



**AGREEMENT FOR SALE**

**MR. MAHENDRA GOVIND PANCHAL**

**AND**

**MS. PARUL DUA**

**Property Address: Flat No. 204, 2<sup>nd</sup> Floor, Building No. 2G, Sapphire Lakeside  
Co-operative Housing Society Ltd., Bldg No. 2A to 2H, JVLR Road, Near Union  
Bank Of India Bldg., Tunga Powai, Mumbai 400072.**

**Singh & Associates  
Narendra Singh  
Rahul Singh  
Advocate and Notary**

**Shop No 68, Ground Floor, Powai Plaza,  
Powai, Mumbai-400076**

**Mob:9029551268  
9869433277**

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पावती

Original/Duplicate

Monday, August 21, 2023

नोंदणी क्र. :39म

7:42 PM

Regn.:39M

पावती क्र.: 17934 दिनांक: 21/08/2023

गावाचे नाव: तुंगवा

दस्तऐवजाचा अनुक्रमांक: करल4-16636-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पारूल दुवा तर्फे कु. मु. म्हणून मोना दुवा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकूण:

रु. 30960.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:01 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.9279175.23 /-

मोबदला रु.8800000/-

भरलेले मुद्रांक शुल्क : रु. 464500/-

सह दुय्यम निबंधक क्र. २  
कुर्ला-४, मंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823213720410 दिनांक: 21/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006770134202324E दिनांक: 21/08/2023

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area



CERTIFIED TRUE COPY  
OF THE ORIGINAL

NARENDRA R. SINGH  
NOTARY (GOVT. OF INDIA)  
C-1101, BLOOMING HEIGHTS,  
PACIFIC ENCLAVE, NEAR HIRANANDAM  
HOSPITAL, POWAI, MUMBAI- 400 076  
MOBILE : +91 9029551268 / 9869433277  
EMAIL ID: advsingh.notary@gmail.com

22 AUG 2023

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202308219288	21 August 2023,07:32:03 PM करल4			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	117-तुंगवा - कुर्ला				
उप मूल्य विभाग	भूभाग: तुंगवा गावातील सर्व मिल्कती.				
सर्वे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर 118				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुला जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मांजमापनाचे एकक
104490	179790	206760	225690	182140	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	53.17चौरस मीटर	मिल्कतीचा वापर-	निवासी सदनिका	मिल्कतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिल्कतीचे वय-	7 वर्षे	बांधकामाचा दर -	Rs.30250/-
उन्नयन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रचना सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.179790/-					
पसा-यानुसार मिल्कतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घना-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )					
= ( ( (179790-104490) * (93 / 100 ) )+104490 )					
= Rs.174519/-					
A) मुख्य मिल्कतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिल्कतीचे क्षेत्र					
= 174519 * 53.17					
= Rs.9279175.23/-					
Applicable Rules = .10.4					
एकत्रित अंतिम मूल्य = मुख्य मिल्कतीचे मूल्य + नगरपालिकेचे मूल्य + मंडळाचे मजला क्षेत्र मूल्य + लागूतक्या मजलीचे मूल्य + वरील मजलीचे मूल्य + बदलित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इतर मजलीच्या मूल्या वगैरेचे मूल्य + बदलित बाल्कनी + मॅकेनिकल वाहतूक					
= A + B + C - D + E + F + G + H + I + J					
= 9279175.23 - 0 + 0 + 0 + 0 + 0 - 0 + 0 + 0					
=Rs.9279175.23/-					

करल ४		
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Home

Print

*(Signature)*  
 सह दुय्यम निबंधक-२  
 कुर्ला-४, मुंबई उपनगर जिल्हा





CHALLAN  
MTR Form Number-6

करल ४		
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GRN	MH006770134202324E	BARCODE			Date	18/08/2023	25.2
Department	Inspector General Of Registration						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	BVGED3928N				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3		Full Name	PARUL			
Location	MUMBAI						
Year	2023-2024 One Time		Flat/Block No.	Flat No. 204, 2nd Floor, Building No. 2G, Sapphire			
Account Head Details	Amount In Rs.	Premises/Building	Lakeside CHS LTD				
0030045501	Stamp Duty	464000.00	Road/Street	Powai			
0030063301	Registration Fee	30000.00	Area/Locality	Mumbai			
			Town/City/District				
			PIN	4	0	0	0 7 2
			Remarks (If Any)	PAN2=AGCPP7143D~SecondPartyName=MAHENDRA GOVIND PANCHAL~			
			Amount In	Four Lakh Ninety Four Thousand Rupees Only			
Total		4,94,000.00	Words				
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	00040572023081859552	CKX7298394			
Cheque/DD No.	Bank Date	RBI Date	18/08/2023-08:24:41	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 :

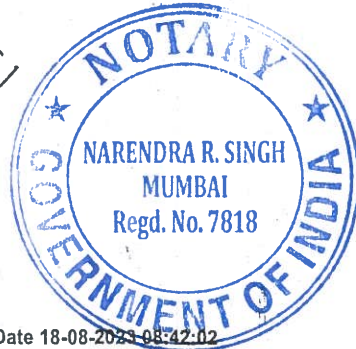
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9029551268


सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Signature*


*Mon.*



31 मार्च 2021 च शासन आदेश क्र. मुद्रांक-2021 अना.स.क्र.२२/  
प्र.क्र.107/प-1 धोरण या नुसार दस्तऐवजास महिला खरेदीदारस  
1% मुद्रांक शुल्काची सबलत देयात आली आहे.

  
सह. वृत्त्यम निबंधक, वर्ग- २  
कुर्या-४, मंबई उपनगर जिल्हा

AGREEMENT FOR SALE

करल ४		
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THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 21<sup>ST</sup> day of August, 2023 BETWEEN MR. MAHENDRA GOKIND RANCHAL, Aged 57 Years, (Pan No. AGCPP7143D) an adult, Indian Inhabitant, having address at B/48, Nagesh Patil Wadi No. 2, Star Village, Chembur, Mumbai - 400071, hereinafter called as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the ONE PART

AND

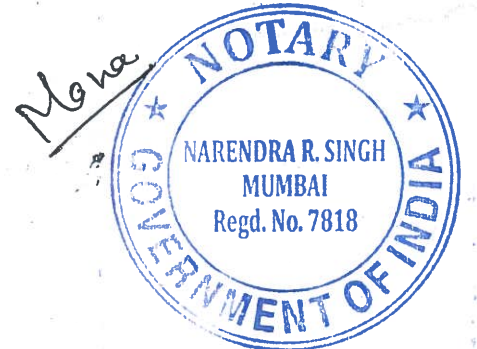
MS. PARUL DUA, aged 30 years (Pan no. BVGPD5928N and Aadhaar No. 2378 8727 6326) Indian Inhabitant, having address at 203, Building No. 12, Mhada Flats, Coast Guard Officers Residentia Area, Opp. Powai Lake, Rambagh, Powai, Mumbai - 400076, Through her Constituted Power of Attorney Holder MRS. MONA DUA, aged 52 years (Aadhaar No: 4277 1309 9388 & Pan No: CBVDP7122G) having address at AL-5, 2/11, Suyog Apt, Sector-5, Airoli, Navi Mumbai 400708, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS THE TRANSFEROR HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFEREE AS FOLLOWS:

- a) The TRANSFEROR is seized, possessed and or otherwise well and sufficiently owner of a residential premises known as Flat No. 204, 2<sup>nd</sup> Floor, Building No. 2G, Sapphire Lakeside Co-operative Housing Society Ltd., Bldg No. 2A to 2H, JVLR Road, Near Union Bank Of India Bldg., Tunga Powai, Mumbai 400072, admeasuring 476.74 sq.ft. Carpet area, constructed on the pieces or parcels of land situated, lying and being in the registration district and sub- district of Mumbai Suburban District and bearing CTS No. 118, 119 D/2,1A of Village Tungwe-Kopari, Taluka Kurla at Powai In 'L' Ward more particularly



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करल ४		
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described in the schedule hereinafter written, hereinafter referred to as the "the said flat".



allotted by the MUMBAI HOUSING AND AREA DEVELOPMENT BOARD (A REGIONAL UNIT OF MHADA) to MR. MAHENDRA GOVIND PANCHAL (The SELLER/ TRANSFEROR) by Government Letter No. 'जा. क. उप. मुअ. (पणन) / मुं.मं./ संकेत क. ६/ 649/१६ दिनांक : ०१/०२/२०१६ issued by the MUMBAI HOUSING AND AREA DEVELOPMENT BOARD (A REGIONAL UNIT OF MHADA) Griha Nirman Bhavan, Kalanagar, Bandra (E), Mumbai - 400 051. Whereas the said flat was allotted in the name of MR. MAHENDRA GOVIND PANCHAL by Mhada Lottery Draw.



Whereas various purchasers of the said building formed a Co-operative Housing Society namely '**Sapphire Lakeside**' Co - Operative Housing Society Limited a Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. MUM/MHADB/HSG/(TC)/13425/2017-18 (hereinafter referred to as "**the said SOCIETY**") and the said MR. MAHENDRA GOVIND PANCHAL became member of the said Society and the said society issued in his favour Ten fully paid up Shares of Rs.50/- each, bearing **Distinctive No. 2701 to 2710 (both inclusive)** vide Share Certificate No. **271** (hereinafter called "**the said Shares**").

d) That in the premises aforesaid the TRANSFEROR is legally entitled to the said Flat and the said shares together with benefits attached to it and that neither the TRANSFEROR herein either personally or through any of his agent/s or constituted attorney has or had at any time heretofore either created or agreed to create any 3rd party rights or right, title, interests or claim whatsoever in respect of the said Flat.

e) That the title of the TRANSFEROR in respect of the said Flat with benefits attached to it is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any 3rd party adverse deal, arrangements, understanding, agreement, agreement for sale, agreement for lease, transfer or assignment, conveyance, release;

*M. Govind Panchal*

*Mona*

करल ४		
१९९३	५	४
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relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances.

- f) That the TRANSFEROR is in the exclusive and absolute possession of the said Flat with the full lock and key control with the actual custody and dominion over the possession of the said Flat with the said shares and benefits and that neither the TRANSFEROR has till date hereof at any time either agreed to induct or inducted any 3rd party in his occupation, possession and/or enjoyment of the said Flat or any portion thereof, in any way or any manner whatsoever.
- g) That the TRANSFEROR herein has not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/ or reservation and otherwise and there was no and there is no dispute filed or pending or disposed of against them in respect of the said Flat or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the TRANSFEROR.
- h) That in the manner aforesaid the TRANSFEROR has truly, honestly, bonafidely and in good faith disclosed to the TRANSFEREE, all the material facts and circumstances in respect of the said Flat with said shares and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or concealment from the TRANSFEREE in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.

AND WHEREAS upon the strength of the representation and declaration made by the TRANSFEROR to the TRANSFEREE, the parties have negotiated for sale and purchase of the said flat in the said Building and said benefits with all incidental benefits and right, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the Total Consideration price of Rs. 88,00,000/- (Rupees Eighty Eight Lakh Only), payable to the TRANSFEROR with vacant and peaceful possession of

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the said Flat with said benefits being handed over to the TRANSFEREE with legal right to have and call for all relevant deeds, documents, papers and writings from the TRANSFEROR and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

AND WHEREAS THE TRANSFEROR has informed the said society under the Bye-laws to transfer the shares and interest in the capital/property of the society and obtained the necessary permission from the said society to sell, transfer and assign the said Flat and the said Shares to the TRANSFEREE.

AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said Flat and the said shares in the said building on the said property with said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The TRANSFEROR hereby declare and confirm that what is recited hereinabove in respect of the said Flat and the said shares shall be treated as representations and irrevocable declarations on their part as if the same are reproduced herein in verbatim and form part of this clause. The TRANSFEROR hereby confirm that the TRANSFEREE has agreed to purchase the said Flat and the said shares relying upon the correctness of the declarations and representations made by the TRANSFEROR in these presents.
2. The TRANSFEROR shall sell, transfer, assign and assure to the TRANSFEREE and the TRANSFEREE shall purchase and acquire the said Flat viz. **Flat No. 204, 2<sup>nd</sup> Floor, Building No. 2G, Sapphire Lakeside Co-operative Housing Society Ltd., Bldg No. 2A to 2H, JVLR Road, Near Union Bank Of India Bldg., Tunga Powai, Mumbai 400072**, admeasuring **476.74 sq.ft.** Carpet area, more particularly described in the schedule hereunder written free from all encumbrances at or for the price **Rs. 88,00,000/- (Rupees Eighty Eight Lakh Only)** being full & final

*[Handwritten Signature]*

*[Handwritten Signature]*

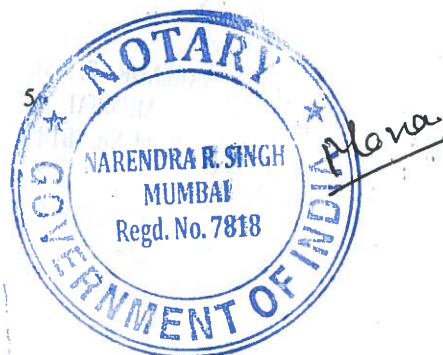


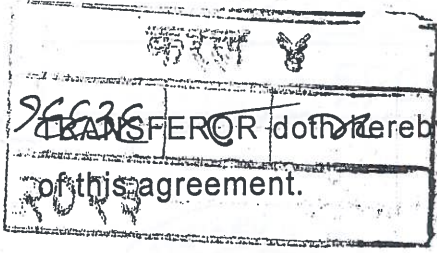
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consideration amount to be paid by the TRANSFEREE to the TRANSFEROR in the following manner:

- a) Rs. 1,00,000/- (Rupees One Lakh Only), vide Online Transfer Reference No: 318819086324 drawn on Kotak Mahindra Bank dated 07/07/2023, being the Part Consideration / Token amount paid by the TRANSFEREE to the TRANSFEROR, the receipt whereof the TRANSFEROR doth hereby admit, acknowledge and confirm at the foot of this agreement.
- b) Rs. 4,00,000/- (Rupees Four Lakh Only) vide Online Transfer Reference No: 318917493785 drawn on Kotak Mahindra Bank dated 08/07/2023, being the Second Part Consideration amount paid by the TRANSFEREE to the TRANSFEROR, the receipt whereof the TRANSFEROR doth hereby admit, acknowledge and confirm at the foot of this agreement.
- c) Rs. 2,12,000/- (Rupees Two Lakh Twelve Thousand Only), vide Online Transfer UTR No: SBIN323221522021 drawn on State Bank of India dated 09/08/2023, being the Third Part Consideration amount paid by the TRANSFEREE to the TRANSFEROR, the receipt whereof the TRANSFEROR doth hereby admit, acknowledge and confirm at the foot of this agreement.
- d) Rs. 10,00,000/- (Rupees Ten Lakh Only), vide Online Transfer UTR No: SBIN123224099428 drawn on State Bank of India dated 12/08/2023, being the Fourth Part Consideration amount paid by the TRANSFEREE to the TRANSFEROR, the receipt whereof the TRANSFEROR doth hereby admit, acknowledge and confirm at the foot of this agreement.
- e) Rs. 10,00,000/- (Rupees Ten Lakh Only), vide Online Transfer UTR No: SBIN123225234729 drawn on State Bank of India dated 13/08/2023, being the Fifth Part Consideration amount paid by the TRANSFEREE to the TRANSFEROR, the receipt whereof the

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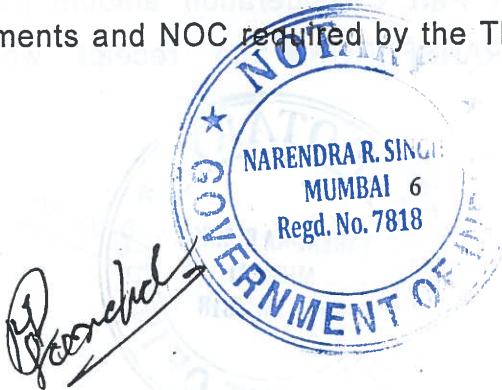
TRANSFEROR doth hereby admit, acknowledge and confirm at the foot of this agreement.

f) Rs. 10,00,000/- (Rupees Ten Lakh Only), vide Online Transfer UTR No: SBIN223226408121 drawn on State Bank of India dated 14/08/2023, being the Sixth Part Consideration amount paid by the TRANSFEREE to the TRANSFEROR, the receipt whereof the TRANSFEROR doth hereby admit, acknowledge and confirm at the foot of this agreement.

g) Rs. 10,00,000/- (Rupees Ten Lakh Only), vide Online Transfer UTR No: SBIN223227500886 drawn on State Bank of India dated 15/08/2023, being the Seventh Part Consideration amount paid by the TRANSFEREE to the TRANSFEROR, the receipt whereof the TRANSFEROR doth hereby admit, acknowledge and confirm at the foot of this agreement.

h) Rs. 88,000/- (Rupees Eighty Eight Thousand Only) being the TDS to be deposited by the TRANSFEREE in the name of TRANSFEROR as per Section 194IA of the Income Tax Act and the same shall be deemed to be received by the TRANSFEROR and the Transferees shall deposit the said TDS and shall produce the TDS paid certificate ( FORM 16B) to the TRANSFEROR on or before the completion of the transaction.

i) The balance consideration of Rs. 40,00,000/- (Rupees Forty Lakh Only) towards the Property will be paid to the TRANSFEROR through home loan availed from any Bank/Financial Institution or Self-Funding. The aforesaid payment shall be paid in name of the TRANSFEROR vide Demand Draft or Bankers Cheque in the name of the TRANSFEROR – MR. MAHENDRA GOVIND PANCHAL within 45 days after execution of this agreement, against the vacant and peaceful possession of the said Flat, provided the TRANSFEROR produce all the necessary title documents and NOC required by the TRANSFEREE for availing housing loan.



*N. R. Singh*

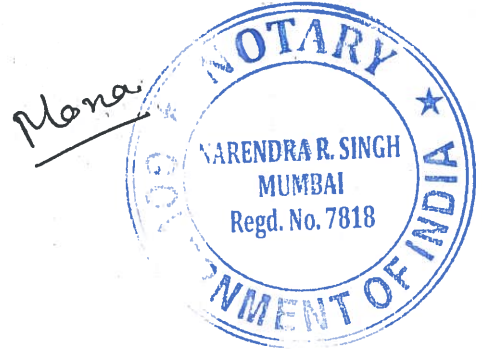
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In performing their part of the contract both the parties shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the other.



3. It has been expressly agreed by the parties herein that the time should be of essence of the Contract, as far as the payment of the given balance consideration and for handing over vacant and peaceful possession of the said Flat to the TRANSFEREE with clear and marketable title free from all encumbrances.
4. It is agreed that the TRANSFEREE herein shall be entitled to receive all other title deeds and peaceful possession of the said Flat from the TRANSFEROR on the day of the payment of the balance consideration amount as stated hereinabove.
5. If in any event the TRANSFEROR is not able to provide the necessary documents from the Society, not able to provide transfer of the Flat or any legal documents pertaining to the sale or Society NOC for the Sale OR if Society doesn't allow to sell/transfer the Flat in these event the TRANSFEROR will return the entire money paid by the PURCHASERS till such date including TDS paid if any. But if the TRANSFEROR back-off from the deal for any other reason except the above mentioned reason then the TRANSFEROR will refund all the money paid by The TRANSFEREE till date including TDS paid along with the penalty of **Additional Rs. 5,00,000 (Rupees Five Lakh Only)** in the name of TRANSFEREE via demand draft payable in Mumbai within 30 days and both the parties shall sign and register the Deed of Cancellation.
6. If in any event THE TRANSFEREE fails to complete this **transaction within 45 days subject to receipt of the society NOC** or any extended period mutually agreed for any reason whatsoever except in condition where the Bank/ Financial institutes refuses to disburse loan on condition of legal formalities not being completed from the Society or delay from the TRANSFEROR in providing physical possession of the said property due to any commitment by the TRANSFEROR to the 3rd party made or any 3rd party claim or dispute in the NOC from the Society or if society doesn't allow to sell/transfer the Flat, THE TRANSFEROR will deduct **Rs. 5,00,000**

*[Handwritten signature]*



(Rupees Five Lakh Only) and return all balance money paid till such date. In any other case the TRANSFEROR will return the entire money paid by the TRANSFEREE till such date including TDS paid if any THE TRANSFEROR will return the money via a demand draft / Bankers Cheque payable in Mumbai within 30 days and both the parties shall sign and register the Deed of Cancellation.

7. On receiving the balance consideration amount, the TRANSFEROR shall surrender his right, title and interest in favour of the TRANSFEREE and the TRANSFEREE shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said Flat together with the fittings, fixtures and other amenities provided by the said TRANSFEROR and absolutely without any let or sub-let.

8. The TRANSFEROR has obtained the necessary permission from the said society to transfer all his rights, title, claim, interest and benefits whatsoever enjoyed by the TRANSFEROR including the shares, deposits, if any, in favour of the TRANSFEREE and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the TRANSFEROR in respect of the said Flat unto the TRANSFEREE for exclusive use of TRANSFEREE thereof as aforesaid.

9. The TRANSFEROR further state and declare that he has paid the full consideration in respect of the said Flat and nothing is due and payable by him.

10. The TRANSFEROR has not been adjudicated insolvent nor he has committed any act of insolvency nor is there any order of any Court or Authority restraining the TRANSFEROR or creating any inability in the TRANSFEROR from entering in to this agreement

11. The TRANSFEROR hereby declare that he faces no pending disputes in respect of the said Flat and that he is liable for all unpaid liabilities, under any tax laws including any incidence of stamp duty, registration, municipal taxes and VAT taxes, Service Tax and Society Maintenance. Also The

  
*[Signature]*

*[Signature]*

करल ४		
११३३	११	४
२०२३		

TRANSFEEE is not responsible for any pending liability of the TRANSFEROR under any tax laws including any incidence of stamp duty, registration, municipal taxes and Income Tax, VAT taxes, Service taxes and society Maintenance.



12. The TRANSFEROR hereby undertake to and agree:

All liabilities of the TRANSFEROR will be settled with the respective parties including the Society and he will not transfer such liabilities to the TRANSFEEE.

13. The TRANSFEROR covenant with the TRANSFEEE that only he is the absolute owner/s of the said Flat and the said shares hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the said shares and in the said Flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licences, easement or otherwise howsoever and he has good right, full power and absolute authority to transfer and sell the same to the TRANSFEEE.

14. The TRANSFEROR further covenant with the TRANSFEEE that he has not created any charge or encumbrance of whatsoever nature on the said shares or the said Flat nor are the same or any of them the subject matter of any litigation or stay order nor are the same or any of them the subject matter of any attachment whatsoever (whether before or after judgement) or any prohibitory order and he has not created any adverse right whatsoever in favour of any one in respect of the same or any of them.

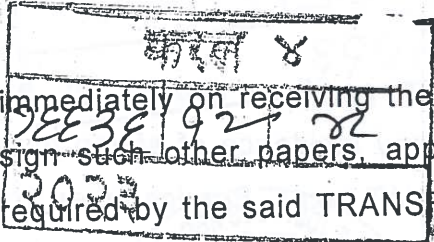
15. The TRANSFEROR hereby undertakes to indemnify and keep indemnified the TRANSFEEE against all claims, demands, proceedings, costs and expenses in connection with any liability which the TRANSFEEE may have to suffer or incur due to the claims from Society, Govt. authorities, Stamp authority, Sub-Registrar, competent authorities and/or any 3rd party relating to the said Flat sustained prior to the execution of these presents.

16. The TRANSFEROR shall hand over to the TRANSFEEE all those relevant papers, documents in his possession and control relating to the said Flat

*[Handwritten signature]*



*[Handwritten signature]*



immediately on receiving the balance consideration amount and shall also sign such other papers, applications, forms and declarations as may be required by the said TRANSFEREE from time to time for effectual transfer of the said Flat in the name of the TRANSFEREE.

17. The TRANSFEROR hereby declare that the said Flat is the self-acquired property of himself and that no one else except him has any right, title and interest in respect of the said Flat and the TRANSFEREE shall after payment of the consideration quietly and peacefully possess and occupy and enjoy the said Flat without any let, hindrance, denial, demand, interruption or eviction by the TRANSFEROR or any other person lawfully or equitably claiming through, under or in trust for the TRANSFEROR.

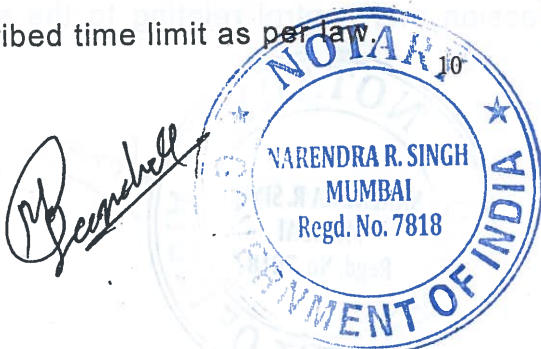
18. That after receiving the full and final payment as aforesaid from the TRANSFEREE, neither the TRANSFEROR nor his legal heirs, executors and administrators shall and will have any right, title, interest or claim to the said Flat.

19. The TRANSFEROR hereby covenant with the TRANSFEREE that he shall pay to the said society all his shares of taxes, utility bills and outgoings etc. up to handing over the possession of the said Flat to the TRANSFEREE.

20. The TRANSFEREE shall become the member of the said society and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the said society and shall regularly pay the monthly maintenance charges in respect of the said Flat to the said society without any default.

21. It is specifically agreed by and between the parties that the transfer charges of the said society shall be borne and paid by both TRANSFEROR & TRANSFEREE in equal share i.e. 50% each & MHADA Transfer charges by TRANSFEREE only.

22. The TRANSFEREE shall lodge the present agreement before the concerned Registrar of Assurances and the TRANSFEROR shall admit his signature on the said agreement before the said authority within the prescribed time limit as per law.



*Alona*

करल ४		
१६६३६	१३	४
२०२३		

23. Neither the Government nor any public authority has issued any order under Income Tax Act, Wealth Tax Act, Maharashtra Land Revenue Code or under any statute restraining the TRANSFEROR from selling or disposing of the said Flat or any part thereof in any manner whatsoever.

24. That the TRANSFEROR has not received any notice from the Municipal Corporation of Greater Mumbai and/or Government of Maharashtra or any other statutory body or authority for acquisition or requisition of the said Flat.

25. It is also agreed by and between the parties that the MHADA Transfer charges, Stamp Duty and the registration charges in respect of the present agreement shall be borne and paid by the TRANSFEREE only.

26. This Agreement for Sale shall be governed by the laws of India and the Courts at Mumbai shall have exclusive jurisdiction in any matters arising hereunder

27. This Agreement shall always be subject to the provisions of Maharashtra Flat Ownership Act-1963 and the rules and regulations made there under.

28. Any notice or other communication that may be given by one Party to the other shall always be in writing and shall be served either by (1) hand delivery duly acknowledged; or (2) sent by registered post with acknowledgment due; or (3) by Courier at the respective addresses mentioned in this Agreement for Sale or at such other address as may be subsequently communicated by one Party to the other in writing

29. As required by the Income-Tax (Sixteenth Amendment) Rules, 1998.

- The TRANSFEROR state that he is assessed to Income Tax and the Permanent Account Number allotted to him is given in name clause above.
- The TRANSFEREE state that she is assessed to Income-Tax and the Permanent Account Number allotted to her is given in name clause above.

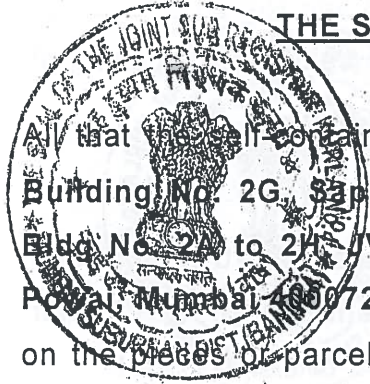
*[Handwritten Signature]*



*[Handwritten Signature]*

करल ४		
१६३३३	१४	४
२०१३		

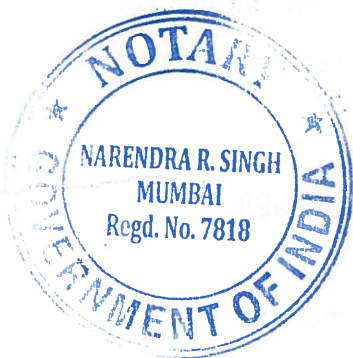
**THE SCHEDULE HEREINABOVE REFERRED TO:**



All that self-contained Flat on ownership basis Flat No. 204, 2<sup>nd</sup> Floor, Building No. 2G, Sapphire Lakeside Co-operative Housing Society Ltd., Bldg No. 2A to 2H, JVLR Road, Near Union Bank Of India Bldg., Tunga Powai, Mumbai - 400072, admeasuring 476.74 sq.ft. Carpet area, constructed on the pieces of parcels of land situated, lying and being in the registration district and sub- district of Mumbai Suburban District and bearing CTS No. 118, 119 - D/2, 1A of Village Tungwe-Kopari, Taluka Kurla at Powai In 'L' Ward.

*P. J. Jantel*

*Mona*





करल ४  
२०२३ १५ २

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

SIGNED AND DELIVERED BY THE WITHNAMED TRANSFEREE

MR. MAHENDRA GOVIND PANCHAL

*Mahendra*

(Signature)



(Left Thumb Impression)



SIGNED AND DELIVERED BY THE WITHNAMED TRANSFEREE

MS. PARUL DUA  
Through Power of Attorney MRS. MONA DUA

*Monna*

(Signature)



(Left Thumb Impression)



In the presence of

Witness:

1. Hareshchandra Babar

*Hareshchandra Babar*

2. Navin C. Patil

*Navin C. Patil*



CERTIFIED TRUE COPY  
OF THE ORIGINAL

*N.R. Singh*  
NARENDRA R. SINGH  
NOTARY (GOVT. OF INDIA)

C-1101, BLOOMING HEIGHTS,  
PACIFIC ENCLAVE, NEAR HIRANANDANI  
HOSPITAL, POWAI, MUMBAI- 400 076  
MOBILE : +91 9029551268 / 9869433277  
EMAIL ID: advsingh.notary@gmail.com

करल ४		
१८८३६	१६	४
२०२३		

**RECEIPT**

RECEIVED of and from the TRANSFEREE MS. PARUL DUA a sum of Rs. 48,00,000/- (Rupees Forty Eight Lakh Only) being the Part Consideration amount in respect of Plot No. 204, 2<sup>nd</sup> Floor, Building No. 2G, Sapphire Lakeside Co-operative Housing Society Ltd., Bldg No. 2A to 2H, JVLR Road, Near Union Bank Of India Bldg., Tunga Powai, Mumbai 400072, admeasuring 476.74 sq.ft. Carpet area, as per the terms of this agreement. The said amount is received in the following manner:-

Bank	Cheque No / RTGS No.	Date	Amount
Kotak Mahindra Bank	Online Transfer Reference No: 318819086324	07/07/2023	Rs. 1,00,000/-
Kotak Mahindra Bank	Online Transfer Reference No: 318917493785	08/07/2023	Rs. 4,00,000/-
State Bank of India	Online Transfer UTR No: SBIN323221522021	09/08/2023	Rs. 2,12,000/-
State Bank of India	Online Transfer UTR No: SBIN123224099428	12/08/2023	Rs. 10,00,000/-
State Bank of India	Online Transfer UTR No: SBIN123225234729	13/08/2023	Rs. 10,00,000/-
State Bank of India	Online Transfer UTR No: SBIN223226108121	14/08/2023	Rs. 10,00,000/-
State Bank of India	Online Transfer UTR No: SBIN223227500886	15/08/2023	Rs. 10,00,000/-
	TDS		Rs. 88,000/-
<b>Total</b>			<b>48,00,000/-</b>

I SAY RECEIVED Rs. 48,00,000/-

*Maheendra*

MR. MAHENDRA GOVIND PANCHAL (TRANSFEROR)

Witness:

1. *[Signature]* 2. *[Signature]*

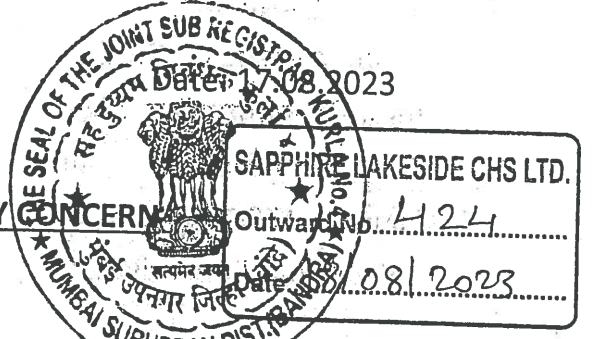
NOTARY  
NARENDRA R. SINGH  
MUMBAI  
Regd. No. 7818  
GOVT OF INDIA  
C-101, BLOOMING HEIGHTS,  
PACIFIC ENCLAVE, NEAR HIRANMANGI  
HOSPITAL, POWAI, MUMBAI-400 070  
MOBILE : +91 9822438818 9822438817  
EMAIL ID: sravish@notary.com



सफायर लेकसाईड सहकारी गृहनिर्माण संस्था मर्यादित  
SAPPHIRE LAKESIDE CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. MUM/MHADB/HSGTC/13425/2017-18

Regd. Office : Ground Floor, Building 2-C, Sapphire Lakeside CHS. Ltd. Off. JVLR, Near Union Bank of India Building, Powai, Mumbai - 400 072. Email : sapphirelakesidechsLtd@gmail.com Website : www.sapphirelakesidechs.com



TO WHOM SO EVER IT MAY CONCERN


This is to certify that **MR. MAHENDRA GOVIND PANCHAL** is a Bonafide member of our society holding Flat No. 2G – 204, Second floor admeasuring 476.74 sq. Feet carpet area. Share Certificate No.271, share numbered from 2701 to 2710. He wants to sell the said flat **without parking space** and ready to pay stamp duty therefore the society has no objection for the same.

The detail of flat is as under –

- |                         |  |
|-------------------------|--|
| 1. Flat No.             | 2G - 204, Second floor                           |
| 2. Area of Flat         | Admeasuring 476.74 sq. feet carpet area.         |
| 3. CTS No.              | 118,119 D/2 of Tunga Village                     |
| 4. Year of Construction | 2015   |
| 5. Municipal Ward       | L ward   |
| 6. Type of Flat         | RCC structure of stilt plus 22 floors with Lifts |

This No objection is issued to the member on his request to pay the stamp duty and Registration of the sale Document without prejudice

Sapphire Lakeside CHS Ltd.

  
Chairman / Secretary



नोंदणीकृत कार्यालय : तळ मजल, इमारत क्र. २ सी, सफायर लेकसाईड सहकारी गृहनिर्माण संस्था मर्यादित,  
जोगेश्वरी विक्रोळी लिंक रोड, युनियन बँक ऑफ इंडिया जवळ, पवई, मुंबई - ४०००७२.  
ई-मेल : sapphirelakesidechsLtd@gmail.com वेबसाईट : www.sapphirelakesidechs.com

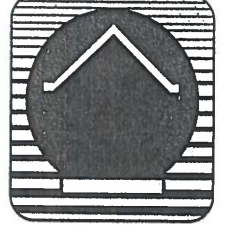


मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)



म्हाडा  
MHADA



विक्री परवानगी पत्र

जा.क्र./मि.व्य./कुर्ला/म.म./ई.ट/1033/2023.  
दिनांक :- 31 JUL 2023

प्रति,

श्री.महेंद्र गोविंद पांचाळ

इमारत क्र. २जी/गाळा क्र.२०४,

सफायर लेकसाईड को.ऑप. हौ. सो.(म), (उ.उ.ग),

तुंगा, पवई, मुंबई -४०००७२.

विषय :- इमारत क्र. २जी/गाळा क्र.२०४, (उ.उ.ग), सफायर लेकसाईड को.ऑप. हौ. सो.(म),  
तुंगा, पवई, मुंबई -४०००७२.म्हाडा वसाहत हा गाळाविक्री करणारा परवानगी बाबत.

संदर्भ:- आपला ऑन लाईन अर्ज क्र.१००१२४२५०००३१

महोदय,

उपरोक्त विषयास अनुसरून आपणांस कळविण्यात येते की, विषयांकित संकेत क्र. ३०९, इमारत क्र. २जी/गाळा क्र.२०४, (उ.उ.ग),,हा गाळा आपल्या नांवे पत्र क्र.६४९ दि. ०१/०२/२०१६ अन्वये वितरीत करण्यात आला आहे. तसेच संदर्भिय अर्जान्वये आपण सदर गाळ्याच्या विक्री करीता परवानगी देण्याबाबत विनंती केली आहे. करीता खालील अटीच्या अधिन राहून उपरोक्त गाळा विक्री करण्यास मंडळाची हरकत नाही.

सदर गाळा विक्री करण्यापुर्वी वित्तीय संस्थेने दिलेल्या कर्जाची परतफेड झाल्याबाबतचे पत्र सादर करणे अनिवार्य राहिल. तसेच सदर गाळा विकत घेणा-यास म्हाडा मिळकत व्यवस्थापक, गाळे / भुखंड विक्री, हस्तांतरण व अदलाबदल अधिनियम १९८१ मधील विनिमय २५अन्वये मंडळाकडे रितसर अर्ज करून सदरचा गाळा स्वतःचे नवे नियमित करून घेणे बंधनकारक राहिल. तसेच नियमानुसार गाळ्याची वाढीव किमत, थकबाकी तसेच इतर काही आकार भविष्यामध्ये निदर्शनास आल्यास त्याचा भरणा करणे अनिवार्य आहे. सदर खेरीद विक्री व्यवहार हा नोंदणीकृत असणे आवश्यक असून त्यावर शासनाच्या नियमानुसार मुद्रांक शुल्क देखील अदा करणे आवश्यक आहे.

सदरचा गाळा विक्री करण्याची परवानगी श्री.महेंद्र गोविंद पांचाळ यांच्या दिनांक १७/०७/२०२३ रोजीच्या अर्जास अनुसरून देण्यात येत आहे.

आपला विश्वास

मिळकत व्यवस्थापक / कुर्ला  
मुंबई मंडळ

करल ४  
१६६३६ ११ २२  
२०२३



Share Certificate Number 271

### SHARE CERTIFICATE

SAPPHIRE LAKESIDE CO-OPERATIVE HOUSING SOCIETY LTD.

Bldg. No. 2A to 2H, Tungga Powai, Mumbai 400072

Registered under the Maharashtra Co-Operative Societies Act, 1960 ( Under Maharashtra Act Number 24 of 1961)

Registration No MUM/MH/COOP/HSO/TC/13435/2017-18

Authorised share capital Rs. 336000/- divided into 6720 shares of Rs. 50/- each.

This is to certify that Shri/Smt/M/s PANCHAL MAHENDRA GOVIND

Owner of Flat No. 211 Wing 2G is the registered holder of (10) fully paid of shares of Rs. FIFTY each numbered From 2701 to 2710 both inclusive in SAPPHIRE LAKESIDE CO-OPERATIVE HOUSING SOCIETY LTD, Bldg No. 2A to 2H, JVC Road, Near Union Bank of India bldg., Tungga Powai, Mumbai 400072. Subject to the bye-laws of the said society.

Given under the common seal of the said society at Powai this 02 day of APRIL, 2018

Authorised

M C Members

Secretary

Chairman



8/11/19  
 98835 20 2  
 2023

NOTARY  
 KARENDRA R. SINGH  
 MUMBAI  
 REGD. NO. 7818



MEMORANDUM OF TRANSFER OF SHARE(S) MENTIONED OVERLEAF

DATE	TRANSFER NO	REGISTER FOLIO NO	NAME(S) OF TRANSFEREE(S)	INITIALS	AUTHORISED SIGNATORY

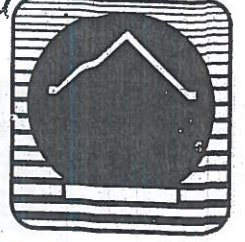




मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)  
MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)

SLPUB/8130  
Mahendra Panchal

म्हाडा  
MHADA



जा.क. उप.मुअ. (पणन) / मु.मं. / संकेत क्र. ३०९ / संवर्ग GP-६/६५१ / १६  
दिनांक : ०१/०२/२०१६.

गाळावितरण पत्र (Allotment letter)

१६६३६	२१	४
२०२३		

प्रति,

MR MAHENDRA GOVIND PANCHAL  
B/ 48, NAGESH PATIL WADI NO.2, STAR KRIDA  
MANDAL, GHATLA VILLAGE CHEMBUR  
MUMBAI-400071

विषय : संकेत क्रमांक ३०९, Tungwa, Powai,  
२/G/२/२०४ चे वितरण.

संदर्भ : या कार्यालयाचे तात्पुरते देकार पत्र क्र.उपमुअ (पणन)/ मु.मं./संकेत क्र. ३०९ / संवर्ग GP-६/६५१ / १६  
दिनांक : १४/०८/२०१५.



महोदय / महोदया,

वरील विषयाबाबतची संदर्भातील पत्रं पहावीत.

ज्याअर्थी .....

(१) आपण या कार्यालयाचे प्रथम सूचना पत्र दिनांक ०२/०२/२०१५ ला अनुसरून स्विकृती दर्शविलीव आवश्यक तेहमीपत्र, क्षतीपूर्तीबंध / प्रतिज्ञापत्र सादर केले आहे. या कार्यालयाच्या संदर्भातील तात्पुरते देकारपत्राला अनुसरून गाळ्याच्या किंमतीपोटी रुपये ७४३३०००/- ची अदायगी केली आहे.

त्याअर्थी .....

(२) आपणांस कळविण्यात येते की, आपला अर्ज क्र. ६०००१२०५०४, संवर्ग GP-६, संकेत क्रमांक ३०९, Tungwa, Powai योजनेतील इमारत क्रमांक / गाळा क्रमांक २/G/२/२०४ चे वितरण करण्यात येत आहे.

(३) सदरहू योजनेतील गाळ्याचे काम पूर्ण झाले असून गाळा वास्तव्यासाठी तयार आहे.

(४) गाळ्याचे ताबापत्र तथा ताबा पावती (Possession Letter cum Possession Receipt) उपमुख्य अधिकारी (पणन) येथे स्वतः उपस्थित राहून घेणे आवश्यक आहे. प्रत्यक्ष योजनेच्या ठिकाणी स्वतः उपस्थित राहून गाळ्याचा ताबा आपणांस कार्यकारी अभियंता (KURLA), मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाच्या अधिका-यांकडून कार्यालयीन कामकाजाचे दिवशी ( सार्वजनिक सुट्टी, दुसरावचौथाशनिवार आणि रविवार सोडून ) कामकाजाच्या वेळेत देण्यात येईल.

(५) सदरहू गाळ्याचा ताबा या पत्राच्या दिनांकापासून दहा दिवसांत घेणे बंधनकारक आहे. पुढील अटीवशातीं आपणांस लागू राहातील.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.  
दूरध्वनी ६६४०५०००/२६५९२८७७ / २६५९२८८१  
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000 / 26592877 / 26592881  
Fax No. : 022-26592058

(127)

५.१. म्हाडा कार्यावाहील तरतुदीनुसार मिळकत व्यवस्थापनाच्या संबंधी असलेल्या नियम व विनियम ( वेळोवेळी केलेल्या सुधारणेसह ) पालन करणे बंधनकारक आहे. महाराष्ट्र सहकारीसंस्थांचे अधिनियम १९६० मधील तरतुदीनुसार आपणांस आपणांच्या गाळेधारकांच्या गृहनिर्माण सहकारीसंस्थेचे सदस्य होणे बंधनकारक आहे. गाळेधारकांनी या पत्राच्या दिनांकापासून १० दिवसांच्या आत गृहनिर्माण सहकारीसंस्था स्थापन करणेच नोंदणी करणे आवश्यक आहे.

५.२. आपणांस गाळ्याचा ताबा देण्यात आल्यानंतर दरमहा सेवाशुल्क रुपये ४२६०/- Assistant Account Officer /MHADB, मुंबई मंडळ, पहिला मजला, गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई : ४०० ०५१ यांचेकडे दरमहिऱ्याच्या १० तारखेपूर्वी भरावयाचे आहे. ताबा घेण्यापूर्वी रुपये ४२६०/- याप्रमाणे १२ महिन्यांचे रुपये ५११२०/- सेवाशुल्काचा आगवधी भरणाऱ्या मिळकत व्यवस्थापक Assistant Account Officer /MHADB, मुंबई मंडळ यांचेकडे गाळ्याचा ताबा घेण्यापूर्वी करावा लागेल.

५.३. गाळ्याचा ताबा घेण्यापूर्वी ताबापत्र तयार करावे. ताबापावती दिनांक टाकून व स्वाक्षरी करून गाळ्याचा ताबा देणा-या म्हाडाच्या (मंडळाच्या) अधिकाऱ्यांकडे सुपूर्द करावी.

५.४. सदर गाळ्यामध्ये कोणत्याही कडे वितरित ( गाळ्याचे वाटप एखाद्या संस्थेला झाले असल्यास संस्थेच्या अधिकृत व्यक्तीकडे) कोणत्याही संस्थेमध्ये वास्तव्य करता येणार नाही. तसे आढळल्यास किंवा आपण गाळ्याची विक्री तथाहस्तांतरण करू शकत असल्यास गाळ्याचे आपणांस केलेले वितरण रद्द केले जाईल व ताबा परत घेतला जाईल.

५.५. सदर गाळ्याची किंमत अदा करण्यासाठी आपण जर कर्ज घेतले असेल तर गाळ्याचे वितरण पत्र वित्तीय संस्थेकडे/बँकेकडे सुपूर्द करणे आवश्यक आहे. कारण गाळ्याची किंमत ( कर्जांन्वये ) म्हाडा/मुंबई मंडळाने बँकेकडून/वित्तीय संस्थेकडून स्विकारली आहे. सदर वितरणपत्र वित्तीय संस्था/बँकेला सुपूर्द केल्याची पावती आपण उपमुख्य अधिकारी (पणन)/मु. मं. यांचेकडे सादर केल्यानंतरच गाळ्याचा प्रत्यक्ष ताबा आपणांस देण्यात येईल.

५.६. गाळ्याचा ताबा घेण्यापूर्वी आपणांस शासनाच्या संबंधित खात्याच्या नियमानुसार व प्रचलित दराने मुद्रांक शुल्क ( Stamp duty ) रु. ३७१६५०/- उप निबंधक (Stamps) वा तत्सम स्टॅम्प प्राधिकरणाकडे भरावयाचे आहे. स्टॅम्प ड्युटी/मुद्रांक शुल्क अदा न केल्यास व त्यासाठी विलंब झाल्यास आकारण्यात येणारा विलंबशुल्क/दंड आपणांस भरावा लागेल. त्यासाठी म्हाडा/मुंबई मंडळ जबाबदार राहणार नाही, याची आपण नोंद घ्यावी.

५.७. सदर गाळा SARASWAT BANK येथे तारण ठेवून कर्ज घेतले आहे.

६. म्हाडाच्या योजनेतील आपणांस मिळालेल्या गाळ्याबद्दल आपले पुनः अभिनंदन. आपणांस म्हाडा/मंडळाचे सदैव सहकार्य असेल. आपल्याही सहकार्याची अपेक्षा.

शुभेच्छेसह,



आपला विश्वासू,

*(Signature)*

उपमुख्य अधिकारी (पणन),  
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

पुढील माहितीसाठी व योग्य त्या पुढील कार्यवाहीसाठी.

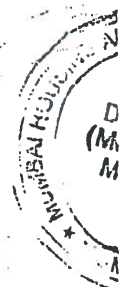
१) कार्यकारी अभियंता (KURLA)/मुंबई मंडळ.

२) उप-अभियंता (KURLA)/मुंबई मंडळ.

३) मिळकत व्यवस्थापक- (KURLA)/मुंबई मंडळ.

४) सहाय्यक लेखाधिकारी (जमा)/मुंबई मंडळ.

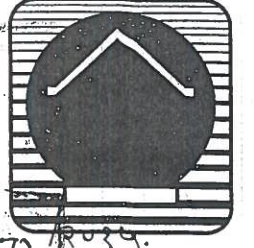
५) निवड नस्ती.





मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)



जा.क. उपमुअ (पणन)/संकेत क्र. ३०९/२०१५/६५०/२०२५

दिनांक: ०१/०२/२०१६

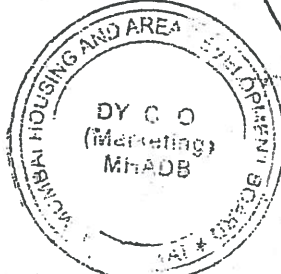
ताबापत्र तथा ताबापत्र

(Possession Letter cum Possession Receipt)

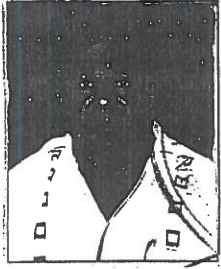
MHADA		
२३	२३	२३

१) मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाच्या Tungwa, Powai येथील योजना क्र. ३०९ मधील इमारत क्रमांक २/G गाळा क्र. २०४ चा ताबा श्री./श्रीमती/कु. MR MAHENDRA GOVIND PANGHAL यांनी घेण्यास परवानगी देण्यात येत आहे.

२) सदरहू गाळ्यामध्ये आपल्या व्यतिरिक्त अन्य व्यक्ती राहत असल्याचे आढळल्यास सदर ताबा आपण म्हाडाच्या/मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाच्या परवानगी शिवाय हस्तांतरीत किंवा विक्री केल्याचे आढळल्यास ताबाचे वितरण रद्द करण्यात येईल, तसेच गाळ्यात राहणा-या अनधिकृत व्यक्तिला निष्कासित करण्यात येऊन गाळ्यात ताबा घेण्यास येईल.



उपमुख्य अधिकारी (पणन)  
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ.



अर्जदाराचे/लाभधारकाची सही

१) .....  
२) .....

अंगठा



अर्जदाराच्या मतीची/पत्नीची सही

१) .....  
२) .....

अंगठा



सदनिका धारकाचा आधार कार्ड क्र.  
९९५५५५३७३८५३



प्रत- मिळकत व्यवस्थापक (KURLA)/मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ.

गाळ्याचा ताबा दि. / / २०१५ पासून देण्यात आला आहे. त्याप्रमाणे पुढील कार्यवाही आपल्या कार्यक्षेत्रातील राहिल.

२) प्रत- कार्यकारी अभियंता/ (KURLA) /मुंबई मंडळ यांना योग्य त्या पुढील कार्यवाहीसाठी.

आपल्या विभागातील उप अभियंत्याने गाळ्याचा ताबा देताना लाभधारकाची स्वाक्षरी घ्यावी व ती या पत्रावर केलेल्या स्वाक्षरीशी जुळत असल्याची खात्री करून घेऊन गाळ्याचा ताबा द्यावा. योजनेतील गाळ्याच्या ताब्याची नोंद नोंदवहीत करावी. ताबा दिल्याची रसीद/पावती उपमुख्य अधिकारी (पणन)/ मुंबई मंडळ या विभागाकडे सात दिवसांच्या आत पाठवावी.

३) प्रत- निवड नस्ती.

गृहनिर्माण भवन, कलानगर, वॉट्रे (पूर्व), मुंबई - ४०० ०५१.  
दूरध्वनी ६६४०५०००/२६५९२८७७ / २६५९२८८१  
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000 / 26592877 / 26592881  
Fax No. : 022-26592058

130

करल ४

१६६३६  
२४  
२  
२०२३



नोंदणी क्रमांक : एमयुएम / एमएचएडीबी /  
/ १३४२५ / सन २०१७



## नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

सफायर लेकसाईड सहकारी गृहनिर्माण संस्था मर्यादित, इमारत  
क्र. २, एच आय जी, सीटीएस नं. ११८, ११९ - डी/२, तुंगा  
पवई, मुंबई - ४०००७२.

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

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



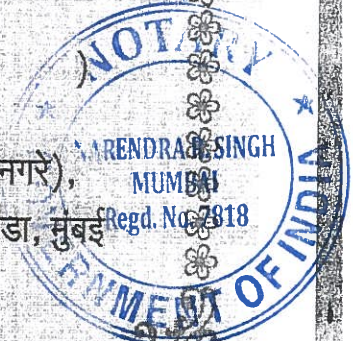
मुंबई :

दिनांक १७/१०/२०१७

नितीन काळे

उपनिबंधक,

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



Notary  
1715  
V. B. KOWE





# बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी केल्यात झालेले आहे.

लेखा क्रमांक LX1208541290008	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201911BIL15244090 201911BIL15244091	देयक दिनांक 20/05/2022
पक्षकाराचे नाव व पत्ता : Shri. PANCHAL MAHEDRA GOVIND 2G 204, M/S.SAPPHIRE LAKESIDE CHS. LTD., OFF JVLR, NEAR UNION BANK OF INDIA BUILDING, POWAI, MUMBAI,-400072		प्रेषक - महा. क. व. सं. / विभाग : 2023	Asstt. Assessor & Collector, L Ward, Municipal Office Building, Laxmanrao Yadav Market Building, S. G. Barve Marg Kurla (West), Mumbai - 400 070.
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी. टी. एस. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मासिक मूल्य, टिकाण, मालमत्तेचे वर्णन, करदात्यांचा नाव. CTS 118, Wing G, Bldg No. 2 G, Powai, MHADA PPT, Mumbai, 400072, VILLAGE TUNGVA, MUMBAI SUBURBAN DIST. (BANDRA) AND AREA DEVELOPMENT BOARD GHATKOPAR			
प्रथम करनिर्धारण दिनांक: 22/07/2015	जलजोडणी क्रमांक: -	मूल्य: ₹ 0	देयक क्रमांक: 054220
एकूण भांडवली मूल्य: ₹ Thirty Lakh Fifty Four Thousand Two Hundred Twenty Only (अक्षरी)			
देयक तयार करलेवेळी 31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	01/04/2010 या तारखेपर्यंतची थकबाकी	₹ 0
देयक कालावधी:	01/04/2019	ते	31/03/2020



कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
सर्वसाधारण कर			0			0
जल कर			0			0
जललाभ कर			1054			1054
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			657			657
म.न.पा. शिक्षण उपकर			611			611
राज्य शिक्षण उपकर			535			535
रोजगार हमी उपकर			0			0
वृक्ष उपकर			31			31
पथ कर			764			764
एकूण देयक रक्कम			3652			3652
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
अली बर्ड योजनेनुसार लाभाची रक्कम			0			0
भरावयाची निव्वळ रक्कम			3652			3652
प्रतिदानाची निव्वळ रक्कम			0			0
* 30.06.2019 पर्यंत भरावयाची निव्वळ रक्कम			0			0
* 31.07.2019 पर्यंत भरावयाची निव्वळ रक्कम			0			0
* 31.07.2019 नंतर भरावयाची निव्वळ रक्कम			3652			3652
अक्षरी रुपये	₹ Three Thousand Six Hundred Fifty Two Only			₹ Three Thousand Six Hundred Fifty Two Only		
अंतिम देय दिनांक			18/08/2022			18/08/2022

### To make payment through NEFT:

IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOLX1208541290008 , Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of "BMC"

\* अली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे .

मालमत्ता लेखा क्रमांकातील पहिले ११ बँक इमारतीची यु.आय.डी. (युनिक आयडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यु.आय.डी. स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर यु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



*Original*

(विशेष पां. मॉडे)  
करनिर्धारक व संकलक



E & OE



MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHB / 131 / B.P. (Spl. Cell) / AL / 337, dt. 25 MAY 2015

ISSUED

Dy. Ch. Eng. (B.P.) Special Cell  
Office: Municipal Training Centre,  
Rajesh Vihar Complex,  
Chandivda (East) Road, Lower,  
Andheri (East), Mumbai-400 072.  
2023

To,  
Executive Engineer,  
Housing Kuria Division,  
M.H. & A.D. Board, 2nd Floor,  
Grihbirman Bhavan, Kalanagar,  
Bandra (East), Mumbai-400 051.

Subject: Full occupation permission to building No- 02, (LIG), consisting of Suits A,B,C,D,E,F,G,H comprising of 'Suit- 22' upper floors for residential use on plot bearing CTS No. 1A, 119-D/2, 1A of village Tungwe-Kopar, Tal. Powai, Dist. Mumbai.

Ref: 1) Original File No. CE/661/BPES/Govt./AL for Building No. - 02, LIG, consisting of Suits A,B,C,D,E,F,G,H comprising of 'Suit- 22' upper floors for residential use on plot bearing CTS No. 1A, 119-D/2, 1A of village Tungwe-Kopar, Tal. Powai, Dist. Mumbai. / MR/420/2015-12-09  
2) Letter from MHADA U No- BB:Kuria Div./Tungwe-Powai / MR/420/2015-12-09  
2014 & 04/04/2015.

Sir,  
The development work of multi-storied building No.- 02 (LIG), consisting of Suits A,B,C,D,E,F,G,H comprising of 'Suit- 22' upper floors + Lift Machine room, completed under the supervision of Shri Nitin A. Patil, Licensed Structural Engineer, L.E. No. CA/2008/42077; Shri Y. P. Kajale, Licensed Structural Engineer, L.E. No. STR/K/170, under the departmental supervision of Executive Engineer, Housing Kuria Division, M.H. & A.D. Board, may be occupied on the following conditions:

1. That the certificate under Section 270-A of M.M.C. Act shall be submitted within 3 months or B.C.C whichever is earlier.
2. That the Final N.O.C. from S.G. shall be submitted before requesting for occupation for building No. 1A in the layout.
3. All balance layout conditions shall be complied with before requesting for occupation for building No. 1A in the layout.
4. That the regular/sanctioned/proposed lines/ D.P. roads and reservations will be got demarcated at site through A.E. (Survey)/ E. E. (T& C)/ E. E. (D.P.)/ DILR before requesting for approval of plans for building No. 1A in the layout.
5. That the Final NOC / Final Completion Certificate from E.E. (S.W.D.)/E.E. (S.P.) (P&D) /A.E.W.W. (L)/A.A. & C (L)/STP shall be submitted before requesting for occupation for building No. 1A in the layout.
6. That the handing over of scheme amenities to MCGM free of cost such as, plot for MTC Bldg. (i.e. 50% built up area on 40% plot for bldg. u/r) admeasuring 14,752.92sq.mtrs. (40%) & 18,441.15 sq.mtrs. (50%), shall be complied with before September 2015.
7. That the layout for land u/r shall be amended with the proposed amendments before requesting for approval of plans for building No. 1A in the layout.
8. That the separate P.R. Card in the name of MCGM and handing over of 13.40M wide R.L. shall be complied with before requesting for occupation for building No. 1A in the layout.
9. That the terms & conditions of final CFO NOC dt. - 30/3/15 shall be complied with.

A set of completion plans is enclosed herewith in token of approval.  
Note: This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act 1888.

अभिनिम- 2015 अंकीत प्रविष्टात कामा अहोत  
Yours faithfully,

SE BP (Spl. Cell)  
cityles

AE BP (Spl. Cell)  
cityles

Executive Engineer,  
[Building Proposal] Spl. Cell



25 MAY 2015

ISSUED

करल ४

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No.-CHE/131/B.P. (Spl. Cell)/AL/337

Copy forwarded for information please to:

- 1. Architect, Shri.Nitin A. Patil.
- 2. Asstt. Commissioner 'L ward'.
- 3. A.E. (W.W.)- 'L ward'.
- 4. A.A. & C. - 'L ward'.
- 5. Collector M.S.D. 10<sup>th</sup> Floor, Administrative Bldg., Bandra (E), Mumbai.
- 6. E.E. (Vig) E.Sub.
- 7. A.E.Survey - 'L Ward'.

*Patil*  
SE BP (Spl. Cell)  
City/ES

*Patil*  
21/05/2015  
AE BP (Spl. Cell)  
City/ES

Copy to:

- 1) PS to Municipal Commissioner 25 Mini 20
  - 2) PS to V.P. MHADA.
- Submitted please.



I-133D

*Patil*  
21/05/2015  
SE BP (Spl. Cell)  
City/ES

*Patil*  
21/05/2015  
AE BP (Spl. Cell)  
City/ES

Executive Engineer.  
(Building Proposal) Spl. Cell.

उपरोक्त बांधकामासाठी नगरपालिका मालकीच्या अधिकार अधिकारिच्या १२०५ अंतर्गत नगरपालिकाद्वारे मान्यता देण्यात आली आहे.

04

The well 'P' form No. AE/E/10729/11 m/c dt. 1/10/14 is certified for permanent water connection for Bldg No. 2, wing A to H comprises of Slit + 2<sup>nd</sup> upper floor

*Patil*  
SE BP (Spl. Cell)

*Patil*  
21/05/2015  
AE BP (Spl. Cell) City/ES

एचएनएन/एन.नितीन.पाटील/एन.ए.ए./१०७२९/११ म/से. दि.१/१०/१४ हे स्थायी पाणी जोडण्यासाठी नगरपालिका मालकीच्या अधिकार अधिकारिच्या १२०५ अंतर्गत नगरपालिकाद्वारे मान्यता देण्यात आली आहे.



महाराष्ट्र शासन  
**GOVERNMENT OF MAHARASHTRA**  
 ई-सुरक्षित बँक व कोषागार पावली  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

2023 14062828090526

Bank/Branch: IBKL - 6910218/CHEMBUR  
 Pmt Txn id : 81535482  
 Pmt DtTime : 28-JAN-2016@15:36:02  
 ChallanIdNo: 69103332016012851150  
 District : 7101-MUMBAI

Stationery No: 14062828090526  
 Print DtTime : 28-Jan-2016@16:23:35  
 GRAS GRN : MH006826587201516S  
 Office Name : IGR1975 KRL JT SUB REGI

StDuty Schm: 0030045501-75/STAMP DUTY  
 StDuty Amt : R 3,71,650/- (Rs Three, Seven One, Six Five, Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 0/- (Rs Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable Consideration: 74,00,000/-  
 Prop Descr : 309, TUNGA POWAI, 2G 2ND FLOOR, RCOM NO 2, MUMBAI, Maharashtra, 400072

Duty Payer: PAN-AGCPP7143D, MAHENDRA GOVIND PANCHAL  
 Other Party: ,MHADA

Bank official1 Name & Signature

*Pansoch*  
 8196SH

*Panichank*  
 MAHENDRA PANICHANK  
 Joint & Co-ordinator Manager

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

**NOTARY**  
 NARENDRA R. SINGH  
 MUMBAI  
 Regd. No. 7818  
 GOVERNMENT OF INDIA

HOUSING AND AREA DEVELOPMENT BOARD  
 DYCO  
 (Marketing)  
 MHADB

DEVELOPMENT BOARD

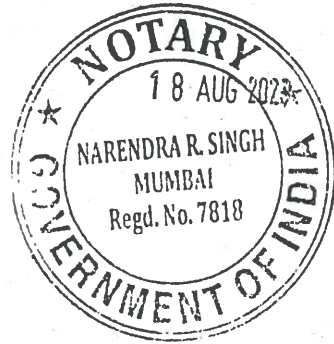
129



महाराष्ट्र MAHARASHTRA 2023



1:0 JUL 2023



GENEREAL POWER OF ATTORNEY





करल ४		
२८८३६	३९	२
२०२३		

आडपत्र-१ / Annexure - 1

13 JUL 2023

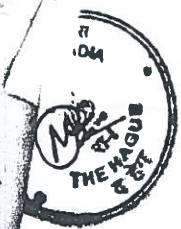
१. मुद्रांक विधी नोंदवली जन्. क्रमांक / दिनांक	७७७६८
२. दस्तावेजा प्रकार	POA
३. दस्त नोंदवली मुद्रांक क्रमांक ?	होय / नाही
४. शिकविलेली प्रकृतिसिद्धी	
५. मुद्रांक विधी	
६. मुद्रांक प्रस्तावनास नोंदविलेला दिनांक, यत्नक्रमांक	
७. मुद्रांक नोंदविलेला	
८. मुद्रांक नोंदविलेला	
९. परवानगी देणाऱ्या व्यक्तीचा नाव, पत्तिका क्रमांक-१	
१०. परवानगी देणाऱ्या व्यक्तीचा पत्ता	
११. ६/११, सेक्टर-११, वाशी, नवी मुंबई	
१२. परवानगी देणाऱ्या व्यक्तीचा स्वाक्षरी क्रमांक	९२०९०२४

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलायामुळे परिश्रम वापरणे समजदारक आहे.

Parul Daa  
Rahul Pawai  
Mona Daa  
50/-

Notary  
M  
Regd.  
ERN

NOTARY  
NARENDRA P. SINGH  
MUMBAI  
Regd. No. 7818  
GOVERNMENT OF INDIA



करल ४		
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**GENERAL POWER OF ATTORNEY**



I, **MS. PARUL DUA**, an adult aged about 30 years, having permanent residence at **203, Building no 12, Mhada Flats, Coast Guard Officers Residential Area, Opposite Powai Lake, Rambagh, Powai, Mumbai - 400072**, having Aadhaar no. **2378 8727 6326** and Pan Card No. **WVGPD5938**  
**SEND GREETINGS:**



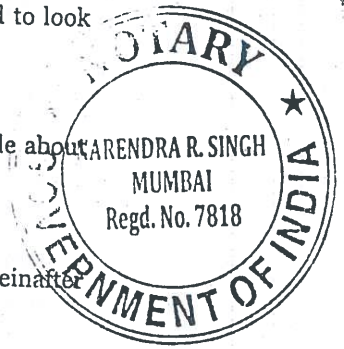
Whereas I am desirous of purchasing a property in my name including but not limited to **Flat No. 204, 2nd Floor, Building no. 2G, Sapphire Lakeside Co-operative Housing Society Ltd., JVLR Road, Near Union Bank of India Building, Tungwa Powai, Mumbai - 400072**, admeasuring **476.74 sq. ft. Carpet Area**, (herein after referred to as the said Property)

AND WHEREAS due to personal reasons it is not possible for me to attend matters involving my presence in efficient manner and therefore, I desire to appoint some fit and proper person of my faith as my true and lawful Attorney to do or caused to be done for me and on my behalf all the matters, deeds and things pertaining to the said affairs

WHEREAS I desire to appoint **MRS. MONA DUA**, to act as my Attorney and to look after my affairs in my absence.

AND WHEREAS **MRS. MONA DUA**, is sufficiently capable and knowledgeable about all my affairs and are capable of handling them.

AND WHEREAS **MRS. MONA DUA**, has consented to act as my Attorney [hereinafter referred to as "**the Attorney**"].



I, the above named **MS. PARUL DUA**, do hereby appoint, nominate, and constitute my mother **MRS. MONA DUA**, an adult, residing at **AL-5, 2/11, Suyog Apt, Sector-5, Airoli, Navi Mumbai 400708**, having Aadhaar No: **4277 1309 9388** & Pan Card No: **CBVPD7122G**, to be my true and lawful Attorney, in my name and on my behalf and to do and execute all or any of the following acts, deeds, things that is to say:-

1. To pay the consideration on my behalf for the purchase of above said property/any property in my name and also to pay all other expenses including Stamp Duty, Registration Charges, Society Charges, Transfer Charges, Electricity



*Parul*

करल ४		
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Charges, Maintenance Charges, Corporation Taxes, Mamlatdar Taxes & all other outgoings payable on my behalf and demand valid receipts on my behalf.



To take the delivery of possession of above said property/any property on my behalf and sign & issue the Possession Receipt on my behalf from the Builder / Society/ Person.

and correspond with the Municipal Corporation including all its departments for the purpose of assessment in respect of the said Property/any property.

4. To pay on my behalf to the Co-operative Housing Society and/or the Builders, the monthly outgoing in respect of the said Property/any property and obtain valid Receipts thereof.

To represent before the Managing Committee and/or the Officer bearers of the said Society and/or the Builders and his Agents, as the case may be in all matter connected with the said Property.

6. To sign, admit, execute and register Sale Agreement / Agreement for Sale / Sale Deed / MOU on my behalf for Purchase of the said property/any property in my name and to present the same for registration and admit the execution thereof before the Registrar or Sub Registrar and sign in the books of the Sub Registrar.

7. To sign and execute any Indentures or Conveyance Deed, or Assignment or any other documents which may be necessary on my behalf and also to attend the office of the Sub-Registrar or any Registration Authorities and admit the execution of such documents on my behalf, before the Registration Authorities and sign before and in the Books of the Registration Authorities.

8. To complete all the formalities for the transfer of said Property/any Property /office/ commercial premises purchased on my behalf and in my name and get the same transferred to my name by applying to the Concerned Authorities or Government Officers or Local Authorities, Revenue Authorities, Co-operative Societies or Association Of Apartment Owners Condominium etc.

9. To take the delivery of possession of the said Property/any Property, on my behalf and sign & issue the Possession Receipt on my behalf.

10. To obtain possession of the said Property/any property as and when the same is ready for occupation.

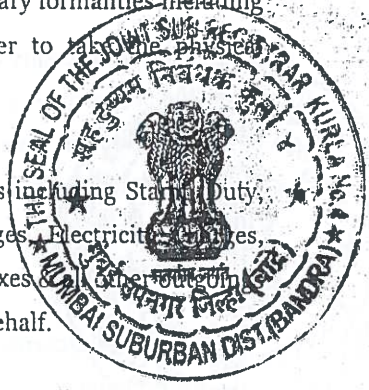
*Rand*



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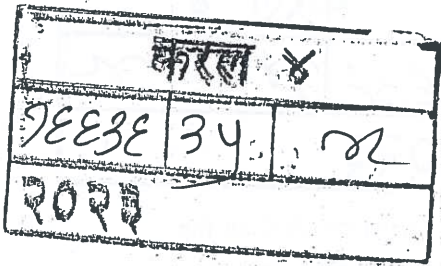
NARENDRA R. SINGH, MUMBAI, Regd. No. 7818. To obtain possession of the said Property and keys on my/our behalf from the Builder/Developer/Seller and to undertake all the necessary formalities including but not limited to signing/ executing possession letter to the said Sub Registrar for possession of the said Property.



12. To pay the consideration on my behalf for the expenses including Stamp Duty, Registration Charges, Society Charges, Transfer Charges, Electricity Charges, Maintenance Charges, Corporation Taxes, Mamlatdar Taxes & other charges payable on my behalf and demand valid receipts on my behalf.
13. To appear before all the co-operative body/society / Builder / Sub - Registrar or authority or before any other local concerned body/authority and/or to pay all the rates, rents, charges, electricity, water charges and/or such other charges to the Authorities concerned as required and as my/our said attorney thinks fit.
14. To sign, admit and execute, register on my behalf Agreement of Leave and License, in respect of said/any Property /office/ commercial premises in my name with any person, Company, Firm and to present the same for registration and admit the execution thereof before the Registrar or Sub Registrar and sign in the books of the Sub Registrar.
15. To receive any documents in my name and on my behalf.
16. To receive on my behalf the License Fees & security deposit amount from the Licensee and sign and issue valid receipts and discharge for the same.
17. To sign forms, documents and papers required for the purpose of registration of Co-operative Housing Society or a Limited Company or an Association of Apartment/Shop Owners and become member thereof participating in all the meetings and proceedings from time to time, obtain share certificates, parking allotment letters and/or other documents issued in my name and hold the same as my Attorney and obtain possession of the Property/shop.
18. To manage all the property/ies possessed by me and to do all such lawful acts as the said Attorney may consider necessary and expedient for my advantage as the case may be and for the benefit of my estate and in particular to improve them, to lease them, to collect all rents and profits and to take all lawful proceedings and means by suits or any other actions for recovery of and receiving the rents and otherwise for managing these properties of mine.

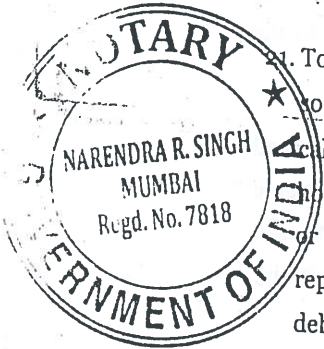


*Passed*



19. To pay necessary cost, taxes, out going charges, expenses, and dues in respect of the property/ies purchased. To apply for and obtain no objection certificate under the Co-operative Societies Act or from any other body or bodies in respect of agreement of purchase of the property and to do all acts, deeds, matters, and things necessary for obtaining such certificates, in connection with the property.

To deal and correspond with electric supply company for installing meter or for transferring the meter installed in the premises owned by me. For such to sign any document writing affidavit undertaking indemnity or any document as may be required by the concerned authorities.



21. To vote at the meetings of any company or corporate bodies or co-operative societies or condominium of apartment owner or anybody including meeting called by contractors, builders, promoters, tenants or members or owners of a house or building where I or My Attorney has bought or owned a flat /shop/ unit or have other interest or where otherwise act as my proxy as the case may be or representative or appoint proxies in respect of all my property/ies, share, debenture, etc. now held by me or which may hereafter be acquired in my name by the said Attorney.
22. To pay insurance premium on my life policies or on my properties and have correspondence with the concerned authorities on all attendant matters and to sign all forms, claims, settlements, etc.
23. To commence, institute, file, carry on, continue, prosecute, defend, answer or oppose all actions, suits, writ petitions or other legal proceedings and demand and to appear in any court of Justice in any actions or other proceedings which may be instituted by and/or against me and in the said actions or proceedings to prosecute or discontinue or to become nominated therein or suffer judgment to go against me as the Attorney shall be advised and think proper.
24. To appoint any advocate, solicitor, chartered accountants, consultant, professional, pleader, or any other legal or income tax practitioners.
25. To let the property on rent belonging to me on such terms and conditions as the Attorney may think fit and proper and receive the rents from the tenant/s or lessee/s the case may be and issue proper receipts for the amounts so received; to maintain the property and effect necessary repairs from out of the rents so derived, to pay all taxes legally payable in respect of the all my property/ies, to represent me before the authorities of Municipal Corporation, to the society or obtaining any permission for letting out property and to file any sort of

*Recd.*



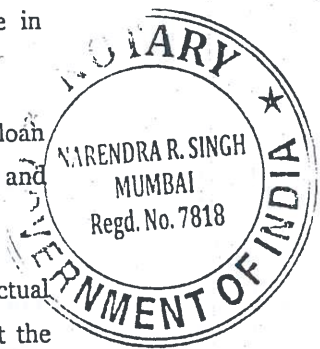
NARENDRA R. SINGH  
MUMBAI  
No. 7818

NOTARY  
INDIA

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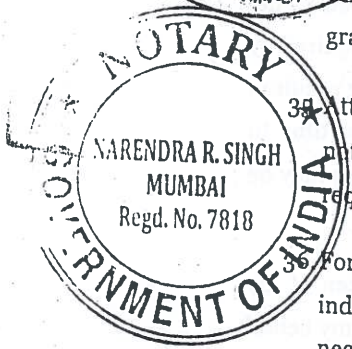
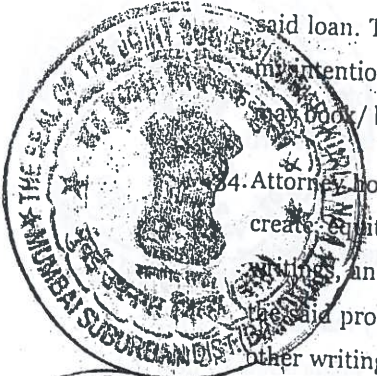
undertaking written statement to give proper effect and other authorities and to file all returns or applications before them, to engage counsels, advocates, auditors, agents or other persons, to discharge any or all of them and to appoint other persons instead necessary for any of the purpose on such remuneration salary or commission as the said Attorney think proper, to represent on my behalf the said authorities and for that purpose to sign Vakalatnamas on my behalf

26. To file suits for recovery of arrears of rent or recovery of loans advanced deposits made, defend suits filed against me pertaining to my properties other assets and to compromise such suits.
27. To apply for Loans for purchase of the said property and mortgage the same
28. To apply for a loan to any bank for such amount as the Attorney may deem fit and for that purpose to pay the processing fee and sign the loan application in my name and on my behalf and to furnish all the details and information required by BANK and to give any statement, letter, clarification or any other writing required for necessary for availing the said loan from BANK and from time to time to follow-up the said loan application and do such other things and deeds as may be necessary in relation thereto.
29. To accept the loan offer letter and sign the acceptance thereof in token of my acceptance of the terms and conditions therein contained and to pay on my behalf the processing fees and any other charges including commitment charge in respect of the said loan.
30. To request BANK or agree with BANK for any change or modification in the loan amount, rate of interest, period of repayment of loan or any other terms and conditions in relation to the loan at any time or from time to time.
31. To receive the disbursement of the loan and for that purpose give effectual discharges and give all the necessary information and documents to assist the Technical and Legal Appraisal of the property purchased/ to be purchased with the help of the loan.
32. To mortgage any property purchased on my behalf or which I might have booked/ purchased (whether with or without BANK's financial assistance) with BANK by deposit of Title Deeds as security for the repayment of the loan granted/ to be granted by BANK to me.
33. To deposit on my behalf the documents of title and to state on my behalf to any officer of BANK that the said documents are being deposited for creating a security on the said property by way of equitable mortgage of repayment of the



*Received*

20/08/20		
9883E	30	22
2028		



said loan. The attorney is fully authorized to make these statements and convey my intentions to create security on my said property or any other property he/ she may buy/ buy on my behalf.

34. Attorney holder is further authorized to make any other statements necessary to create equitable mortgage by deposit of title deeds and also to execute any undertakings, indemnities, etc. On my behalf irrespective of mortgage of the said property on the guaranteeing of the repayment of the said loan and any other writings whatsoever required in respect of the said transactions of the loan granted/ to be granted to me on creation of the said security.

35. Attorney holder is also authorized to execute any loan agreement, promissory notes, letter of declaration and indemnity or such other documents as may be required by BANK in respect of the said loan.

36. For all or any of the purposes aforesaid to execute all such guarantees, indemnities, covenants, and obligations on my behalf as the Attorney may think necessary and proper.

37. For managing my affairs to enter into such arbitration references and to appoint such arbitrators as the Attorney may deem fit and proper.

38. To concur in doing any of the acts and things herein before mentioned in conjunction with any other person or persons interested in the premises.

**FOR THE BETTER DOING**, performing, and executing of the matters and things aforesaid, I do hereby grant unto my said Attorney full powers and authorities to substitute and appoint in my place one or more Attorney or Attorneys to exercise on my behalf as my Attorney or Attorneys all the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorney or Attorneys as the said Attorney shall from time to time think fit.

**AND GENERALLY** to do and execute all such deeds, instruments acts and things in relation to the properties movable and immovable now or hereafter belonging to me wherein I shall have any interest and in my capacity and in all matters relating to my affairs as fully and effectively in all aspects as I myself could have done if personally present as the said Attorney shall deem fit and proper.

**I FURTHER CONFIRM** that the powers granted by me are as per my wish and any person relying upon this Power of Attorney shall be protected by the representation made herein and the authorities given by me to the said Attorney and I shall not

*Paul*



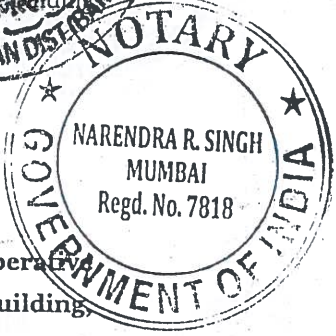
करल ४  
१९३९ ३८ ४  
२०२३

NANDRA R. SINGH  
MUMBAI  
Regd. No. 7818

MENT

challenge or call in question any act done by the said Attorney individually or jointly or severally for me and on behalf of me and the same shall be binding upon me.

I HEREBY AGREE that all acts deeds and things done by the said Attorney shall be construed as acts, deeds, and things done by me. I hereby undertake to ratify and confirm all and whatever each of the said Attorney shall do by virtue of the powers hereby given. I hereby confirm that any person relying upon this power of Attorney shall be protected by the representation made herein and the authorities given to the said Attorney and I shall not challenge or call in question any act done by the said Attorney jointly or severally for me and on behalf of me and the same shall be binding upon me.



SCHEDULE OF PROPERTY

Flat No. 204, 2nd Floor, Building no. 2G, Sapphire Lakeside Co-operative Housing Society Ltd., JVLR Road, Near Union Bank of India Building, Tungwa Powai, Mumbai - 400072, admeasuring 476.74 sq. ft. Carpet Area.

IN WITNESS WHEREOF, I MS. PARUL DUA hereunto set and subscribed my hand and signature at Mumbai this 18<sup>th</sup> day of JULY 2023

SIGNED AND DELIVERED by ] Parul  
the within named executant ]



MS. PARUL DUA

I accept

Mona

Specimen signature of Attorney  
MRS. MONA DUA

In the presence of

BEFORE ME

Narendra R. Singh  
NARENDRA R. SINGH  
NOTARY (GOVT. OF INDIA)  
C-1101, BLOOMING HEIGHTS,  
PACIFIC ENCLAVE, NEAR HIRANANDANI  
HOSPITAL, POWAI, MUMBAI-400 076.  
MOB: 9029551268 / 9869433277



1. TIRTHA KALoor  
Tirtha Kaloor  
De Lis mortel 42-20,  
5612 AR, Eindhoven

18 AUG 2023

S. NO. 904 P. NO. 90  
NOTARY Register 31 Date 18 AUG 2023



करल ४		
१६६३६	३९	२
२०२३		



Kaur Singh

1220  
UTRECHT

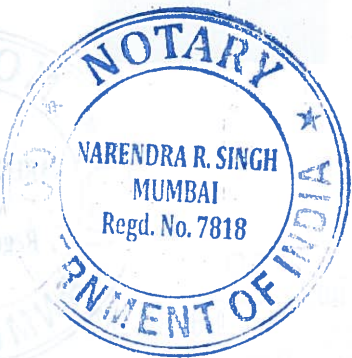
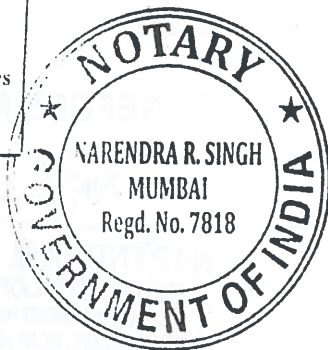
NETHERLANDS



*Manes*  
Manesh Raghunath Magar  
Assistant Consular Officer  
Embassy of India  
The Hague

No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Mr/Mrs/Ms \_\_\_\_\_  
holder of India / \_\_\_\_\_ Passport  
OCI No. \_\_\_\_\_ issued at \_\_\_\_\_  
\_\_\_\_\_ has signed  
before me  
The Embassy of India, The Hague does  
not accept any responsibility for the  
contents of the document.

No: HAC/CONS/686/2023  
Date: 18.07.2023  
Mr/Mrs/Ms PARUL DUA  
holder of India / \_\_\_\_\_ Passport  
OCI No. 18895722 issued at  
MUMBAI has signed  
before me.  
The Embassy of India, The Hague does  
not accept any responsibility for the  
contents of the document.



## घोषणापत्र

करल ४		
१९९३६	२०	२८
२०२३		

मी. मीना दूया

घोषित करतो की, दुय्यम निबंधक कुल-३

करनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आले

श्री. पारस दूया यांनी दि. १८/०८/२३

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुण कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : २१/०८/२०२३

Mona

कुलमुखत्यारपत्र धारकाचे नांव

व सही





CHALLAN  
MTR Form Number-6



GRN	MH006941740202324E	BARCODE				Date	21/08/2023-19:24:39		Form ID	48(f)		
Department	Inspector General Of Registration					Payer Details						
Type of Payment	Stamp Duty					TAX ID / TAN (If Any)						
						PAN No.(If Applicable)						
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4					Full Name	MAHENDRA GOVIND PANCHAL					
Location	MUMBAI					Flat/Block No.	Flat No. 204, 2nd Floor, Building No. 2G, Sapphire					
Year	2023-2024 One Time					Premises/Building	Laeside Co-operative Housing Society Ltd.					
Account Head	06835		89		Amount in Rs.	78						
0030045501	Sale of Non-Judicial Stamp		500.00		Road/Street	Powai						
						Area/Locality	Mumbai					
						Town/City/District						
						PIN	4	0	0	0	7	2
						Remarks (If Any)	SecondPartyName=PARUL DUA-					
						Amount In	Five Hundred Rupees Only					
Total	500.00					Words						
Payment Details	STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque/DD No.						Bank CIN	Ref. No.	00C40572023082177774		CKX7618100		
Name of Bank						Bank Date	RBI Date	21/08/2023-19:24:25		Not Verified with RBI		
Name of Branch						Bank-Branch	STATE BANK OF INDIA					
						Scroll No. , Date	Not Verified with Scroll					



Department ID : Mobile No. : 9029551268  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Nona*

करल ४  
 १९९३९ ४२ ४  
 २०२३

भारत सरकार  
 GOVERNMENT OF INDIA

पावल दुवा  
 Parul Dua  
 जन्म तारीख/ DOB: 18/03/1993  
 महिला / FEMALE

2378 8727 6326

आधार-सामान्य माणसाचा अधिकार



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PARUL DUA  
 KRISHAN GOPAL DUA  
 18/03/1993  
 Permanent Account Number  
 EVGP06028N

भारत सरकार  
 GOVT. OF INDIA

Signature

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 MAHENDRA GOVIND PANCHAL  
 GOVIND BHAGOJI PANCHAL  
 18/03/1966  
 Permanent Account Number  
 AGGP97143D

भारत सरकार  
 GOVT. OF INDIA

Signature

करल ४  
१९९३९ ४३ २

भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान अधिकरण  
Unique Identification Authority of India

व्यक्तिगत विवरण  
Personal Information  
नाम: बाबर हरिचंद्र सुभाष  
Babar Harishchandra Subhash  
जन्म तिथि/DOB: 11/06/1973  
लिंग/SEX: MALE

पता  
Address:  
S/O: Babar Subhash, Dongargaon, Solapur,  
Maharashtra - 413305

5040 6133 5709  
VID: 9151 4901 3242 3614

माझे आधार, माझी ओळख

SEAL OF THE JOINT SUB-DIVISIONAL OFFICER  
मुंबई नगरपालिका  
MUMBAI SUB-DIVISIONAL OFFICER

6133-5709  
4901-3242-3614  
uidai.gov.in www.uidai.gov.in

भारत सरकार  
Government of India

व्यक्तिगत विवरण  
Personal Information  
नाम: नव्य चिमन पटेल  
Navin Chiman Patil  
जन्म तिथि/DOB: 22/01/1987  
लिंग/SEX: Male

8579-2802 0198

मेरा आधार, मेरी पहचान

व्यक्तिगत विवरण  
Personal Information  
नाम: नव्य चिमन पटेल  
Navin Chiman Patil  
जन्म तिथि/DOB: 22/01/1987  
लिंग/SEX: Male

8579 2802 0198

uidai.gov.in www.uidai.gov.in

*Navin*

भारत सरकार  
Government of India

व्यक्तिगत विवरण  
Personal Information  
नाम: मोना दुवा  
Mona Dube  
पति: कृष्ण गोपाल दुवा  
Husband: Krishan Gopal Dube  
जन्म वर्ष / Year of Birth: 1970  
लिंग / Female

4277 1309 9388

आधार - सामान्य माणसाचा अधिकार

To:  
मोना दुवा  
Mona Dube  
W/O Krishan Gopal Dube  
opp pawai lake, rambagh 203, mahada Flats coast guard  
officers residential area  
Powai  
Mumbai  
Maharashtra 400076  
9167042592

Ref: 1261 / 107 / 122178 / 122454 / 0

भारत सरकार  
GOVT. OF INDIA

MONA DUA  
JOGA SINGH  
11/06/1973

Account Number  
9151490132423614

*Mona*

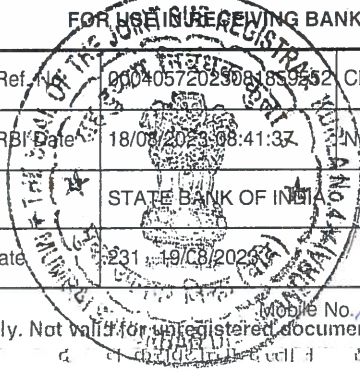
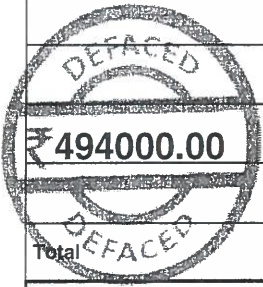
NOTARY  
NARENDRA R. SINGH  
MUMBAI  
Regd. No. 7818  
GOVERNMENT OF INDIA



CHALLAN  
MTR Form Number-6



GRN	MH006770134202324E	BARCODE			Date	18/08/2023-08:39:58	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3				PAN No.(If Applicable)	BVGPD5923N		
Location	MUMBAI				Full Name	PARUL DLA		
Year	2023-2024 One Time				Flat/Block No.	Flat No. 204, 2nd Floor, Building No. 2G, Sapphire		
Account Head Details		Amount In Rs.		Premises/Building	Lakeside CHS LTD			
0030045501	Stamp Duty	464000.00		Road/Street	Powai			
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)	PAN2=AGCFF7148D SecondPartyName=MAHENDRA GOVIND			
				PANCHAL-				
				Amount In	Four Lakh Ninety Four Thousand Rupees Only			
Total				4,94,000.00	Words			
Payment Details				STATE BANK OF INDIA				FOR USE IN RENEWING BANK
Cheque-DD Details				Bank CIN	Ref. No.	0004057202308185952		CKX7298394
Cheque/DD No.				Bank Date	RBI Date	18/08/2023-08:41:37		Not Verified with RBI
Name of Bank				Bank-Branch				STATE BANK OF INDIA
Name of Branch				Scroll No. , Date				231, 19/08/2023



Department ID :  
NOTE This challan is valid for document to be registered in Sub Registrar office only. Not valid for up registered document.  
सदर चालान केवल दफ्तरी निबंधक कार्यालयात नोंदणी करावयाच्या व नाली भाग २११ व २१२ च्या अन्वये वैध आहे.

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-391-16636	0003600268202324	21/08/2023-19:41:27	IGR2C0	30000.00
2	(IS)-391-16636	0003600268202324	21/08/2023-19:41:27	IGR2C0	464000.00
Total Defacement Amount					4,94,000.00

*Parul DLA*

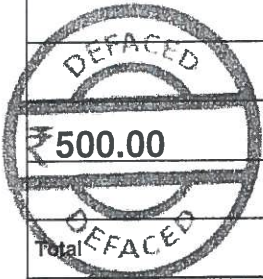
*No no*



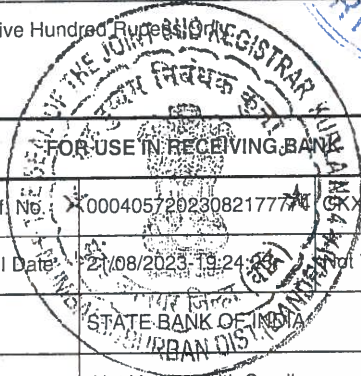
CHALLAN  
MTR Form Number-6



GRN	MH006941740202324E	BARCODE			Date	21/08/2023-19:24:39	Form ID	48(f)
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty			
Office Name					KRL4_JT SUB REGISTRAR KURLA NO 4			
Location					MUMBAI			
Year					2023-2024 One Time			
Account Head Details					Amount In Rs.			
0030045501 Sale of NonJudicial Stamp					500.00			
Remarks (If Any)					करला ४			
Second Party Name					PANCHAL			
Full Name					MAHENDRA GOVIND PANCHAL			
Flat/Block No.					Flat No. 204, 2nd Floor, Building No. 2G, Sapphire			
Premises/Building					Lakeside Co-operative Housing Society Ltd.			
Road/Street					Powai			
Area/Locality					Mumbai			
Town/City/District								
PIN					4 0 0 0 7 2			
Amount In					Five Hundred Rupees			
Words					500.00			
Payment Details					STATE BANK OF INDIA			
Cheque-DD Details								
Cheque/DD No.								
Name of Bank					STATE BANK OF INDIA			
Name of Branch					KURLA			
Bank CIN					000405720230821777			
Ref No.					GX7618100			
Bank Date					21/08/2023-19:24:39			
Bank-Branch					Not Verified with RBI			
Scroll No. , Date					Not Verified with Scroll			



करला ४  
PANCHAL  
२०२३



Department ID : Mobile No. : 9029551268  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-391-16636	0003600271202324	21/08/2023-19:41:34	IGR200	500.00
Total Defacement Amount					500.00

*Panchal*

*Moya*

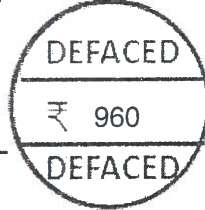


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0823213720410	Receipt Date	21/08/2023
-----	---------------	--------------	------------

Received from PARUL DUA Through her Constituted Power of Attorney Holder MONA DUA, Mobile number 9029551268, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 16636 dated 21/08/2023 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	SBIN	Payment Date	21/08/2023
Bank CIN	10004152023082118840	REF No.	323364027617
Deface No	0823213720410D	Deface Date	21/08/2023

This is computer generated receipt, hence no signature is required.

*Parul DUA*

*Monna*

करल ४		
१६६३६	४५	४५
२०२३		





391/16636

मोमवार, 21 ऑगस्ट 2023 7:42 म.नं.

दस्त गोपवारा भाग-1

करल4

दस्त क्रमांक: 16636/2023

दस्त क्रमांक: करल4 /16636/2023

बाजार मूल्य: रु. 92,79,175/-

मोबदला: रु. 88,00,000/-

भगलेले मुद्रांक शुल्क: रु.4,64,500/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

पावती:17934

पावती दिनांक: 21/08/2023

अ. क्रं. 16636 वर दि.21-08-2023

सादरकरपाराचे नाव: पारूल दुवा तर्फे कु. मु. म्हणून मोना दुवा

रोजी 7:40 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हातळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकूण: 30960.00

*Novo.*

दस्त हजर करणाऱ्याची सही:

*Narendra R. Singh*  
सह मुख्य निबंधक क्रमांक-2  
कुर्ला-8, मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

*Narendra R. Singh*  
सह मुख्य निबंधक क्रमांक-2  
कुर्ला-8, मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 2 / 08 / 2023 07 : 40 : 51 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 2 / 08 / 2023 07 : 41 : 46 PM ची वेळ: (फी)





दस्त गोपवारा भाग-2

करल4

21/08/2023 7 48:26 PM

दस्त क्रमांक:16636/2023

दस्त क्रमांक :करल4/16636/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:महेंद्र गोविंद पांचाळ पत्ता:प्लॉट नं: बी/48, माळा नं: -, इमारतीचे नाव: नागेश पाटिल वाडी नं 2 , ब्लॉक नं: स्टार क्रीडा मंडळ, घाटला व्हिलेज, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AGCPP7143D	लिहून देणार वय :-57 स्वाक्षरी:-		
2	नाव:पारुल दुवा तर्फे कु. मु. म्हणून मोना दुवा पत्ता:प्लॉट नं: 203, माळा नं: 2 रा मजला , इमारतीचे नाव: बिल्डिंग नं 12,म्हाडा फ्लॅट्स , ब्लॉक नं: तटरक्षक अधिकारी रहिवासी परिसर, पवई तलावासमोर, रोड नं: रामबाग, पवई, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:BVGPD5928N	लिहून घेणार वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:21 / 08 / 2023 07 : 46 : 04 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:बाबर सुभाष वय:31 पत्ता:सोलापुर,महाराष्ट्र पिन कोड:413305		
2	नाव:नवीन - पटेल वय:36 पत्ता:साकीनाका, मुंबई पिन कोड:400072		

शिक्का क्र.4 ची वेळ:21 / 08 / 2023 07 : 47 : 22 PM

शिक्का क्र.5 ची वेळ:21 / 08 / 2023 07 : 48 : 46 PM नोंदणी पुस्तक 1 मध्ये

सह उपनगर निबंधक वर्ग-2  
कुली-8, मुंबई उपनगर जिल्हा

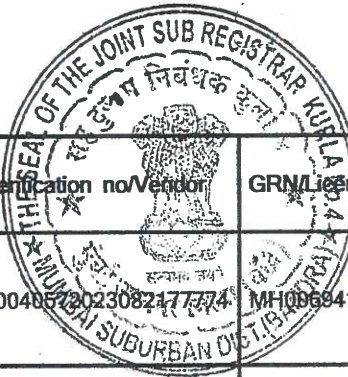
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHENDRA GOVIND PANCHAL	eChallan	00040572023082177574	MH006941740202324E	500.00	SD	0003600271202324	21/08/2023
2	PARUL DUA	eChallan	00040572023081859552	MH006770134202324E	464000.00	SD	0003600268202324	21/08/2023
3		DHC		0823213720410	960	RF	0823213720410D	21/08/2023
4	PARUL DUA	eChallan		MH006770134202324E	30000	RF	0003600268202324	21/08/2023

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

16636 /2023

Know Your Rights as Registrants



प्रमाणित करण्यात येते की वर नमूदपध्द  
एकूण 3/00... ची... शिक्का  
करल 4/ 21/08/2023  
पुस्तक क्रमांक 2 कराकरावर नोंदला.  
दिनांक... 21/08/2023



21/08/2023

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 16636/2023

नोंदणी :

Regn:63m

## गावाचे नाव : तुंगवा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	8800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9279175.23
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं. 204,2 रा मजला,इमारत क्रमांक 2 जी,सजायर लेकसाइड को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड.,बिल्डींग नंबर 2 ए ते 2 एच,जे व्ही एल आर रोड,युनियन बँक ऑफ इंडिया बिल्डिंग जवळ,तुंगा पवई,मुंबई - 400072 ----- सदनिकेचे संपूर्ण क्षेत्र 476.74 चौ.फूट कारपेट,मोजे-तुंगवे-कोपरी,घसारा 7%,इतर माहिती दस्तात नमुद केल्याप्रमाणे,शासन आदेश क्रमांक मुद्रांक -2021/ अनौ सं.क्र. 12/प्रकरण क्रमांक 107/म-1(धोरण),दिनांक 31/03/2021 अन्वये महिला खरेदीकरता 1% मुद्रांक शुल्क सवलत देण्यात आलेली आहे. PUI: LX1208541290000 ( ( C.T.S. Number : 118, 119 D/2,1A ; ) )
(5) क्षेत्रफळ	1) 53.17 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:-महेंद्र गोविंद पांचाळ वय:-57; पत्ता:-प्लॉट नं: बी/48, माळा नं: -, इमारतीचे नाव: नागेश पाटिल वाडी नं 2 , ब्लॉक नं: स्टार क्रीडा मंडळ, घाटला व्हिलेज, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AGCPP7143D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पारूल दुवा तर्फे कु. मु. म्हणून मोना दुवा वय:-52; पत्ता:-प्लॉट नं: 203, माळा नं: 2 रा मजला , इमारतीचे नाव: बिल्डिंग नं 12,म्हाडा फ्लॅट्स , ब्लॉक नं: तटरक्षक अधिकारी रहिवासी परिसर, पवई तलावासमोर, रोड नं: रामबाग, पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-BVGPD5928N
(9) दस्तऐवज करून दिल्याचा दिनांक	21/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16636/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	464500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

RENDRA R. SINGH  
NOTARY PUBLIC  
MUMBAI SUBURBAN DISTRICT  
HOSPITAL, POWAI, MUMBAI-400072  
MOBILE: +91 9029521588 / 9029521577  
EMAIL ID: sdsingh@notary.com



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा

**CERTIFIED TRUE COPY  
OF THE ORIGINAL**

*N.R. Singh*  
**NARENDRA R. SINGH**  
**NOTARY (GOVT. OF INDIA)**  
C-1101, BLOOMING HEIGHTS,  
PACIFIC ENCLAVE, NEAR HIRANANDANI  
HOSPITAL, POWAI, MUMBAI- 400 076  
MOBILE : +91 9029551268 / 9869433277  
EMAIL ID: advsingh.notary@gmail.com

22 AUG 2023