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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0306202302822	Date 03/06/2023
Received from DHC, Mobile number 7045219893, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.	
Payment Details	
Bank Name SBIN	Date 03/06/2023
Bank CIN 10004152023060302542	REF No. IGAPRHWJ8
This is computer generated receipt, hence no signature is required.	



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CHALLAN
MTR Form Number-6

GRN	MH003034237202324E	BARCODE	Date		03/06/2023-17:04:21	Form ID	52(a)
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2		Full Name	BIBHAS S DAMLE			
Location	MUMBAI		Flat/Block No.	FLAT NO 402, 4TH FLOOR, ANAND BHUVAN			
Year	2023-2024 One Time		Premises/Building	BLDG, GOREWADI CHS LTD			
Account Head Details	Amount In Rs.	Road/Street	26. PANDIT SATWALEKAR MARG, MOGUL LANE, MAHIM				
0030045501 Stamp Duty	500.00	Area/Locality	MUMBAI				
0030083301 Registration Fee	1000.00	Town/City/District					
		PIN	4	0	0	0	1 6
		Remarks (If Any)	SecondPartyName=VIDYA V PHADKE AND PERS				
		Amount In	One Thousand Five Hundred Rupees Only				
Total	1,500.00	Words	MUMBAI				
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No	00040572023060358593	IK0CGVLM9			
Cheque/DD No.	Bank Date	RBI Date	03/06/2023-17:24:05	Not Verified with RBI			
Name of Bank	Bank-Branch		STATE BANK OF INDIA				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				



Department ID : Mobile No. : 7045219893
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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RELEASE DEED

THIS DEED OF RELEASE is made at Mumbai this 4th day of June, 2023.

BETWEEN

1) **MRS. VIDYA VINAYAK PHADKE nee VIDYA SHANTARAM DAMLE**, age 66 years, an adult, India Inhabitant of Mumbai, presently residing at 27/222, Unnat Nagar-4, Off M. G. Road, Goregaon (West), Mumbai - 400062, 2) **MR. PANKAJ JAYANT KHARE** age 53 years, an adult, Indian Inhabitant of Mumbai, presently residing at Flat No.A/504, Meghdoot Residency, Shahaji Raje Road, Opp. Thakkar Bakery, Vile Parle (East), Mumbai - 400057 AND 3) **MISS. POORNIMA JAYANT KHARE**, age 51 years, an adult, Indian Inhabitant of Mumbai, presently residing at Room No.304, Yogi Residency, Link Road, Opp. Our Lady of Vailkani High School Yogi Nagar, Borivali (West), Mumbai - 400092 hereinafter referred to as the "**RELEASORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

MR. BIBHAS SHANTARAM DAMLE, age 77 years, an adult, Indian Inhabitant, presently residing at Room No.401, Anand Bhuvan, Mogal Lane, Gorewadi, Mahim (West), Mumbai - 400016 hereinafter referred to as the "**RELEASEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

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WHEREAS :

A) The Gorewadi Co-operative Housing Society Limited was formed and got registered under Maharashtra Co-operative Societies Act, 1960, under registration No. bearing BOM/W-GN/HSG/(TC)/2609/1988-89 dated 12.09.1988 having address at 26, Pandit Satwalckar Marg, Mogul Lane, Mahim, Mumbai - 400016 (**hereinafter referred to as "the said Society"**) and the society's building is standing on plot of land bearing Final Plot No.357, TPS III and Cadastral Survey Nos.4/574 & 5/574 of Mahim Division.



B) **Shri. Shantaram Vyankatesh Damle** was seized and possessed or otherwise well and sufficiently entitled to legal ownership of a residential premises being Flat No.402 measuring 297 sq. ft. Carpet area, on 4th Floor, in the Anand Bhuvan building of the said Society (**hereinafter referred to as "the said Flat"**) and he was in exclusive use, occupation and possession thereof in the capacity of absolute owner thereof.

C) The said **Shri. Shantaram Vyankatesh Damle** was original member of the society and he was holding the 5 (five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 101 to 105 (both inclusive) under Share Certificate No.21 dated 15th March, 1989 issued by the said Society (**hereinafter referred to as "the said Shares"**) in respect of the said Flat.

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The said original member **Shri. Shantaram Vyankatesh Damle** died intestate on 23-02-2005 and his wife **Smt. Kamala Shantaram Damle** has predeceased him on 28-12-2003 at Mumbai leaving behind them the following persons are the only heirs and legal representatives :-

<u>Sr. Nos.</u>	<u>Name</u>	<u>Relation</u>
1.	Mr. Bibhas Shantaram Damle	Son
2.	Mrs. Sunceta Jayant Khare	Married Daughter

[Signature]

[Signature]

[Signature]

[Signature]

nee Mandakini Shantaram Damle
 3. **Mrs. Vidya Vinayak Phadke** Married Daughter
 nee Vidya Shantaram Damle

E) The Releasors and Releasee declare that after demise of original flat owner / member Shri. Shantaram Vyankatesh Damle, the above mentioned heirs and legal representatives i.e. one son Mr. Bibhas Shantaram Damle and daughters Mrs. Suneeta Jayant Khare and Mrs. Vinayak Phadke are holding 1/3rd undivided shares each in respect of the said Flat and said Shares by way of inheritance as it is ancestral property.



F) Out of the abovementioned heirs and legal representative heir no.2 viz. Mrs. Suneeta Jayant Khare died intestate on 25-10-2021 at Mumbai leaving behind her one son Mr. Pankaj Jayant Khare and one daughter Miss. Poornima Jayant Khare being only heirs and legal representative.

G) The Releasor Nos. 2 & 3 declare that after demise of Mrs. Suneeta Jayant Khare, Mr. Pankaj Jayant Khare and Miss. Poornima Jayant Khare have acquired undivided shares as a only heir and legal representative in 1/3rd Undivided Share of Late Mrs. Suneeta Jayant Khare who had acquired from her deceased father Shantaram Damle in respect of the said Flat and said Shares by way of inheritance as it is her ancestral property.

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H) The Releasor No.1 viz. **Mrs. Vidya Vinayak Phadke** is real sister of Mr. Bibhas Shantaram Damle, the Releasee herein and as such they are in close and blood relations to each other.

I) The Releasor No.2 viz. Mr. Pankaj Jayant Khare (who is Son of Late Suneeta Jayant Khare) is nephew of Mr. Bibhas Shantaram Damle (who is real brother of Late Suneeta Jayant Khare) the Releasee herein and as such they are in close and blood relations to each other.

Phadke
[Signature]
B. Damle
[Signature]

J) The Releasor No.3 viz. Miss. Poornima Jayant Khare (who is daughter of Late Sunecta Jayant Khare) is niece of Mr. Bibhas Shantaram Damle (who is real brother of Late Sunecta Jayant Khare) the Releasee herein and as such they are in close and blood relations to each other.

K) As the Releasor No.1 has executed this Deed of Release in respect of her respective undivided shares in the said Flat and said shares (the ancestral property) which the Releasors No.1 has acquired from her deceased father and the Releasor No.2 & 3 have executed this Deed of Release in respect of their respective undivided shares in the said Flat and said shares (the ancestral property) which the Releasors Nos.2 & 3 have acquired from their deceased mother of whatsoever nature in favour of the Releasee of whatsoever nature in favour of the Releasee and to that effect all the parties executing this Deed of Release are only heirs and legal representatives of Late Shri. Shantaram Vyankatesh Damle & Mrs. Sunecta Jayant Khare therefore affixed stamp duty of Rs. 200/- is payable in this Deed of Release under Article 52 of the Bombay Stamp Act, 1958.



NOW THIS INDENTURE WITNESSETH that in Pursuant to their wish, as mentioned above, the Releasors without any consideration doth hereby renounce and release their undivided shares, rights, public and interests in the said Flat and the said shares more particularly described in the **Schedule** hereunder written

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The Releasors declare that they have made this Release Deed out of their free will and while they are in sound health and sound mind and of good understanding without any pressure and without under influence of anybody.

The Releasors doth hereby covenant with the Releasee that in future if the Releasee opt to sell the said Flat and the said Shares to the prospective purchaser/s, the Releasee shall be entitled to do so at a price and on the terms and conditions that

Handwritten signatures of the releasors: Kadke, Damle, and Khare.

may be agreed by the Releasee without any reference to and without seeking the Consent / No Objection of Releasors / their heirs / anybody claiming through them.

The Releasors doth hereby confirm and record that they shall on execution hereof put the Releasee in quiet, peaceful and vacant possession of the said Flat as owner thereof and the Releasee shall hold 100% shares in the said Flat and said shares.



THE SCHEDULE ABOVE REFERRED TO

All that Undivided shares, right, title and interest in respect of the Residential premises bearing Flat No. 402 admeasuring 297 sq. ft. Carpet area, on 4th Floor, in the Anand Bhuvan building of the society known as Gorewadi Co-operative Housing Society Limited, Situated at 26, Pandit Satwalekar Marg, Mogul Lane, Mahim, Mumbai - 400016 and lying and being on plot of land bearing Final Plot No.357, TPS III and Cadastral Survey Nos.4/574 & 5/574 of Mahim Division in the Registration District and Suburban District of Mumbai City.

And 5 (Five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 101 to 105 (both inclusive) under Share Certificate No.21 dated 15th March, 1989 issued by Gorewadi Co-operative Housing Society Limited.

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B. Damle
Prima

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IN WITNESS WHEREOF the Releasors and Releasee have put their hand to this writing the day and date first hereinabove mentioned

SIGNED AND DELIVERED BY "RELEASORS" The parties of the "ONE PART"

1) MRS. VIDYA VINAYAK PHADKE nee VIDYA SHANTARAM DAMLE PAN NO. AAKPP9282F

V. Phadke



2) MR. PANKAJ JAYANT KHARE PAN NO. AGPPK1714L

P. Khare



3) MISS. POORNIMA JAYANT KHARE PAN NO. AFQPM3770E

P. Khare

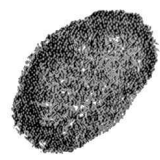
In the presence of

1. Pundalik D Sawant

[Signature]

2. Vikash Pandey

[Signature]



SIGNED AND DELIVERED

BY "RELEASEE"

The party of the "OTHER PART"

MR. BIBHAS SHANTARAM DAMLE PAN NO. AACPD0889Q

In the presence of

1. Pundalik D Sawant

[Signature]

2. Vikash Pandey

[Signature]

B. Damle



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AFFIDAVIT

We, 1) **MR. BIBHAS SHANTARAM DAMLE**, age 77 years, presently residing at Room No.401, Anand Bhuvan, Mogal Lane, Gorewadi, Mahim (West), Mumbai - 400016, 2) **MRS. VIDYA VINAYAK PHADKE** nee **VIDYA SHANTARAM PHADKE**, age 66 years, presently residing at 27/222, Unnat Nagar-4, Off M. G Road, Goregaon (West), Mumbai - 400062, 3) **MR. PANKAJ JAYANT KHARE**, age 53 years, presently residing at Flat No A/504, Meghdoot Residency, Shahaji Raje Road, Opp. Thakkar Bakery, Vile Parle (East), Mumbai - 400057 AND 4) **MISS. POORNIMA JAYANT KHARE**, age 51 years, presently residing at Room No.304, Yogi Residency, Link Road, Opp. Our Lady of Vaikani High School Yogi Nagar, Borivali (West), Mumbai - 400092 all adults, Indian Inhabitants, all do hereby state on solemn affirmation as under:-

Phadke
[Signature]

Bibhas
[Signature]

[Signature]

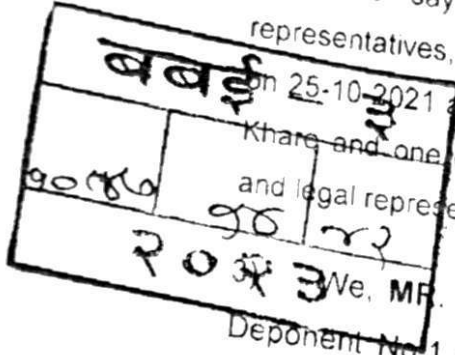
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1) We say that Shri. Shantaram Vyankatesh Damle died intestate on 23-02-2005 at Mumbai and his wife his wife Smt. Kamala Shantaram Damle has predeceased him on 28-12-2003 at Mumbai leaving behind them the following persons are the only heirs and legal representatives under the law of succession by which they were governed at the time of their deaths :-



<u>Sr. Nos.</u>	<u>Name</u>	<u>Relation</u>
1.	Mr. Bibhas Shantaram Damle	Son
	Mrs. Suneeta Jayant Khare	Married Daughter
	nee Mandakini Shantaram Damle	
	Mrs. Vidya Vinayak Phadke	Married Daughter
	nee Vidya Shantaram Damle	

2) We say that out of the abovementioned heirs and legal representatives, heir no.2 viz. Mrs. Suneeta Jayant Khare died intestate on 25-10-2021 at Mumbai leaving behind her, one son Mr. Pankaj Jayant Khare and one daughter Miss. Poonima Jayant Khare being only heirs and legal representative.



We, **MR. BIBHAS SHANTARAM DAMLE** as Son being the Deponent No.1 and **MRS. VIDYA VINAYAK PHADKE** as married daughter being the Deponent No. 2 herein declare that except us there are no other heirs and legal representative of Late Shri. Shantaram Vyankatesh Damle & Smt. Kamala Shantaram Damle.

4) We, **MR. PANKAJ JAYANT KHARE** as Son being the Deponent No.3 herein and **MISS. POORNIMA JAYANT KHARE** as Daughter being the Deponent No. 4 herein declare that except us there are no other heirs and legal representative of Late Mrs. Suneeta Jayant Khare who was one of the heir i.e. married daughter of Late Shri. Shantaram Vyankatesh Damle & Smt. Kamala Shantaram Damle.

[Handwritten signatures of the deponents: Bibhas Damle, Pankaj Khare, and Poonima Khare]





5) We hereby agree and undertake to indemnify the concerned authorities including office of the Sub-Registrar of Assurances for any actions, suit or proceedings initiated, claim or demand made against and/or any loss, damage or injury is caused.

6) We say that we are executing this affidavit out of our free will and volition without any kind of duress, coercion and influence from anybody.



7) We say that we are executing this affidavit to produce before the concerned authorities to enable them to take the above related facts on their records.

8) We say that this affidavit is binding on us and our heirs and legal representatives.

9) We say that whatever stated hereinabove is true and correct to the best of our knowledge and belief and we believe the same to be true.

Solemnly affirmed at Mumbai on this 3rd day of June, 2023

SIGNED AND DECLARED BY

The within named

- 1) MR. BIBHAS SHANTARAM DAMLE
- 2) MRS. VIDYA VINAYAK PHADKE
- 3) MR. PANKAJ JAYANT KHARE
- 4) MISS. POORNIMA JAYANT KHARE (DEPONENTS)

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) *[Signature]*

) *[Signature]*

) *[Signature]*

) *[Signature]*



BEFORE ME

[Signature]

ARUN G. DESHMUKH
 REGD. No. 11252
 B Com., LL.B.,
 ADVOCATE HIGH COURT
 NOTARY GOVT. OF INDIA
 Office : Shop No. 1, Vinayak Darshan, Apartment,
 Ganesh, Peth Lane, Radar (W), Mumbai-400 028.



Share Certificate No. 21 Member's Register No. 21 No. of Shares 5

SHARE CERTIFICATE
GOREWADI CO-OPERATIVE HOUSING SOCIETY LIMITED

(Regd. No. Bom/W. GN / HSG / (TC) / 2609 / Year 88-89 dt. 12-9-1988)
Registered under Section 9 (1) of the Maharashtra Co-operative Societies Act 1960 (Act No XXIV of 1961)
26, Pandit Sarwalekar Marg, (Mogul Lane), Mahim, Bombay-400 016.

Authorised Capital Rs. 1,00,000/- divided into 2,000 Shares of Rs. 50/- each

This is to Certify that Shri/ Smt. SHANTARAM WANKATESH DANGLE
of Bombay is the Registered Holder of 5 (Five) shares of Rs. Fifty
(Rs. 50/- only) each numbered from 101 to 105 both inclusive in
the above Society subject to the by-laws of the said Society and that upon
each of such Shares the sum of Rs. Fifty (Rs. 50/- only) has been paid.
Given under the Common Seal of the said Society at Bombay
this 15TH day of MARCH 1989

Rs. 250/-



R. S. Pachkawade Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee

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SEE BACKSIDE



BILL

GOREWADI CO-OP HOUSING SOCIETY LTD

Regn. No.: (REGD NO BOM/W-GN/HSG/(TC)2609/YEAR 88-89 DT 12/9/1988
26,PANDIT SATWALEKAR MARG,MOGAL LANE,MAHIM,MUMBAI 400016

Name : [AB/402] SHRI B S DAMLE

Bill No : 1580

Bill Date : 01/04/2023

Period : APRIL-JUNE 23

Due Date : 30/06/2023

S.No.	PARTICULAR	AMOUNT	S No	PARTICULAR	AMOUNT
1.	MUNICIPAL TAXES	5.00	2.	MAINTENANCE CHARGES	2250.00
3.	REPAIR FUND	180.00	4.	SINKING FUND	57.00
5.	PARKING CHARGES	0.00	6.	BUILDING REPAIR	0.00
7.	NON OCCUPANCY CHARGES	0.00	8.	CORPUS INTERE	0.00
9.	SPECIAL SERVICES CHARGES	0.00	10.	BANK CHARGES	0.00
11.	LIFT MAINT/REPAIR	0.00	12.	INTEREST	0.00



Curr.Prin:	1977.00	Curr.Int.:	0.00	Total:	1977.00
Arrs.Prin:	0.00	Arrs.Int.:	0.00	Arrs. Rs.:	0.00
Rupees One Thousand Nine Hundred Seventy Seven only.				Dues Rs.:	1977.00

For GOREWADI CO-OP HOUSING SOCIETY LTD

PAYMENT MAY BE MADE BY CROSSED CHEQUE. CHEQUE IS TO BE DRAWN IN FAVOUR OF GOREWADI CHS LTD
PAYMENT IS TO BE MADE AT SOCIETY OFFICE ON SUGGESTED DAYS AND TIME AS DISPLAY ON NOTICE BOARD ON OR BEFORE DUE DATE.
INTEREST WILL BE CHARGED ON ARREARS.

RECEIPT

GOREWADI CO-OP HOUSING SOCIETY LTD

Regn. No.: (REGD NO BOM/W-GN/HSG/(TC)2609/YEAR 88-89 DT 12/9/1988
26,PANDIT SATWALEKAR MARG,MOGAL LANE,MAHIM,MUMBAI 400016

Receipt No. : 279

Received with thanks from [AB/402] SHRI B S DAMLE

a Sum of Rs. Two Thousand Six Hundred Fifty Seven only.

Cheque No. AMT RECD FOR JAN-MARCH 23

Date: 20/02/2023

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Rs.2657.00

for GOREWADI CO-OP HOUSING SOCIETY LTD

Subject to realisation of cheque(s)

Dy. Ch. E.

MUNICIPAL CORPORATION

25 JAN 1998

No. BR/8922/GVA



To

Shri Y.G. Gore & Others,
F.P.No.357 T.P.Scheme-III
Mogal lane, Mahim,
Mahim- 400 016.

Sub: Proposed redevelopment of property
bearing F.P.No.357 T.P.Scheme-III Mahim
at Mogal lane, Mahim, Mumbai.

Ref: Your architect's letter dtd. 21.10.97

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Sirs,

WITHOUT PREJUDICE

With reference to your architect's letter mentioned above, I have to inform you that this office has no objection for occupation of entire tenent wing-B of Stilt + 6 under 2 7th (part) floor of the building on the above mentioned plot completed under the supervision of Shri S.P.Rao, Licensed Surveyor No. SA-75/1533 and Shri C.S.Watchkar, Structural Engineer (Reg.No.STR-W-1), subject to the following conditions:

1. That the balance conditions of I.O.C. issued on 30.12.97 shall be complied with before full development of layer
2. That the certificate w/sec. 270-A of B.M.C.Act shall be submitted to this office before B.C.C.
3. That the final N.O.C. from Ex.Eng.(S.W.D.)P&D, shall be submitted before occupation of building-C.
4. That the R.G. and access road shall be developed as per approved plan before occupation of building-C.

This occupation permission is granted without prejudice to the rights of M.C.C.M. to take action under section 353-A of B.M.C.Act, if found necessary.

Yours faithfully,

Murali
Dy.Chief Engineer
Building Proposals-(City).

No. BR/8922/GVA 7/1/98

Copy to: Shri S.P.Rao, Architect,
Cane Bldg., 24-26 Dalal Street, Fort,
Mumbai-400 001.

- 1) W.O.O/North ward
- 2) A.E.W.W.C/North
- 3) A.E.(Survey)City.
- 4) A.A.&C.C.
- 5) H.C.P.P.(City).
- 6) Dy.Ch.E.(Vig.)
- 7) M.C.H.G.

Record

1400 GVA

(Signature)

(Signatures)

Murali
6/1/98

बह-मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI
Public Health Department
नमुना क्र १० FORM NO 10

(पहागप्ट जन-मृत्यु नोंदणी नियमावली, १९७९, नियम ९ कृपया पहावा)
(See Rule 9 of the Maharashtra Registration of Births & Deaths Rules, 1976)

मृत्यु नोंदणी प्रमाणपत्र
CERTIFICATE OF DEATH

जन्म-मृत्यु नोंदणी अधिनियम १९६९, कलम १२/१७ च्या अंतर्गताने
Issued under section 12/17 of the Registration of Births and Deaths Acts, 1969

विभागाच्या मूळ

अशा दाखला देण्यात येतो की, खाती नोंद केलेली माहिती बृहन्मुंबई महानगर पालिकेच्या पुस्तकातून घेतलेली आहे.

This is to certify that the following information has been taken from the original record of Death which is in register for GN ward of Municipal Corporation of Greater Mumbai.

नाव
Name KAMALA SHANTARAM DAMLE

राष्ट्रीयत्व
Nationality

कायमच्या वसतिव्याख्या पत्ता
Permanent Address 401/402 ANAND BHUVAN GOREWADI
MOGAL LANE MAHIM
MUMBAI 400016



मृत्यु दिनांक
Date of Death 28.12.2003

नोंदणीपुस्तक अंक
Registration No. 4617

नोंदणी दिनांक
Registration Date 30.12.2003

जेथे मृत्यु झाला ते ठिकाण
Place of Death AT HOME

वडिल/आई/नवरा याचे नाव
Name of Father/Mother/Husband SHANARAM DAMLE

Handwritten signature of the issuing authority.

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दाखला देणा-याची सही
Signature of the issuing Authority DR. B. D. PIMPLE
M.B. B.S.
Asst. Medical Officer

दिनांक
Date 1.02.2004



सुचना - मृत्युसंबंधी बाबगायब केल्यात येणे, मृत्युविषयक का (णाची) माहिती नोंद घ्यायची उपकलम १७ अन्वये. **Sub Registrar Birth and Death G - North Ward.**

Note - In the case of death, no disclosure shall be made of particulars regarding the cause of death in the register. See provision to Sub-section 17 (1)

Verify
dtd 26/2/2004
D. J. J. J.

GOVERNMENT OF MAHARASHTRA
DEPARTMENT OF HEALTH
MUNICIPAL CORPORATION OF GREATER MUMBAI - EAST WARD

DEATH CERTIFICATE

I hereby certify that the following information has been taken from the official record of death which is the register for municipal corporation of Greater Mumbai established under the Maharashtra Registration of Births & Deaths Act, 1969.

NAME OF DECEASED: SUNITA JAYANTH DIXIT
AGE: 45 YEARS
SEX: FEMALE
DATE OF DEATH: TWENTY EIGHT TWO THOUSAND TWENTY ONE
PLACE OF DEATH: AT HOME, GREATER MUMBAI, OR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA
NAME OF HUSBAND / WIFE: JAYANTH DIXIT
NAME OF FATHER: JAYANTH DIXIT
RESIDENCE AT THE TIME OF DEATH: A/504 MIDHANOY RESIDENCY SHAMLI KATE MARG, VILE PARLE EAST, GREATER MUMBAI, OR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA
PERMANENT ADDRESS OF DECEASED: A/504 MIDHANOY RESIDENCY SHAMLI KATE MARG, VILE PARLE EAST, GREATER MUMBAI, OR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA
DATE OF REGISTRATION: 28-10-2021

DATE OF ISSUE: 28-10-2021
ISSUING AUTHORITY: MUNICIPAL CORPORATION OF GREATER MUMBAI - EAST WARD

वर्क - ३

१०८५०	२६	२५
२०२३		

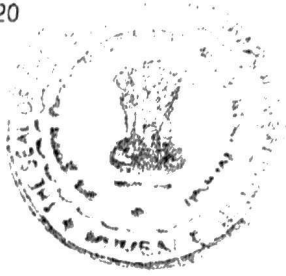


भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrolment No 2006/60304/71220

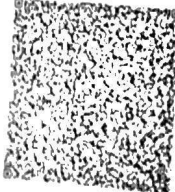
To
Poornima Jayant Khare
पूणिमा जयंत खरे
ROOM NO 304 YOGI REDSIDENCY
LINK ROAD
OPP OUR LADY OF VAILAKANI SCHOOL
YOGI NAGAR
VTC, Bonval West S O
District Mumbai
State Maharashtra, PIN Code: 400092
Mobile 7208070507



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आपला आधार क्रमांक / Your Aadhaar No. :

7440 3470 6715

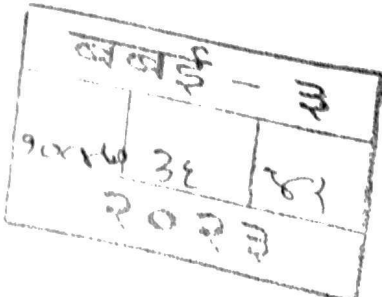
माझे आधार, माझी ओळख



भारत सरकार
Government of India



पूणिमा जयंत खरे
Poornima Jayant Khare
ज.म. तारीख / DOB: 07/09/1971
इ.म. / enrolment




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माझे आधार, माझी ओळख

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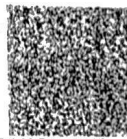

P. S. P. S.

भारत-सरकार
GOVERNMENT OF INDIA

 विकश कुमार भगवती प्रसाद पांडेय
 Vikash Kumar Bhagwati Prasad Pandey
 जन्म तारीख / DOB: 31/10/1990
 पुरुष / MALE
 Mobile No.: 8879735190
3126 5614 8493
 VID: 9106 5274 3286 4819

माझे आधार, माझी ओळख

V. Pandey



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता:
 C/O रामराज सीतलप्रसाद तिवारी, 4थी फ्लोर प्लॉट,
 मंगलचौडी फाउंड, केवलीनगध बुला भांगे मार्ग, देसायेंच मॉडेल
 जवाळ, वरळी, कोर्गावाज, मुंबई, पुणे,
 महाराष्ट्र - 400030
Address:
 C/O Ramraj Sitaprasad Tiwari, 4B Ground Floor,
 Mangalchodi Chawl, Keshavnagar Bungalows Marg,
 Near Chhatrey Nanor Vihar Kothwada, Mumbai,
 Mumbai, Maharashtra 400030
 3126 5614 8493
 VID: 9106 5274 3286 4819


 PC No: 1947
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2023	

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मिथार 04 जून 2023 4 07 म तं.

दस्त गोषवारा भाग-1

वर्क 3
दस्त क्रमांक 10847/2023

दस्त क्रमांक 0/10847/2023

वाजारा मूल्य रु. 01/-

मावदला रु. 00/-

मसकने मुद्रांक शुल्क रु. 500/-

नॉदणी फी माफी अमल्याग तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

व. नि. मह. द. नि. व. 3 याच कार्यालयान

पावती: 11968

पावती दिनांक 04/06/2023

अ. क्र. 10847 व. नि. 04-06-2023

मादरकरणागचे नाव विभास शांताराम दामले

मि. 4 03 म. न. वा. इतर केसा

नॉदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठाची संख्या: 42

एकूण: 1840.00

दस्त हात करणा पावती नद्री:

मह. दुय्यम निव. म. व. 3

मह. दुय्यम निव. म. व. 3

दस्ताचा प्रकार निव. व. ईड

मद्राक शुल्क (15/-) दस्त्याची किंमत 2500 च्या खाती अमेल तर

मि. क्र. 1 04 / 06 / 2023 04 : 03 : 28 PM ची वेळ: (मादगीकरण)

मि. क्र. 2 04 / 06 / 2023 04 : 04 : 21 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्ताऐवज हा नॉदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नॉदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीद्वार व सोमंत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :



AGREEMENT FOR SALE

This Indenture is made and entered into at Mumbai, on this ____ day of _____, in the Year Two Thousand And Twenty Three.

BETWEEN

MR. BIBHAS SHANTARAM DAMLE, PAN No.**AACPD0889Q**, age 77 years, having address at Room No.401, Anand Bhuvan, Mogal Lane, Gorewadi, Mahim (West), Mumbai – 400016, hereinafter called as the “**TRANSFEROR**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and includes his heirs, representatives, executors and administrators) **OF THE FIRST PART;**

AND

1) MR. SANTOSH VISHNU KAMTHE, PAN No.**ASWPK0518K**, aged 40 years **AND 2) MRS. VARSHA SANTOSH KAMTHE**, PAN No.**CCVPK9144E**, aged 31 years, both adults, Indian Inhabitants, presently residing at 30/233, Amit Mansion, R. K. Building, Near Dadar Vidya Mandir, Taikalwadi, M. N. Marg, L. J. Road, Mahim, Mumbai - 400016, hereinafter called as the “**TRANSFEREES**” (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their heirs, successors, legal representatives, executors, administrators and assigns) **OF THE OTHER PART;**

WHEREAS:-

- A) **MR. BIBHAS SHANTARAM DAMLE**, the TRANSFEROR herein is seized and possessed of or otherwise well and sufficiently entitled to the ownership of residential premises being Flat No.402 admeasuring 297 sq. ft. Carpet area, on the 4th Floor, in the Anand Bhuvan building of the Society known as Gorewadi Co-operative Housing Society Limited situate at 26, Pandit Satwalekar Marg, Mogul Lane, Mahim, Mumbai – 400016 (**hereinafter referred to as the “said Flat”**) and lying and being on plot of land bearing Final Plot No.357, TPS III and Cadastral Survey Nos.4/574 & 5/574 of Mahim Division and holding 5 (five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 101 to 105 (both inclusive) under Share Certificate No.21 dated 15th March, 1989 issued by Gorewadi Co-operative Housing Society Limited, (**hereinafter referred to as the “said Shares”**) and is in exclusive use, occupation and possession thereof in the capacity of absolute owner thereof.
- B) The Gorewadi Co-operative Housing Society Limited was formed and got registered under Maharashtra Co-operative Societies Act, 1960, under registration No. bearing BOM/W-GN/HSG/(TC)/2609/1988-89 dated 12.09.1988 having address at 26, Pandit Satwalekar Marg, Mogul Lane, Mahim, Mumbai – 400016 (**hereinafter referred to as “the said Society”**) and the society’s building is standing on plot of land bearing Final Plot No.357, TPS III and Cadastral Survey Nos.4/574 & 5/574 of Mahim Division.
- B) One, Shri. Shantaram Vyankatesh Damle was seized and possessed or otherwise well and sufficiently entitled to legal ownership of the said Flat No.402 and he was in exclusive use, occupation and possession thereof in the capacity of absolute owner thereof.

- C) The aforesaid Shri. Shantaram Vyankatesh Damle was the original member of the said society and he was holding the said Shares in respect of the said Flat.
- D) The aforesaid original member, Shri. Shantaram Vyankatesh Damle died intestate on 23-02-2005 and his wife Smt. Kamala Shantaram Damle has predeceased him on 28-12-2003 at Mumbai leaving behind them the following persons are the only heirs and legal representatives :-

<u>Sr. Nos.</u>	<u>Name</u>	<u>Relation</u>
1.	Mr. Bibhas Shantaram Damle	Son
2.	Mrs. Suneeta Jayant Khare nee Mandakini Shantaram Damle	Married Daughter
3.	Mrs. Vidya Vinayak Phadke nee Vidya Shantaram Damle.	Married Daughter

- E) By way Release Deed dated 04.06.2023, registered with the office of Sub-Registrar Mumbai City – 3 under Serial No.BBE-3/10847/2023 on 04.06.2023, made and entered into by and between Mrs. Vidya Vinayak Phadke, Mr. Pankaj Jayant Khare and Miss. Poornima Jayant Khare, referred therein as Releasors of the One part and Mr. Bibhas Shantaram Damle (TRANSFEROR herein), referred therein as Releasee of the Other part, whereby the Releasors therein agreed to release and relinquish their respective undivided share, right, title and interest in the said Flat and as per the terms as mentioned thereof.
- F) The said Society transferred the said Shares in the name of Mr. Bibhas Shantaram Damle and accordingly, endorsed the entry of his name on the backside of the Share Certificate.

- G) Thus, **MR. BIBHAS SHANTARAM DAMLE** was seized possessed and sufficiently entitled to the ownership of the said Flat and said Shares as absolute owner.
- H) The TRANSFEROR declares that he has not deposited any agreements / documents as the title deeds with any third person or persons or financial institution / Bank for creating any charge, lien, mortgage, loan or third party interest etc.
- I) The TRANSFEROR hereto is paying maintenance charges and outgoings regularly to the said society from possession and have paid all outgoings up to date.
- J) The TRANSFEROR hereby declares that no other person or persons or any other heirs or legal representatives are entitled to any rights, title and interest in the said Flat and the said Shares.
- K) The TRANSFEROR is desirous and agrees to sell and transfer the said Flat and the said Shares and the TRANSFEREES agree to purchase and acquire from the TRANSFEROR, the said Flat and the said Shares and all right, title, interest, benefits and privileges incidental to and attached to the said Flat and said Shares for the total consideration of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)** and on the terms and conditions appearing hereinafter.
- I) The TRANSFEREES have agreed to purchase the rights of the said Flat and said Shares with all deposits and benefits thereof at and for the total consideration with permanent rights of ownership, use and occupation of the said Flat.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. It is agreed and declared by the parties hereto that the recitals narrated herein above contain the factual position relating to the said Flat. The statements, declarations and representations

made therein are true and correct. The parties repeat, reiterate and confirm the contents of the recitals, and the terms and in the operative part of this Agreement as if the same are reproduce verbatim.

2. The TRANSFEROR do hereby agrees to transfer, assign and the TRANSFEREES hereby agree to purchase the residential premises being Flat No.402 admeasuring 297 sq. ft. Carpet area, on the 4th Floor, in the Anand Bhuvan building of the Society known as Gorewadi Co-operative Housing Society Limited situate at 26, Pandit Satwalekar Marg, Mogul Lane, Mahim, Mumbai – 400016 (**hereinafter referred to as the "said Flat"**) and lying and being on plot of land bearing Final Plot No.357, TPS III and Cadastral Survey Nos.4/574 & 5/574 of Mahim Division and more particularly described in schedule written herein TOGETHER WITH 5 (five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 101 to 105 (both inclusive) under Share Certificate No.21 dated 15th March, 1989 issued by Gorewadi Co-operative Housing Society Limited, (**hereinafter referred to as the "said Shares"**) along with all other incidental rights at and for total consideration of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)** including 1% TDS, will be paid by the TRANSFEREES as a statutory deduction under Income Tax Act 1961 and rules made thereunder inclusive of all costs, charges and the amount standing to the credit of the TRANSFEROR in respect of the said Flat inclusive of all costs, charges and the amount standing to the credit of the TRANSFEROR in respect of the said Flat. The said consideration which is partly and the balance will be paid by the TRANSFEREES to the TRANSFEROR and in the manner appearing hereunder:

PAYMENT SCHEDULE

- A) On or before execution of the present agreement the TRANSFEREES have paid the net amount of **Rs. _____/- (Rupees _____ Only)** (subject to realisation) as a part payment after deduction of 1% TDS i.e. Rs.1,00,000/- (Rupees One Lakhs Only) (the amount of 1% TDS is the part of the total Consideration) on the total consideration of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)** to the TRANSFEROR by way of NEFT/RTGS/Cheque (the payment and receipt whereof the TRANSFEROR do hereby admit and acknowledge) as shown at Receipt clause at the foot of the document.

- B) The TRANSFEREES shall pay the balance amount of **Rs. _____/- (Rupees _____ Only)** through Housing Loan, which shall be availed by the TRANSFEREES from the Bank or Financial Institution vide RTGS / Demand Draft / Banker's Cheques issued by Bank or Financial Institution directly in favour of the TRANSFEROR within 45 days from the date of Registration of the present agreement. Simultaneously, on the receipt of the said balance consideration the TRANSFEROR shall hand over the vacant and peaceful possession of the said Flat to the TRANSFEREES and the TRANSFEREES shall use, occupy the said Flat without any interruption or hindrance by the TRANSFEROR and / or any other person/s claiming through the TRANSFEROR as the absolute joint owners of the said Flat. Time is the essence of the contract.

- C) The TRANSFEREES shall pay 1% TDS amount i.e. **Rs.1,00,000/- (Rupees One Lakhs Only)** (the amount of TDS is the part of the consideration) on the above mentioned total amount of consideration of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)** towards (TDS) under section 194 IA of the Income Tax Act, 1961 and they shall

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including Charges]

pay the said TDS AMOUNT with the Income Tax department in the name of the TRANSFEROR within 15 days from the date of registration and they shall handover the said TDS Certificate in original to the TRANSFEROR.

3. The TRANSFEROR declares that he has obtained the N.O.C from the said society to transfer the said Flat and said Shares held by the TRANSFEROR in the said society to the TRANSFEREES.
4. The TRANSFEROR shall hand over Original Release Deed dated 05.06.2023 between Mrs. Vidya Vinayak Phadke, Mr. Pankaj Jayant Khare and Miss. Poornima Jayant Khare and Mr. Bibhas Shantaram Damle (TRANSFEROR herein), Original Share Certificate and the chain of documents if any, title deeds, all other original documents relating to the said Flat and said Shares to the TRANSFEREES, 2-3 days prior to final disbursement of the housing loan or at the time of balance payment of consideration. It is however agreed that the TRANSFEROR shall always be ready and willing to grant the inspection of the original documents to the bankers of the TRANSFEREES whenever called upon to do so.
5. The TRANSFEROR hereby covenants with the TRANSFEREES that he shall and will indemnify and keep indemnified the TRANSFEREES, from and against any loss, harm, injury and damage including costs, charges and expenses of any legal proceedings that may be suffered or caused to be suffered by the TRANSFEREES by reason of there being found or discovered that any of the above statements made by the TRANSFEROR are false or incorrect in any manner whatsoever.
6. The TRANSFEROR hereby agree and confirm to indemnify and keep indemnified for all times, the TRANSFEREES against any

dispute, claim, demand, action or proceedings that may be raised preferred, made or taken against the TRANSFEREES solely or jointly and severally the TRANSFEROR or any one or more of them by any person, body of persons or authority claiming any rights, title and interest or share in or to the said Flat or any part thereof, through any claim by any person claiming any right in respect of the said Flat or otherwise in respect of all costs, charges and expenses that the TRANSFEREES may incur, or suffer in defending, resisting or satisfying any such dispute, claim demand action or proceedings or any decree, award or order which may be passed in respect thereof.

7. The TRANSFEROR covenants with the TRANSFEREES that he shall and will indemnify and keep indemnified the TRANSFEREES, that the TRANSFEREES shall be entitled to hold, possess, occupy and enjoy the said Flat and said Shares, without any interruption from the TRANSFEROR or any person claiming through the TRANSFEROR and the TRANSFEROR or any person claiming through him, have not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the TRANSFEREES may be obstructed, prevented or hindered in enjoying the right to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment, possession of the TRANSFEREES in respect of the said Flat may be disturbed. In the event of it being found that the TRANSFEREES are unable to enjoy peaceful use, occupation, possession of the said Flat due to any reason which can be attributed to the TRANSFEROR, in such event the TRANSFEROR shall at his own cost remove any such interruption and indemnify the TRANSFEREES to that effect.

8. The TRANSFEROR hereby agrees and confirms to indemnify and shall keep indemnified the TRANSFEREES and their heirs from and against all actions, claims, demands, charges and expenses etc. claimed as following due to the government authority in respect of Income Tax dues, Transfer Charges, any deficit of the Stamp Duty Payment, penalty or Registration Fees Payment or claimed as falling due to the Municipal or local authority pertaining to the Municipal Property Taxes or penalty, interest in future if necessary without any excuses payable by the TRANSFEROR in respect of the said Flat.
9. The TRANSFEREES hereby agree to abide by the bye-laws of the said Society and the rules and regulations adopted by it or which it may adopt from time to time.
10. On the payment of the full and final Consideration of the said Flat, the TRANSFEREES will be the absolute joint owners thereof with all rights of occupation and peaceful possession thereto as the members of the said society and thereafter the TRANSFEROR will have no right, title or interest whatsoever therein. The TRANSFEROR after receipt of full and final payment, will apply to the society for transfer of the said Flat and the said Shares in the names of the TRANSFEREES.
11. The TRANSFEROR has represented to the TRANSFEREES that:
 - i) His title over the said Flat is clear, absolute and marketable and also free from all the encumbrances.
 - ii) That he is resident Indians and there is no proceeding pending under Income Tax Act.
 - iii) The TRANSFEROR has been in exclusive use and peaceful possession and occupation of the said Flat.
 - iv) On the payment of the full and final consideration the TRANSFEREES shall be entitled to occupy the same

without any claim or interruption from the TRANSFEROR or anybody claiming under TRANSFEROR.

v) That TRANSFEROR has paid all the dues of the society up to date and the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES against any claim made for any period prior to the completion of sale in respect of the said Flat.

vi) That the TRANSFEROR has not made or registered (and shall not hereafter make or register) any lien or assignment in regard to the said Flat and that any such liens/ assignments (if found to have been registered by him prior to the execution of this Agreement for Sale) shall hereafter, be deemed to be null, void, inoperative, cancelled and withdrawn.

12. The TRANSFEROR is aware that relying on the representations made by the TRANSFEROR in this present agreement the TRANSFEREES have agreed to purchase the said Flat.
13. The TRANSFEROR agrees to pay all the outstanding dues to the said Society in respect of the said Flat up to the date of handing over possession of the said Flat to the TRANSFEREES and the TRANSFEROR further undertakes that in no case the TRANSFEREES shall be liable for payment of dues of the said Flat to the Society pertaining to period of possession (retrospective effect) of the TRANSFEROR in respect of the said Flat.
14. The TRANSFEREES agree to pay to the said Society and to the concerned competent authority regularly dues payable including periodical ground-lease rent, municipal taxes, water charges, service charges etc. in respect of the said Flat from the date of taking over possession thereof.

15. The TRANSFEROR hereby declares and assures that the TRANSFEROR or any person claiming through the TRANSFEROR have not on or before the date of this Agreement, mortgaged/ transferred/ assigned or alienated TRANSFEROR's interest in the said Flat and the said Shares except what is stated in the present agreement. The TRANSFEROR hereby declares that the TRANSFEROR or any person claiming through TRANSFEROR has not contracted to sale, mortgage the said Flat or any part thereof to any person or persons and the TRANSFEROR agrees, undertakes to remove all such objections or demands, if any, at TRANSFEROR's own cost. The TRANSFEROR declares that the said Flat is not subject matter of litigation in any court of law or before any competent authority.
16. The TRANSFEROR hereby declares that there is no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining him from handing over and/or transferring the said Flat. The TRANSFEROR further declares that no attachment have been levied on the said Flat.
17. It is agreed by and between the Parties that the expenses for the registration, stamp duty, incidental charges shall be borne by the TRANSFEREES alone and the society transfer charges shall be borne by both the parties equally.
18. Both the parties hereby agree that upon payment of full consideration an application for the transfer of share certificate and the said Flat in favour of the TRANSFEREES shall be made.
19. It is agreed by and between the parties that if in case by virtue of any law, rules, notification, ordinance or any legislative or executive enactment of the like nature, seeking to confer any right or title other than that of the TRANSFEROR and the

TRANSFEREES as agreed in this Agreement, both the parties shall have the right to make the time essence of the contract and cancel this agreement thereafter by giving at least fifteen days' notice in writing to each and either one to that effect and on cancellation of the agreement, the TRANSFEREES will be entitled only to the amount paid by them to the TRANSFEROR but without any interest & only after the TRANSFEREES return all the original documents to the TRANSFEROR. This is without prejudice to the right to seek specific performance of this agreement through Court.

20. That the TRANSFEROR or anybody claiming through the TRANSFEROR and/or his heirs and legal representatives shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed or signed all such letter, forms, applications, deeds, documents, writings and papers, affidavits, plaints, defences in legal proceedings if any, for more perfectly securing and assuring and effectually transferring the said Flat unto the use of the TRANSFEREES without claiming any extra charges, costs for effecting the transfer of said Flat in favour of TRANSFEREES.
21. It is further agreed by and between the Parties that the TRANSFEROR and/or his heirs / successors / representatives shall execute, sign, all necessary forms, NOC, Undertakings as may be required by any concerned competent authority without claiming any extra charges, costs for effecting the transfer of the said Flat in favour of the TRANSFEREES.
22. The TRANSFEROR declares and confirms that on execution of this Agreement, and on the full and final payment of consideration the TRANSFEREES will be entitled to get the electricity connection transferred in respect of the electric meter and the deposits if any, and to get telephone connection of the

said Flat to their names in the records of the concerned authorities.

23. The TRANSFEROR further declares and confirms that after receiving the payment of the full and final consideration from the TRANSFEREES, the TRANSFEREES will be entitled to get the Ration Card and all other usual permission being the TRANSFEREES are occupants of the said Flat to their names in the records of the concerned authority.
24. All disputes and difference between the parties, hereto, shall be settled amicably. In the event of the same turning futile, the same may be referred to be resolved in the Court of Law in Mumbai having jurisdiction.
25. This agreement is subject to the provision of Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and Transfer) Act, 1963 and Co-operative Societies Act, 1960 with rules made there under.
26. It is agreed by and between the parties that the contents of this Agreement for Sale have been read by them and they are fully aware of this and with the satisfaction after knowing all these terms and now they are executing this Agreement for Sale in presence of two witnesses.

THE SCHEDULE ABOVE REFERRED TO

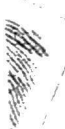
Residential premises being Flat No.402 admeasuring 297 sq. ft. Carpet area, on the 4th Floor, in the Anand Bhuvan building of the Society known as Gorewadi Co-operative Housing Society Limited situate at 26, Pandit Satwalekar Marg, Mogul Lane, Mahim, Mumbai – 400016 and lying and being on plot of land bearing Final Plot No.357, TPS III and Cadastral Survey Nos.4/574 & 5/574 of Mahim Division within the Registration District of Mumbai City and Mumbai Suburban. The society's building was constructed in the year _____ and consists of Ground/stilt plus _____ upper floors with/without lift facility and assessed by the Assessor and Collector of Municipal rates and taxes under "____" Ward and bearing Account No. _____ and Property No. _____.

TOGETHER WITH 5 (five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 101 to 105 (both inclusive) under Share Certificate No.21 dated 15th March, 1989 issued by Gorewadi Co-operative Housing Society Limited.

IN WITNESS
their resp
above r

SIGN

B



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day, year first herein above referred.

SIGNED & DELIVERED)

By the within named "**TRANSFEROR**")

MR. BIBHAS SHANTARAM DAMLE)

In the Presence of.....)

1)

2)

SIGNED & DELIVERED)

by the within named "**TRANSFEREES**")

1) MR. SANTOSH VISHNU KAMTHE)

2) MRS. VARSHA SANTOSH KAMTHE)

In the Presence of.....)

1)

2)

RECEIPT

RECEIVED of and from the within named **TRANSFEREES viz. MR. SANTOSH VISHNU KAMTHE and MRS. VARSHA SANTOSH KAMTHE** the net amount of **Rs. _____/- (Rupees _____ Only)** as a part payment after deduction of 1% TDS i.e. **Rs.1,00,000/- (Rupees One Lakhs Only)** (the amount of 1% TDS forms the part of the total Consideration) on the total consideration of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)** towards sale of the residential premises being Flat No.402 admeasuring 297 sq. ft. Carpet area, on the 4th Floor, in the Anand Bhuvan building of the Society known as Gorewadi Co-operative Housing Society Limited situate at 26, Pandit Satwalekar Marg, Mogul Lane, Mahim, Mumbai – 400016. The details of the payment given as below:-

Sr. No.	Date	RTGS / NEFT Ref. No.	Bank Name & Branch	Amount (Rs.)
Total Amount				Rs. _____/-

I SAY RECEIVED
Rs. _____/-

MR. BIBHAS SHANTARAM DAMLE
[TRANSFEROR]

WITNESSES:

1.

2.