

Receipt (pavti)

451/12486
Thursday, August 17, 2023
2:39 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: चारकोण
दस्तावेजाचा अनुक्रमांक: बरल7-12486-2023
दस्तावेजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: सुनील रमाकांत मोर्या

पावती क्र.: 13334 दिनांक: 17/08/2023

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 800.00
पुष्टांची संख्या: 40

एकूण: रु. 30800.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:59 PM ह्या वेळेस मिळेल.

मह. दु. नि. नं. को. रो. वली 7

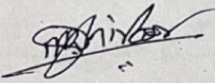
वाजार मूल्य: रु. 9837648.6 /-
मोवदला रु. 10000000.00/-
भरलेले मुद्रांक शुल्क: रु. 600000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823164705827 दिनांक: 17/08/2023
विकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006343144202324M दिनांक: 07/08/2023
विकेचे नाव व पत्ता:

Sema

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI this 17TH day of AUGUST, 2023 : BETWEEN: **MR. MANOHAR RAMKRISHNA SHIRKAR**, aged 57 years, residing at residing at Flat No.C-102, 1st Floor, Charkop Shree Sai CHS. Ltd., Plot No.8, Road No.RSC-25, Sector-8, Charkop, Kandivali (West), Mumbai - 400 067, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART; **AND: MR. SUNIL RAMAKANT MAURYA**, aged 47 years, Indian Inhabitant, residing at Room No.C-2, Malvani Vaibhav CHS. Ltd., Plot No.139, Road No.RSC-4, MHADA, Kharodi, Malad (West), Mumbai - 400 095, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART;

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WHEREAS : -

- a. The Maharashtra Housing and Area Development Authority, a Statutory Corporation duly constituted under Maharashtra Housing and Area Development Act, 1976, (Mah. XXVIII of 1977) having its Office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Mumbai-400 051, (hereinafter referred to as "the Authority") under it's World Bank Project has allotted a piece of land bearing Plot No.8 adm. 1399.86 sq. mtrs. Area at Road No.RSC-25, Sector-8, MHADA Layout, Charkop, Kandivali (West), Mumbai-400 067, to the members of the CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LIMITED, against their application and the said Authority have also executed Lease Agreement dated 20th January, 1997 in favour of the CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LIMITED and handed over the possession of the said vacant plot to the founder members of the said Society and all the founder members of the said Society have constructed the building thereon through its contractor.
- b. The said Society has allotted a residential premises bearing Flat No.C-102 on 1st Floor in the building known as "**CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LTD.**", situated at Plot No.8, Road No.RSC-25, Sector-8, Charkop, Kandivali (West), Mumbai - 400 067, (hereinafter referred to as "the said Flat") to its founder member MR. RAMKRISHNA LAXMAN SHIRKAR vide Allotment Letter dated 2nd September, 2004 and his name is included in the approved list of membership annexed in the Lease Deed dated 20th January, 1997 executed by the MHADA with the said Society.
- c. Said MR. RAMKRISHNA LAXMAN SHIRKAR died on 23.06.2015 at Mumbai and his wife MRS. SUHASINI RAMKRISHNA SHIRKAR also died on 24.02.2017 at Mumbai leaving behind their three children (1) MRS. SAAKSHI VINOD SOLANKI (Married Daughter), (2) MISS NEERA

[Handwritten Signature]

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RAMKRISHNA SHIRKAR (Unmarried Daughter) and (3) MR. MANOHAR RAMKRISHNA SHIRKAR (Son) i.e. TRANSFEROR herein as the only legal heirs and successors.

d. One of the legal heir MISS NEERA RAMKRISHNA SHIRKAR was unmarried who died on 27.07.2014 at Mumbai and other legal heirs i.e. SAAKSHI VINOD SOLANKI & MR. MANOHAR RAMKRISHNA SHIRKAR i.e. TRANSFEROR herein each were holding equal rights, title and interest in the said Flat by virtue of inheritance.

e. After demise of MR. RAMKRISHNA LAXMAN SHIRKAR, the said Flat is transferred in the name of his son MR. MANOHAR RAMKRISHNA SHIRKAR i.e. TRANSFEROR herein by the Charkop Shree Sai Co-op. Housing Society Ltd. after compliance of necessary transfer formalities by him and as such the TRANSFEROR has got full and absolute right on the said Flat and is in use, occupation and in possession of the said flat.

f. The TRANSFEROR is bonafied member of the Charkop Shree Sai Co-operative Housing Society Limited, a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 having Registration No.BOM/MUMBAI MANDAL/HSG/TC/9368/1996-97 dated 06.09.1996 (hereinafter referred to as "the said Society") and virtue of membership, he is holding five fully paid-up Shares of Rs.50/- each bearing Distinctive Nos.06 to 10 (both inclusive) under Share Certificate No.02 dated 05.08.2012 duly transferred in his name by the said Society.

g. Said MRS. SAAKSHI VINOD SOLANKI has executed a Release Deed on 31.07.2023 in favour of her brother MR. MANOHAR RAMKRISHNA SHIRKAR i.e. TRANSFEROR herein and relinquished, transferred, waived, assigned her 50% undivided share in the said

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Flat in favour of her brother MR. MANOHAR RAMKRISHNA SHIRKAR i.e. TRANSFEROR herein. AND WHEREAS said Release Deed dated 31.07.2023 is duly registered before the Joint Sub Registrar, Borivali Taluka under Serial No.BRL7-11633-2023 dated 31.07.2023.

h. The TRANSFEROR is the sole, absolute and exclusive owner, fully seized and possessed and well sufficiently entitled to ownership of Flat No.C-102 on 1st Floor, in the building known as "**CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LTD.**", situated at Plot No.8, Road No.RSC-25, Sector-8, Charkop, Kandivali (West), Mumbai - 400 067, (hereinafter referred as "the said Flat") what is called "ON OWNERSHIP BASIS".

i. The TRANSFEROR declares that his membership in the said Society is valid and subsisting and not terminated by the said Society and he has not received any notice of expulsion from the membership of the said Society or any other notice restraining him from transferring the said Flat.

j. The TRANSFEROR further declares that his title over the said Flat is clear, marketable and free from all encumbrances.

k. The TRANSFEROR has sold and transferred to the TRANSFEREE and the TRANSFEREE has purchased and acquired from the TRANSFEROR the said Flat in the said Society, together with all rights, title, interest, benefits, sinking fund, all deposits and said share etc. on the following terms and conditions mutually agreed upon by and between the parties hereto.

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

+ *Shirkar*

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1. The TRANSFEROR has agreed to sell, transfer and assign to the TRANSFEREES and the TRANSFEREE has agreed to purchase and acquire the Flat No.C-102 on 1st Floor, in the building known as "CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Plot No.8, Road No.RSC-25, Sector-8, Charkop, Kandivali (West), Mumbai - 400 067, together with all rights, title, interest, benefits, etc. at the lump sum cost price or consideration amount of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)**.
2. The TRANSFEREE has paid to the TRANSFEROR the sum of **Rs.39,00,000/- (RUPEES THIRTY NINE LAKHS ONLY)**, on or before execution of this Agreement, towards part consideration amount, as per the particulars mentioned in the receipt hereafter (the payment & receipt whereof the TRANSFEROR doth hereby admits and acknowledges).
3. The TRANSFEREE have deducted the sum of **Rs.1,00,000/- (RUPEES ONE LAKH ONLY)** towards TDS @ 1.00% from the total agreed consideration amount and shall pay the same to the Tax authority on behalf of the TRANSFEROR and shall handover necessary certificate to the TRANSFEROR after registration of this Agreement for Sale, towards further part consideration amount.
4. The TRANSFEREE agree to pay to the TRANSFEROR the sum of **Rs.60,00,000/- (RUPEES SIXTY LAKHS ONLY)**, within 45 (forty five) working days from the date of execution of this Agreement by raising housing loan from any bank or financial institute towards full and final consideration amount. However, the TRANSFEROR agrees and undertakes to provide all the necessary documents and Society NOCs to the TRANSFEREE to disburse housing loan by the TRANSFEREE.

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[Handwritten Signature]

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18. Both the parties have signed this Agreement after understanding its contents in their own language and title of this property is clearly explained to the TRANSFEREE herein.

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

THE SCHEDULE OF THE PROPERTY

The Flat No.C-102 adm. 820.00 sq. ft. Built-up area on 1st Floor in the building known as "**CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LTD.**", situated at Plot No.8, Road No.RSC-25, Sector-8, Charkop, Kandivali (West), Mumbai - 400 067, constructed on the plot of land bearing Survey No.41 Village: Charkop, Taluka: Borivali, within the Registration Sub-District of Bandra Mumbai Suburban District.

The said building is constructed in the year 2007, consisting of Ground (Pt.) + Stilt (Pt.) + 6 Upper Floors.

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31/07/2023

सूची क्र.2

दुपम निबंधक : सह दु.नि. वॉरीवली 7
 दम्न क्रमांक : 11633/2023
 नोंदणी :
 Regn:63m

गावाचे नाव : चारकोण

(1) विवेकाचा प्रकार	गिलीज डीड
(2) मोबदला	0.00
(3) वाजाराभाव(भाडेपट्ट्याच्या वाचनितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घग्त्रमांक(अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन , सदनिका नं: फ्लॉट न.मी-102, माळा नं: 1 ला मजला, इमारतीचे नाव: चारकोप श्री माई सी एच एस लिमिटेड, प्लॉट नं: प्लॉट नं.8 गेड नं. आगासमी-25 सेक्टर-8, गेड : चारकोप कांदिवली प मुंबई 400067, इतर माहिती: एकूण क्षेत्रफळ 820 चौ फुट विल्ड-अप पैकी वडीलोपार्जित मिळकतीमधील वहीण आपला 50% अविभागीत हिस्सा आपल्या भावाम विनामोबदला हक्कमोडपत्राद्वारे देत आहे PUI: RC0126471580060 ((Survey Number : 41 ;))
(5) क्षेत्रफळ	1) 38.10 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगंज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना.	1): नाव:-माक्षी विनोद मोलंकी वय:-42; पना:-प्लॉट नं: रुम नं.2 , माळा नं:-, इमारतीचे नाव: श्री गणेश नगर , प्लॉट नं: पंचकुटीर गणेश मंदिर समोर , गेड नं: पवई मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-BSEPS1943M
(8) दम्नगंज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना	1): नाव:-मनोहर रामकृष्ण शिरकर वय:-57; पना:-प्लॉट नं: फ्लॉट न.मी-102, माळा नं: 1 ला मजला , इमारतीचे नाव: चारकोप श्री माई सी एच एस लिमिटेड , प्लॉट नं: प्लॉट नं.8 गेड नं. आगासमी-25 सेक्टर-8, गेड नं: चारकोप कांदिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BMUPS7677A
(9) दम्नगंज करून दिल्याचा दिनांक	31/07/2023
(10) दम्न नोंदणी केल्याचा दिनांक	31/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11633/2023
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	200
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	1000
(14) श्रेण	



मुल्यांकनामाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दम्नप्रकारनुसार आवश्यक नाही कारणाचा तपशील दम्नप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of renouncers parent) Son or daughter or the legal heirs of the above relations



खरी प्रत

दुपम निबंधक, वॉरीवली-७
 मुंबई उपनगर जिल्हा

वॉरीवली - ७/		
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CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LIMITED

BOM/MM/HSGT/9368 Dated : 06/09/96

CTOR NO. 8, PLOT NO. 8, RSC-25, MHADA LAYOUT, CHARKOP 41, KANDIVALI (W), MUMBAI - 400 067.

06th Aug. 2023.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **Mr. Manohar Ramkrishna Shirkar** is the bonafied member of this Society and owner the Flat No. **C-102** admeasuring **820 sq. ft.** built-up area. Our building constructed in the year 2006 with Ground floor plus seven upper floors with lift facility, situated at Plot No. 8, RSC-25, Part-4, Charkop, MHADA Layout, Kandivali(W), Mumbai 400 067.

We have to inform you that share certificate has been issued to the above mentioned member.

We have **NO OBJECTION** for the register the agreement for sale between **Mr. Manohar Ramkrishna Shirkar** as seller/ outgoing Member of the Society and **Mr. Sunil Ramakant Maurya.**



For CHARKOP SHREE SAI CHS LTD.

HON. SECRETARY



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Shares Certificate No. 02 No. of Shares 05

SHARE CERTIFICATE

CHARKOP SHREE SAI CO-OPERATIVE HSG. SOCIETY. LTD.,

Regd. Off.: Plot No.8, Sector No.8, Charkop, Kandivali (West), Mumbai - 400 067.
Registration No. BOM/MM/HSG/TC/19368 Dated : 06/09/96

(AUTHORISED SHARE CAPITAL OF RS. 1,00,000/- DIVIDED INTO 2,000/- SHARES OF EACH RS. 50 ONLY)
Members Regn. No. 02

This is to certify that **SHRI. RAMKRISHNA LAXMAN SHIRKAR**

of Mumbai

is the Registered Holder of 05 fully paid up share of Rs. 250/-
(Rupees Two Hundred Fifty Only.)

each numbered from 06 to 10 both inclusive, in

CHARKOP SHREE SAI CO-OPERATIVE HSG. SOCIETY. LTD.,

Plot No.8, RSC-25, Sector No.8, Charkop, Kandivali (West), Mumbai - 400 067.

Subject to the Bye-laws of the said Society and that upon such share sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Mumbai This day of 05 August 2012

For CHARKOP SHREE SAI CO-OPERATIVE HSG. SOCIETY. LTD.,



[Signature]

Chairman

Hon. Secretary

M.C. Member

2023	06	10
1/09		

CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LIMITED

Plot No.8, RSC-25, Mhada Layout, Charkop - 41, Kandivali (West), Mumbai - 400 067.
BOMMM/HSG/TC/9368 dated 06-09-96

LETTER OF ALLOTMENT

Letter of Allotment made this 02 day of September 2004 BETWEEN
CHARKOP SHREE SAI CO-OP. HSG. SOC LTD, a Co-operative society registered
under the Co-operative societies Act, having its registered office at Plot No.8, RSC-25,
MHADA LAYOUT, CHARKOP-41, KANDIVALI (West), Mumbai - 400 067,
hereinafter referred to as "THE SOCIETY" [which expression shall, unless it be
repugnant to the context or meaning thereof, be deemed to include its successors and
assigns] of the ONE PART

Mr. Ramkeshwar Laxman Shikar

hereinafter referred to as "THE ALLOTTEE/S" [which expression shall, unless it be
repugnant to the context or meaning thereof, be deemed to include his/her heirs,
administrators and permitted assigns] of the OTHER PART:

WHEREAS:

a) By an Allotment letter dated 8th August, 1996 issued by Maharashtra Housing and
Area Development Authority, hereinafter referred to as "the said Authority" and Charkop
Shree Sai Co-Op. Hsg. Soc., the said Authority allotted to the said society, a plot of land
adm 1399-86 Sq. meters or thereabout, consisting of plot No 8 RSC-25, Charkop-41,
MHADA Layout, Kandivali (West), Mumbai 400 067 being part of the Authority's land
in the registration sub-district of Bombay Suburban District (hereinafter referred to as
"the said property")

b) By an Agreement between the Shree Sai Co-operative Housing Society Ltd. and Mrs
Madhu Enterprises hereinafter referred to as "the said Developers", the society have
appointed the Developers to finance the said project and also to carry out construction
of the said new building on the said property.

c) The society has got the plans prepared by Shri Chandan Kelkar Architect for
constructing a building of Stilt plus Seven Upper floors and consisting of part shops and
residential seven upper floors, hereinafter referred to as "the said Building". The society
has also received part I.O.D. from the Municipal Corporation of Greater Bombay.



10/09/04

X आर. प्र. ल. शिर्कर

ब. र. ल. - 10/		
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2023		



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक
RC0126471580060

मालमत्ता करवर्ष
2019-2020

देयक क्रमांक
201910BIL09466277

देयक दिनांक
19/05/2019

पक्षकाराचे नाव व पत्ता : RAMKRISHNA SHIRKAR

प्रेषक - महा. क. व सं. / विभाग: 2 nd floor, R/Central Ward office, Chandavarkar road Near Borivali Railway Station (North Side) Borivali (West) Mumbai - 400092.

CF-102, CHARKOP SHREE SAI CHS LTD
Plot 8 RSC 25 Sector 8
Charkop, Kandivali (W), Mumbai 67

मालमत्ता क्रमांक, सदनिका क्रमांक, रंमारतीचे नाव/ विंग, सी. टी. एस. क्रमांक/ प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदाल्यांची नावे.
RC-11621(167/CF201) PLOT NO 8,RSC 25 SURVEY NO.41,CHARKOP KANDIVALI(WEST) R.C.C BLDG, SHREE SAI CHSL LESSOR-MAHDA,
LESSE-SHREE SAI CO OP HSG SOC LTD

प्रथम करनिर्धारण दिनांक: 01/04/2006

जलजोडणी क्रमांक: -

एकूण भांडवली मूल्य: ₹ Twenty Four Lakh Forty Two Thousand Three Hundred Ten Only

एकूण भांडवली मूल्य: ₹ 2442310

देयक तयार करलेले दिनांक: 31/03/2010 या तारखेपर्यंतची धकदाकी

₹ 0

01/04/2010 या तारखेनंतरची धकदाकी

₹ 0

देयक कालावधी:

01/04/2019

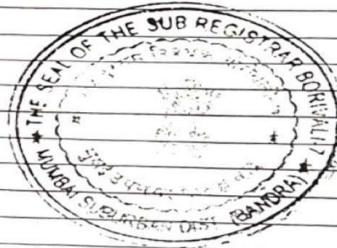
ते

31/03/2020

कराचे नाव

(सर्व रक्कम रुपयामध्ये)

	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
सर्वसाधारण कर						
बल कर			1344			1344
बललाभ कर			0			0
व्यवसाय कर			843			843
व्यवसाय लाभ कर			0			0
उच्च. पा. शिक्षण उपकर			522			522
उच्च शिक्षण उपकर			489			489
विभाग हमी उपकर			428			428
गंध उपकर			0			0
वृक्ष कर			25			25
मूल देयक रक्कम			611			611
सम 152 अ नुसार वंडाची रक्कम			4262			4262
व्यावसायिक व्याजाची वसुली			0			0
गाऊ अधिदानाचे समायोजन			0			0
सी बर्ड योजनेनुसार लाभाची रक्कम			0			0
वावयाची निव्वळ रक्कम			0			0
विदानाची निव्वळ रक्कम			4262			4262
01.06.2019 पर्यंत भरावयाची निव्वळ रक्कम			0			0
01.07.2019 पर्यंत भरावयाची निव्वळ रक्कम			4186			4110
01.07.2019 नंतर भरावयाची निव्वळ रक्कम			4224			4148
एकूण रुपये			4262			4262
	₹ Four Thousand Two Hundred Sixty Two Only			₹ Four Thousand Two Hundred Sixty Two Only		



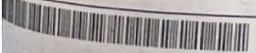
देय दिनांक

31/12/2019

Please make payment through NEFT:
SBIN0COLLEC, Beneficiary A/C No:- BMCPORC0126471580060
Payment done through NEFT will be collected against of bills first in the name of "MCGM"



सी बर्ड योजनेच्या माहितीसाठी मागे पाहावे.
महा. न्याय क्रमांकमधील पहिले ११ अंक इमारतीची यु.आय.डी. (पुनिक आयडेंटिटी) अमुक देयक भारतीय
राज्यावर यु.आय.डी. म्दीकर लावण्याचा प्रकल्प महापालिकेने हानी घेतला आहे. त्यामुळे महापालिका
हानी घेतल्याबाबत सतर यु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे याबाबत
अधिकृत को भर



E & OE

BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/4-3437/EP (WS)/AR

12 03 2007

To,
Charkop Shree Sai Co.op.Hsg.Soc.Ltd.
Owner.

ISSUED

Subject: Permission to occupy the completed bldg. on plot
No.8, RSC-25, MHADA Layout, S.No.41,
Charkop, Kandivali (West), Mumbai.

Reference: Your Archt's letter dated 17.05.2006.

Sir,

The development work of Building comprising of Wing 'A' with Ground (Pt.) + Stilt (Pt.) + 6 upper floors and Wing 'B' Ground (Pt.) + Stilt (Pt.) + 7 upper floors on plot No.8, RSC-25, MHADA Layout of Village Kandivali situated at Kandivali (West) is completed under the Supervision of Shri Chandan Kalekar, Licenced Architect having Lic. No. CA/87/11009, Shri Navin. C. Shah, Structural Engineer, having licence No. STR/S/10000 and Site supervisor Shri Rajesh R. Bauskar having Lic. No. B/78/SS-I may be occupied on the following conditions:-

1. That the certificates U/s 270-A of B.M.C. Act shall be obtained at from A.E.W.W. R/No.11 and a certified copy of the same shall be submitted to the office.
2. That the P.R.C. & C.T.S. Plan duly signed by Shri. Shah shall be submitted before B.C.C.
3. That all the deposits shall be claimed within 6 years from the date of payment or within 1 year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.
4. That the occupation permission granted is subject to outcome of writ petition No.3246 of 2004.

29 MAR 2007

Engineer (Bldg. Proj.)
R/No.11/Sec.1



बदल - 4		
403E	24	34
2022		

बदल - 19/		
92ME	30	80
बदल - 19/		
33E3	30	80
corinua free copy		
R/No.11/Sec.1		



17/08/2023

सूची क्र.2

दुय्यम निबंधक : मह द.नि. बॉरीवली 7
दस्त क्रमांक : 12486/2023
नोंदणी :
Regn:63m

गावाचे नाव : चारकोण

(1) बिलेखाचा प्रकार	कगरनामा
(2) मोबदला	10000000.00
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार नसुद करावे)	9837648.6
(4) भू-मापन,पोट्रिस्मा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :मदनिका नं: फ्लॉट न.सी-102, माळा नं: 1 ला मजला, इमारतीचे नाव: चारकोप थ्री साई मी एच लिमिटेड, प्लॉट नं: प्लॉट न.8 रोड न.आरगमसी-25 सेक्टर-8, रोड : चारकोप कांदिवली प मुंबई 400067, इतर माहिती: 820 चौ फुट बिल्ट-अप PUI: RC0126471580060 ((Survey Number : 41 ;))
(5) क्षेत्रफळ	1) 76.20 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनोहर रामकृष्ण शिरकर वय:-57; पत्ता:-प्लॉट नं: फ्लॉट न.सी-102, माळा नं: 1 ला मजला , इमारतीचे नाव: चारकोप थ्री साई मी एच एम लिमिटेड , प्लॉट नं: प्लॉट न.8 रोड न.आरगमसी-25 सेक्टर-8, रोड नं: चारकोप कांदिवली प मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पंत नं:-BMUPS7677A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुनील रमाकांत मौर्या वय:-47; पत्ता:-प्लॉट नं: रूम न.सी-2 , माळा नं: -, इमारतीचे नाव: मानवर्णी वैभव मी एच एम लिमिटेड , प्लॉट नं: प्लॉट न.139 रोड न.आरगमसी-4 म्हाडा , रोड नं: खागेडी माळाड प मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400095 पंत नं:-AMMPM5885H
(9) दस्तऐवज करून दिल्याचा दिनांक	17/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/08/2023
(11) अनुक्रमांक,खंड व पृष्ठ	12486/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	600000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	



मुल्यांकनासाठी विचारात घेतलेला 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, बॉरीवली-७
मुंबई उपनगर निलेहा.