9	Relation with applicant	Father

### Details of the visit :

For Residential Property:

1) Location of the Property : 601, Shradha Chhaya CHS Ltd. P.M. Kulkarni Marg, Near Acharya Ashram Bldg, Opp Don Bosco School, Borivali West

2) Type of the locality : Residential Area  
3) Type of property :  Bungalow  Flat  Row House  other

4) Quality of the construction : Good

5) Meeting with Chairman of the Society :  Yes  No

6) Name of the society : Shradha Chhaya CHS LTD.

7) Name of the neighbors : 1] Mrs. Purnima Kajrolkar

8) Availability of name plate on the main door :  Yes  No

9) Living Standard :  Best  Better  Good  Worst

10) Living along with :  Own family  Joint family  Bachelor  Other

11) How many members are in the family :  Male  Female