



25/08/2023 3 36:11 PM

दस्त क्रमांक: नदर 17/10952/2023
दस्तावा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: रमण राकेश अहलुवालिया पत्ता: प्लॉट नं: सदनिका नं. 1104, माळा नं: 11 वा मजला, विल्डिंग नं. 3, इमारतीचे नाव: रहेजा हायडट्स, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: जेन ए के वैद्य मार्ग, दिंडोशी, महाराष्ट्र, मुंबई. पिन नंबर: AAVPA7735M	विहण देणार वय: -67 स्वाक्षरी:		
2	नाव: मोहम संजय म्हात्रे पत्ता: प्लॉट नं: सदनिका नं. 305, माळा नं: विल्डिंग नं. 10, इमारतीचे नाव: डाफोडील को ऑफ हौ सो लि, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: म्हाडा कॉम्प्लेक्स, आदर्श नगर, महाराष्ट्र, MUMBAI. पिन नंबर: DPNPM7630P	विहण देणार वय: -24 स्वाक्षरी:		
3	नाव: संजीवनी संजय म्हात्रे पत्ता: प्लॉट नं: सदनिका नं. 305, माळा नं: विल्डिंग नं. 10, इमारतीचे नाव: डाफोडील को ऑफ हौ सो लि, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: म्हाडा कॉम्प्लेक्स, आदर्श नगर, महाराष्ट्र, मुंबई. पिन नंबर: ADRPK3575A	विहण देणार वय: -56 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कदुल करतात.
शिक्का क्र. 3 ची वेळ: 25 / 08 / 2023 03 : 33 : 10 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: राकेश अहलुवालिया वय: 70 पत्ता: 1104, रहेजा हायडट्स, जेन ए के वैद्य मार्ग, दिंडोशी, मालाड पूर्व मुंबई पिन कोड: 400097		
2	नाव: संजय म्हात्रे वय: 58 पत्ता: 305, विल्डिंग नं. 10, म्हाडा कॉम्प्लेक्स, आदर्श नगर, अंधेरी पश्चिम, मुंबई पिन कोड: 400053		

शिक्का क्र. 4 ची वेळ: 25 / 08 / 2023 03 : 34 : 11 PM

सह. दु. नि. का. अंधेरी-6

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SOHAM SANJAY MHATRE	eChallan	03006172023082300270	MH007017035202324M	1092000.00	SD	0003730636202324	25/08/2023
2		DHC		0823254711501	1320	RF	0823254711501D	25/08/2023
3	SOHAM SANJAY MHATRE	eChallan		MH007017035202324M	30000	RF	0003730636202324	25/08/2023

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

10952 / 2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.us@sa.gov

दस्त गोपवाग भाग-1

बदर 17

दस्ता क्रमांक: 10952/2023

8/25/23 3:28 PM

513/10952

शुक्रवार, 25 ऑगस्ट 2023 3:29 घंटा

दस्त क्रमांक: बदर 17 (10952/2023)

गोपवाग मूल्य: ₹ 1,86,21,074/-

मासिकता: ₹ 1,82,00,000/-

नसकत मूल्य: ₹ 10,92,000/-

दस्ता क्रमांक: बदर 17 कांचे बायोमिशन

पावती 11862

पावती दिनांक: 25/08/2023

दस्ता क्रमांक: 10952 बदर 17: 25-08-2023

मादरकरणाचे नाव: सोहम संजय म्हात्रे

दस्ता क्रमांक: 3-28 म.न. वा. उत-न.न.न.

नादणी फी

₹. 30000.00

दस्त दानाळणी फी

₹. 1320.00

पुण्याची संख्या: 66

एकुण: 31320.00

दस्त क्रमांक नसकतान्याची मर्जी

मह.द.नि.का.अंधेरी-6

मह.द.नि.का.अंधेरी-6

दस्ताचा पत्राच करणानामा

मद्राक शिल्प (एक) कोणत्याही महानगरपालिकेच्या दृष्टीत किंवा म्हातगवत असलेल्या कोणत्याही कटक क्षेत्राच्या दृष्टीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही मागरी क्षेत्रात

शिद्वी क्र. 1 25 / 08 / 2023 03 : 28 : 32 PM ची वेळ: (मादरीकरण)

शिद्वी क्र. 2 25 / 08 / 2023 03 : 29 : 37 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे संपुर्णपणे जबाबदार राहतील

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत ₹)

513/10952

पावती

Office Copy

Friday, August 25, 2023

नोंदणी कं. 39म

3:29 PM

Regn.: 39M

पावती कं.: 11862 दिनांक: 25/08/2023

गावाचे नाव: ओशिवरा
 दस्तऐवजाचा अनुक्रमांक: बंदर17-10952-2023
 दस्तऐवजाचा प्रकार: करारनामा
 मादन करणाऱ्याचे नाव: सोहम संजय म्हात्रे

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 1320.00

पृष्ठांची संख्या: 66

एकूण: ₹. 31320.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
 3:49 PM ह्या वेळेस मिलेल.

मह.दु.नि.वा.अंधेरी-6

वाजार मूल्य: ₹.16621073.91/-

मोवदना ₹.:18200000/-

भरलेले मुद्रांक शुल्क: ₹. 1092000/-

1) देयकाचा प्रकार: DHC रकम: ₹.1320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823254711501 दिनांक: 25/08/2023

पैसेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007017035202324M दिनांक: 25/08/2023

पैसेचे नाव व पत्ता:



Valuation ID)

701308140008

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

24 August 2023, 01:07:15 PM

मूल्यांकनाचे वर्ष 2023
 जिल्हा मुंबई (उपनगर)
 मूल्य विभाग 50 औशिकरे (अंधेरी)
 उप मूल्य विभाग भूभाग - उत्तरेस-नाळा, पूर्वेस 18.30 मी विकास योजना रस्ता, दक्षिणेस व पश्चिमेस 36.60 मी विकास योजना रस्ता
 सर्व्हे नंबर न भू क्रमांक सि टी एस नंबर 01

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
 खुली जमीन निवारी रादनिका कार्यालय दुकाने औद्योगिक गोजमापनाचे एकक
 120300 226530 260510 283160 226530 चौरस मीटर

बांधीव क्षेत्राची माहिती
 बांधकाम क्षेत्र (Built Up) 79.73 चौरस मीटर मिळकतीचा वापर निवारी रादनिका मिळकतीचा प्रकार बांधीव
 बांधकामाचे वर्गीकरण 1 आर सी सी मिळकतीचे वय 25 वर्ष मिळकतीचा प्रकार बांधकामाचा दर Rs.30250/-
 उद्भवाने सुविधा आहे मजला - 5th floor To 10th floor

रस्ता सन्मुख
 Sale Type - Resale First Sale Date - 06/11/2009
 Sale: Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ 105% apply to rate - Rs.237856/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 (((237856-120300) * (75 / 100)) + 120300)
 Rs.208467/-

A) मुख्य मिळकतीचे मूल्य वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 208467 * 79.73
 Rs.16621073.91/-

Applicable Rules 10.4

एकत्रित अंतिम मूल्य मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझॅन्स-मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिरस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती गोपतीच्या खुल्या जागेचे मूल्य + बंदिरस्त बाल्कनी + मॅकेनिकल वाहनतळ
 A + B + C + D + E + F + G + H + I + J
 16621073.91 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 Rs.16621073.91/-

Home

Print



CHALLAN
MTR Form Number-6



GRN	MH007017035202324M	BARCODE	[Barcode]				Date	23/08/2023-10:55:18	Form ID	25.2
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	BDR17 __JT SUB REGISTRAR ANDHERI 6				Full Name	SOHAM SANJAY MHATRE				
Location	MUMBAI				Flat/Block No.	Flat No.502, 5th Floor, Bldg No.7, Oshiwara				
Year	2023-2024 One Time				Premises/Building	Avalon C.H.S. Ltd.				
Account Head Details		Amount In Rs.		Road/Street	Oshiwara MHADA, New Link Road					
0030045501	Stamp Duty	1092000.00		Area/Locality	Andheri West, Mumbai					
0030063301	Registration Fee	30000.00		Town/City/District						
				PIN	4 0 0 0 5 3					
				Remarks (If Any)	SecondPartyName=RAMAN RAKESH AHLUWALIA-					
				Amount In	Eleven Lakh Twenty Two Thousand Rupees Only					
Total		11,22,000.00		Words						
Payment Details		PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	03006172023082300270	230823M1052476					
Cheque/DD No.		Bank Date	RBI Date	23/08/2023-16:04:01	Not Verified with RBI					
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK							
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. : 0000000000

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

A Ahluwalia *Ramkela*

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into Mumbai on this 25th day of August, 2023 BETWEEN **SMT. RAMAN RAKESH AHLUWALIA (PAN NO.AAVPA7735M and Aadhaar No.4668 3080 8701)**, an adult, residing at House No.1104, 11th floor, Bldg No. D, Raheja Heights, Gen. A.K. Vaidya Marg, Dindoshi, Malad [East], Mumbai-400 097 hereinafter called and referred to as "**The VENDOR**" (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the **ONE PART**;

AND

(1) **MR. SOHAM SANJAY MHATRE [PAN NO.DPNPM7630P & Aadhaar No. 8706 7751 4240]** (2) **Smt. SANJIVANI SANJAY MHATRE (PAN NO.ADRPK3575A & Aadhaar No.7843 5276 1617)** both adults, Indian Inhabitant of Mumbai residing at Bldg no.10, Flat no.305, Daffodil CHS Ltd., MHADA Complex, Adarsh Nagar, Andheri (West), Mumbai-400 053 hereinafter called and referred to as the "**PURCHASERS**" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) on **THE OTHER PART**.

WHEREAS the Vendor is having absolute ownership & clear title rights in respect of Flat no.502 in Bldg No.7, 5th floor, Oshiwara Avalon Cooperative Housing Society Ltd., Plot No.66, Oshiwara MHADA, New link Road, Andheri [West], Mumbai-400 053, (hereafter referred as "the Property") which has been allotted to the Vendor by the Maharashtra Housing and Area Development Board (hereinafter referred as MHADA "**the Authority**"). The Authority allotted the same to the Vendor vide its letters as detailed below:-

(a) The Authority issued intimation letter no.DY.co/EM-1/Oshiwara Letter no. 211 dated 12th February 1996 to Mr. Rakesh Ahluwalia, who is husband of the Vendor, to be successful in MHADA draw under scheme code no.127, priority no.259-GP.

(b) Further, the Authority issued allotment cum offer letter no. Dy.Co./EM-1/MHP-II 728 dated 30th April, 1996 for allotment of Flat No.105 in Bldg.No.30 on Plot no.H-14 under the same scheme of the Authority.

PA

Ramkela

(c) Subsequently Mr. Rakesh Ahluwalia made a request to change the allotted flat no.105 in Bldg no.30 to Flat no.404 in Building no.4 on plot no.H-62 under the same scheme of the Authority. Accordingly, the Authority accepted his request and issued an amended letter no.DY.CO(EM-1)2029 of 96 dated 3rd August, 1996 in respect of the same.

(d) Mr. Rakesh Ahluwalia asked for NOC from the Authority for home loan in respect of flat no.404 in Bldg no.04 from SBI Housing Finance Ltd in the joint names with his wife i.e the Vendor. The MHADA Authority issued a certificate cum NOC letter no.BB/Allot/8628 dated 27/11/1996 in the name of Smt. Raman Ahluwalia and Shri Rakesh Ahluwalia for the same vide its letter no. DY.CO.(EM-I)/BB/Allotment/BR.1/8628 dated 3/10/96. Thereafter, the aforesaid owners/applicants decided not to avail of home loan from SBI home finance Ltd., hence, the original NOC issued by MHADA authority for mortgaging occupancy was not submitted to SBI Home Finance Ltd. and it is returned to MHADA

(e) Further the MHADA Authority issued letter No.DY.CO(EM-1)/MHB/Powai/1986 dated 26th February, 1997 to Smt. Raman Ahluwalia jointly with Shri Rakesh Ahluwalia to make balance payment in respect of flat no.404 in Bldg No.4 located on plot no.H-62

(f) Further, Shri Rakesh Ahluwalia made a request to the Authority to i) cancel his name as an allottee and continue his wife Smt. Raman Ahluwalia i.e. the Vendor to be the single owner ii) change the flat no.404 in Bldg 4 to flat no.502 in Bldg no.7 on Plot No.H-66 iii) transfer the advance amount paid by Shri Rakesh Ahluwalia to MHADA at the time of allotment to the Vendor i.e. Smt. Raman R. Ahluwalia in respect of Flat no.502 in Bldg no.7. Accordingly, the MHADA Authority agreed for the same and issued an allotment letter No.DY.CO(EM-1)/ 286 dated 29/4/97 to Smt. Raman R. Ahluwalia for allotment of flat no.502 in Bldg no.7-

RA

Ahluwalia

Ahluwalia

(g) Further, the vendor Smt. Raman Ahluwalia received a possession letter No. MM/DY.CO (EM-1) BR II/315 dated 2.5.98 in respect of flat no.502 in Bldg no.7 from the MHADA Authority

(h) The MHADA Authority, thereafter, issued a letter no. EM-II/Oshiwara/127/655 dated 3/2/99 to the vendor Smt. Raman Ahluwalia, in respect of the full and final settlement of the flat no.502 in Building no.7, stating that the cost of the aforesaid flat is Rs.27,42,971, out of which, Rs.24 lakh was paid and the balance of Rs.3,51,992 [with interest 16%] has already been paid on 26.6.98.

As aforesaid, the MHADA Authority issued the allotment letter No.DY.CO(EM-1)/ 286 dated 29/4/97 followed by possession letter No.MM/DY.CO (EM-1) BR II/315 dated 02.05.1998 and letter no.EM-II/Oshiwara/127/655 dated 3/2/99 in respect of full and final settlement of the aforesaid property/flat No.502 in Building No.7, Plot No.H-66 to the vendor i.e. Smt. Raman Rakesh Ahluwalia.

FURTHER the VENDOR paid stamp duty on the allotment letter under Abhay Yojana, 2008, vide case No. COA/AY/12322/08 dated 20/10/2008 and the said property/flat document was registered before the Joint Sub-Registrar Andheri-4 vide No.BDR-15-10318-2009 dated 07/11/2009. The Vendor is the absolute owner of the said flat premises and she is regularly paying the necessary charges, fees, taxes, outgoings etc. to **the Authority**/the SOCIETY and other concern Authorities from time to time.

AND WHEREAS The Vendor is a bonafide member of OSHIWARA AVALON CO-OPERATIVE HOUSING SOCIETY LTD., which is registered under MCS Act, 1960 under Regd. No. MUM/MHADDB/W-KW/HSG/TC/11318/2001-2002 Dt. 23/07/2001 and holding its five fully paid up shares of Rs.50/- each bearing distinctive No.026 to 030 under Share Certificate No.06 and Member Register NO.06 dt.01/07/2006 (hereinafter called and referred to as the "Society Shares")

RA

Ahluwalia

Ahluwalia

4
AND WHEREAS The VENDOR hereby declares, states, assures and affirms that the title of the said flat is clear and marketable and free from all encumbrances, of any nature whatsoever and there are no claims, demands objections, requisitions, notices etc. and/or third party rights, with respect thereto, of any nature whatsoever.

AND WHEREAS in pursuance of the negotiations, the VENDOR has agreed to sell and transfer the OWNERSHIP rights of the flat more particularly described in the Schedule hereunder at consideration of **Rs.1,82,00,000.00 [RUPEES One Crore Eighty-Two Lakhs only]** on certain terms and conditions mutually agreed between the Vendor and the Purchasers which have hereunto the same in writing as under:

NOW THEREFOR, THESE PRESENTS WITNESSETH AS UNDER: -

1. That the vendor hereby agrees to transfer all his rights, title, interest and assign her rights in respect of the aforesaid Flat no.502 in Bldg no.7, 5th floor, Oshiwara Avalon Cooperative Housing society Ltd., Plot no.66, Oshiwara MHADA, New Link Road, Andheri West, Mumbai - 400 053 including her tenancy, occupancy, possessory and ownership rights and membership shares of the said society unto and in favour of the purchasers forever and absolutely from the day of the full and final consideration of this agreement.
2. That the total consideration of the aforesaid flat has been mutually agreed upon and fixed at Rs.1,82,00,000.00 [RUPEES One Crore Eighty Two Lakhs only] by both the parties by mode of payment i.e. Demand Draft/RTGS/NEFT.
3. That the Purchasers have paid a sum of Rs.5,00,000/- (Rupees Five Lakhs only) to the Vendor by NEFT/RTGS in three tranches as mentioned in the annexed 'Receipt' being the advance amount in respect of the said flat and the Vendor hereby admits and acknowledges the receipt of the said amount hereunder.
4. That the Purchasers shall pay Rs.55,18,000/- (Rupees Fifty Five Lakh Eighteen Thousand only) being the second instalment to the vendor

RA

Shubhree

Amhela

prior to the registration of this agreement by mode of Demand Draft/RTGS/NEFT.

5. That 1% TDS charges on sale consideration i.e. Rs.1,82,000 (Rupees One Lakh Eight Two Thousand only) shall be deducted by the purchasers from the consideration amount and paid to the Income Tax Authority on behalf of the Vendor as per provisions of the Income Tax Act, 1961. The purchasers shall handover the copy of the said TDS Challans/ certificate to the Vendor.
6. That the balance amount of Rs.1,20,00,000.00 (Rupees One Crore Twenty Lakhs Only) shall be paid by the purchasers to the vendors by way of housing loan which has already been sanctioned by Central Bank of India, Goregaon Branch, Mumbai vide its letter dated 13.07.2023. The Bank shall make payment by demand draft/ RTGS/NEFT within 30 days from the date of registration of this Agreement for sale. Thereafter the Vendor shall handover all original documents issued by the MHADA Authority, INDEX-II, Original Agreement for Sale, peaceful possession of flat and key to the purchasers at the time of full and final payment.

The Vendor states and declares that: -

- (a) The vendor hereby declares and confirms that the said flat premises absolutely belong to her and she has not created any gift, pledge, lease, loan, mortgage, charge, lien or encumbrances on the said flat premises and that these are free from any gift, lease, loan, mortgage, charge, lien, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said flat premises and the said shares in any court of law, Tax authority or with Municipal Corporation or the Society Authorities. The vendor further undertakes to indemnify the purchaser against any such claim laid by anyone till the said flat is getting completely transferred in favour of purchaser.

- (b) The vendor has not transferred and assigned her right, title and interest in respect of the said flat to any person/s;

RA

Anjali

Anjali

Anjali

©The vendor declares that except herself, no other person/s has any right, title or interest in the above flat.

(d)The vendor hereby declares that she has no objection to the transfer/regularization of the said flat to the names of the purchasers

(e)The vendor hereby declares that from the date of receipt of the full and final consideration of the said flat, the vendor and her family members etc. shall not claim any rights, title, share, interest in the said flat and they shall have no objection for the transfer of the said flat to the names of the purchasers AND the Purchasers shall be entitled to hold, occupy, use and enjoy the said flat without any interruption by the vendor or any other person/s claiming through her.

(f)The vendor hereby declares that she will clear all dues such as MHADA Lease rent dues, electricity dues, society charges, Mahanagar gas charges etc. of the said flat till the actual possession of the said flat.

(g)The Vendor hereby agrees to execute and sign all the application forms, NOC letters, affidavits and other documents, writings as may be required for the aforesaid transfer in favour of the purchasers.

(h)That the Vendor hereby undertakes to render all help and cooperation to the purchasers in attending society meetings and in getting the said flat transferred from the society and till the said flat and Membership/shares are duly transferred in the names of the purchasers.

The Purchasers state and declare that :-

(a)The Purchasers shall be responsible for the payment of taxes, outgoings, installments, transfer/regularization charges, society charges and all other amounts in respect of the said flat to the concerned authorities directly from the date of possession of the said flat from the Vendor, for which the Vendor shall not be responsible.

RA

Shubha

Shubha

(b)The purchasers hereby undertake to join the membership of the aforesaid Oshiwara Avalon Cooperative Housing Society Ltd. and abide by the rules and regulations and bye-laws of the said society and discharge all the liabilities of the said flat from time to time.

(c)The Purchasers have agreed to deduct tax @1% of the sale consideration being paid to the vendor i.e.Rs.182000.00 (Rupees One Lakh Eight Two Thousand only) and promised to deposit the same in the Government treasury account in the prescribed form 26QB as per the Income Tax Act 1961 and deposit to the Government Treasury and issue a Form 16B to payee i.e. the Vendor.

FURTHER it is hereby agreed by and between the parties that:

(a)if any disputes arise between them, the matter shall be referred to the Arbitration to be held in the Mumbai Jurisdiction only

(b)The society transfer charges shall be borne by the vendor and the purchasers equally and the stamp duty registration charges and MHADA transfer charges shall be borne by the purchasers solely.

(c)The said transaction shall be complete only after the full payment of Rs.1,82,00,000.00 [RUPEES One Crore Eighty-Two Lakhs only] is made by the purchaser to the vendor, the possession to the Purchasers and obtainment of remaining three documents i.e. i) Society NOC for Mortgage which is required for Bank, ii) NOC from MHADA Authority to transfer the flat in the name of the Purchasers and iii) NOC from MHADA Authority to Bank for mortgaging the flat. The aforesaid formalities shall be complete within 15 days on receipt of full and final consideration by the Vendor and the Vendor shall sign all the documents for MHADA Transfer Authority and Society Transfer documents in favour of Purchasers at the time of full and final payment.

(d) The vendor and purchaser hereby agrees to cooperate in executing and signing documents, if required in future, in connection with the said property.

RA

Shahab

Mohali

Schedule of Property

That Flat no.502 in Bldg no.7, 5th floor, Oshiwara Avalon Co-operative Housing Society Ltd., Plot no.66, Oshiwara MHADA, New Link Road, Andheri West, Mumbai-400053 admeasuring about 858 sq.ft Built up area, CTS No.1/244, K/West ward, Village Oshiwara, Taluka Andheri, in the Registration district of Mumbai Suburban District and the said building completed in the year 1996-97 Ground + 6th floor with lift.

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

SIGNED SEALED AND DELIVERED by)

The within named Vendor)

SMT. RAMAN AHLUWALIA)

Pan No. AAVPA7735M)

In the presence of)

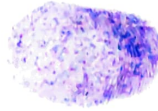
Raman Ahluwalia



Vendor

1. Sanjay Dattatray Mhatre

2. Rakesh Ahluwalia
Ahluwalia R.



SIGNED SEALED AND DELIVERED by)

The within named "Purchasers")

MR. SOHAM SANJAY MHATRE)

Pan No. DPNPM7630P)

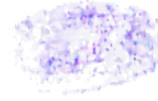
Mhatre



MRS. SANJIVANI SANJAY MHATRE)

Pan No. ADRPK3575A)

In the presence of)



Mhatre



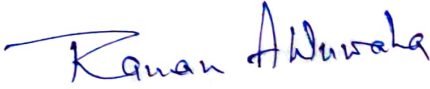
1. SANJAY DATTATRAY MHATRE

2. *Mhatre*
Rakesh Ahluwalia
Ahluwalia R.

RECEIPT


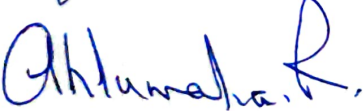
RECEIVED from the Purchasers (1) MR. SOHAM SANJAY MHATRE & (2) MRS. SANJIVANI SANJAY MHATRE a sum of Rs. 5,00,000/ (Rupees Five lakhs only) by NEFT/RTGS vide UTR No.CBINI23191131905 dt.10.7.23, CBINR12023071110001285 dt.11/07/2023 and UTR NO.CBINR52023071110012150 dt.11/07/2023 favouring credit in SB^A A/c no.1879101002499 with CANARA BANK, Cuffe Parade, Mumbai being the advance amount of aforesaid flat as per this Agreement.

I SAY RECEIVED Rs. 5,00,000/-



**SMT. RAMAN AHLUWALIA
VENDOR**

WITNESSES

1. 
2. 

RECEIPT

RECEIVED from Purchasers (1) MR. SOHAM SANJAY MHATRE & (2) MRS. SANJIVANI SANJAY MHATRE a Sum of **Rs.55,18,000/- (Rupees Fifty Five Lakhs Eighteen Thousand only)** being the second installment of the said flat.

Sr. NO.	Demand /RTGS/NEFT/ No.	Date	Amount	Bank's name
1.	UTR no CBINR52023082310008332	23/08/23	55,18,000	Central Bank of India
		Total Rs.	55,18,000	

I SAY RECEIVED Rs. 55,18,000

Raman Ahluwalia

**SMT. RAMAN AHLUWALIA
[VENDOR]**

WITNESSES

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

RECEIPT

RECEIVED from Purchasers (1) **MR. SOHAM SANJAY MHATRE** & (2) **MRS. SANJIVANI SANJAY MHATRE**, a Sum of **Rs.1,82,000/-** (**Rupees One Lakh Eighty Two thousand only**) being the 1% TDS Charges of the said flat which is deposited by the Purchasers in vendors account.

I SAY RECEIVED Rs. 1,82,000/-

Raman Ahluwalia

**SMT. RAMAN AHLUWALIA
VENDOR**

WITNESSES

1. *Mhatre*
2. *Ahluwalia*

गावाचे नाव : ओशिवरा

(1)विलेखाचा प्रकार	घोषणा पत्र
(2)मोबदला	रु.2742971
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2743000
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सीओए / एवाय /12322/08 , मु शु रु 178190/-, व दंड रु 1000/-, सदनिका क्र 502, 5 वा मजला , ओशिवरा अॅवेलॉन को ऑ हौ सो लि , म्हाडा कॉ. बि न ं 07, प्लॉट नं एच 66, ओशिवरा अंधेरी प मु
(5) क्षेत्रफळ	858 चौ फुट बांधीव ✓
(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:- रमण अहलुवालिया -- वय:-??पत्ता:-५०२, ५ वा मजला , ओशिवरा अॅवेलॉन को ऑ हौ सो लि , म्हाडा कॉ. बि न ं ०७, प्लॉट नं एच ६६, ओशिवरा अंधेरी प मु पिन कोड:--पॅन नं:--
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	2): नाव:-- -- वय:--पत्ता:--पिन कोड:--पॅन नं:--
(9) दस्तऐवज करून दिल्याचा दिनांक	06/11/2009
(10)दस्त नोंदणी केल्याचा दिनांक	07/11/2009
(11)अनुक्रमांक.खड व पृष्ठ	10318/2009
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	178190
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27450
(14)शेरा	-