

श्री संघनगर व शिवाजीनगर परिसर
(संघनगर परिसर)
SONRAY HOUSING AND
AREA DEVELOPMENT BOARD
AMBODA UNIT

(11)

पैसि
MHADA



of 3

No. Dy.CO (EM-1)
Dt. 27/4/97

286

To

Smt. Raman R Ahluwalia,
H.No.96, 9th floor, Satnam Apartments,
43, Curfe Parade, Colaba Mumbai-400005.

Sub- Code No. 127 Oshiwara
Application No. 1358
Category G.P.
Request for change of flat.

Ref- Your letter dt. 11/3/97

बंदर-२७/		
१०८५२	५५	६६

३०३३
Flat No.

Sir,

Your request for change of flat from flat No. 502
105 in building No. 30 on plot No. H-14 to flat No. 502
in bldg.No. 7 on plot No. ^{H-66} ~~502~~ admeasuring 858.52 Sq.ft. ^{442.1}
is granted. The cost of the changed flat is 27,42,971/-

You have already paid an amount of Rs. 13,00,000/-
towards cost including E.M.D. of Rs. 10000/- the balance,
amount now required to be paid by you is Rs. 14,42,971/-

Yours faithfully,

B.H.& A.D.

Estate Manager (Allotment)
B.H.& A.D. Board Bombay



बंदर-२६	
१०३१८	१५
२००९	

श्री संघनगर परिसर, बंदर (पश्चिम), शिवाजी नगर परिसर
संघनगर : ४४२८३३१-३५, ६४२६४११-१५, बंदर : ११५५६२९
पत्रबंदी क्र. ८१३६

Griha Nirman Bhavan, Bandra (East), Bombay 400
Phone : 6428331-35, 6426411-15 Telex : 112569
Post Box No. 8136



बंदर-२६	
१०३१८	१५
२००९	

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	2	3	4	5	6
					Chairman Hon. Secretary Hon. Treasurer
					Chairman Hon. Secretary Hon. Treasurer
					Chairman Hon. Secretary Hon. Treasurer
					Chairman Hon. Secretary Hon. Treasurer
					Chairman Hon. Secretary Hon. Treasurer



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2023-2024



गावाचे नाव : ओशिवरा

क्र.सं.	दिनांक	प्रकार	करनामा
1	25/08/2023	दस्तावेज कर	18200000
2	25/08/2023	दस्तावेज कर	16621073.91
3	25/08/2023	दस्तावेज कर	16621073.91
4	25/08/2023	दस्तावेज कर	16621073.91
5	25/08/2023	दस्तावेज कर	16621073.91
6	25/08/2023	दस्तावेज कर	16621073.91
7	25/08/2023	दस्तावेज कर	16621073.91
8	25/08/2023	दस्तावेज कर	16621073.91
9	25/08/2023	दस्तावेज कर	16621073.91
10	25/08/2023	दस्तावेज कर	16621073.91
11	25/08/2023	दस्तावेज कर	16621073.91
12	25/08/2023	दस्तावेज कर	16621073.91
13	25/08/2023	दस्तावेज कर	16621073.91
14	25/08/2023	दस्तावेज कर	16621073.91

दस्तावेजाचे दिनांक व घटनेचा दिनांक

दस्तावेजाचे दिनांक व घटनेचा दिनांक

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तावेजाचे नोंदणीकर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेकडे पाठविणे आवश्यकता नाही.

आता हे दस्तावेज दाखल करायनांदी कार्यालयाने स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 25/08/2023) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



OSHIWARA AVALON CO-OP. HOUSING SOCIETY LTD

Mhada Complex, Bldg. No:07 Plot No.-66, Oshiwara New link Road, Andheri (West)
MUMBAI 400 053

Regn. No. MUM / MHADB / W-KW / HSG (TC) / 11318 / 2001-2002 Date:23/7/2001

TO WHOM SO EVER IT MAY CONCERN

NO OBJECTION CERTIFICATE FOR REGISTRATION OF STAMP DUTY

This is to certify that **Mrs Raman Ahluwalia** is the bonafide member of our society and has purchased the said premises/
Flat no: 502 at ..5th. floor, from MHADA vide Allotment
Letter... 02/05/1998.. and Possession Letter..02/05/1998...
This certificate is issued only for availing the registration of stamp duty paid.

The society building details are as under:-

OSHIWARA AVALON CO-OP. HOUSING SOCIETY LTD.

Mhada Complex, Bldg. No:07 Plot No.-66, Oshiwara New link Road, Andheri
MUMBAI 400 053.

Regn. No. MUM / MHADB / W-KW / HSG (TC) / 11318 / 2001-2002
Date:23/7/2001.

- | | |
|---------------------------|--------------|
| 1. Building Plot No.:- | 127 |
| 2. Village:- | Oshiwara |
| 4. Taluka:- | Andheri |
| 5. Year Of Construction:- | 1995 - 96 |
| 6. Building Storage:- | Ground + Six |
| 7. Lifts:- | One lift. |



The certificate is given in request of **Mrs. Raman Ahluwalia** for the purpose
for registration of stamp duty.

For OSHIWARA AVALON CHS. LTD.

Chairman
Secretary
Treasurer

Place: Mumbai
Date: 02/08/2009

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बंदर - २७ /		
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...3...

IN WITNESS WHEREOF the Party/s hereto have hereunto set and subscribed their respective hands, signatures on the day, month and year herein above written.

THE SCHEDULE OF THE PROPERTY

Flat No.502, Fifth Floor, Oshiwara Avalan Co-operative Housing Society Ltd., Plot No.66, Village- Oshiwara, Tal. Andheri, Andheri (West), Mumbai-400053, admeasuring 858 Sq.ft. (Built up)


2023	2023	2023
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SIGNED SEALED AND DELIVERED

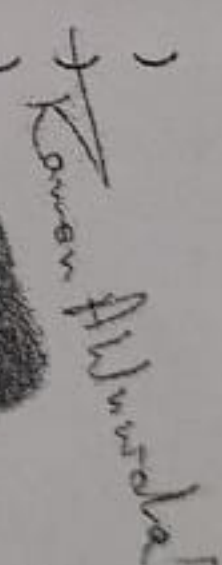


By the withinnamed

SMT. RAMAN AHLUWALIA

In the presence of

1. Mr. Jagadale. B. G. 

2.

)
) Raman Ahluwalia 
) 
) 



9039218
2002

Raman Ahluwalia



2039C
2009



Share Certificate

Mem. Register No. 06
Oshiwara Avelon Co-op. Hsg. Society Ltd.
Bldg. No. 7, Plot No. 63, Jinhda Complex,
Oshwara, Andheri (West),
Mumbai-400 053.

Block No 502	2023	2023	2023
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This is to certify that Mrs Ramar Ahluwalia

is / are the Registered Holder/s of Five

fully paid - up shares / Numbered 026 to 030

both inclusive, of Rupees Fifty

Oshiwara Avelon Co-op Housing Society Ltd

Subject to the Bye-laws thereof.

Given under the Common Seal of

the said society, this 1st

day of July 2006

Chairman: [Signature]
Oshiwara Avelon Co-op. Housing Society Ltd.
Andheri (W), Mumbai - 400 053.
Hon. Secretary

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



No. 250/r

19 1997

OCCUPANCY CERTIFICATE

कार्यकारी अभियंता इमारती प्रस्ताव
(वांछित उपनगरे) एव धानि के पांचे कार्यालय
पश्चात्त उपनगरांताल पुरान मुर्षी
प्रदानात पालिकेचा कार्यालये
बार. के. पाटकर भाग. मुदरे ५५

Engineer, M.H.F. I
Housing and
Development Board,
Man Bhavan,
Mumbai-51.

बदर-१७/		
१५७६	२३	३२
२०२२		

बदर-१७/		
१०६५२	२३	६६
२०२३		

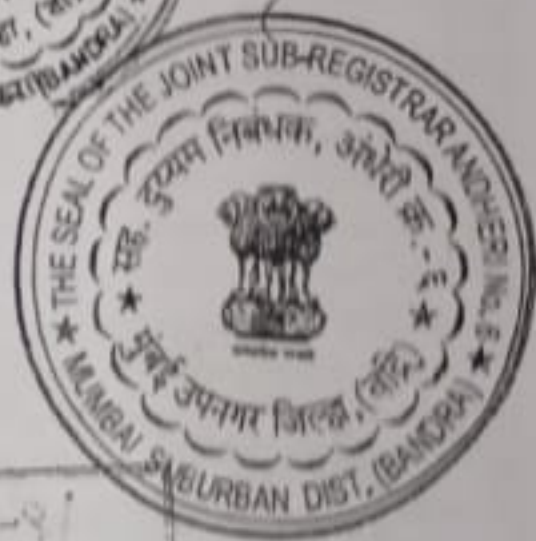
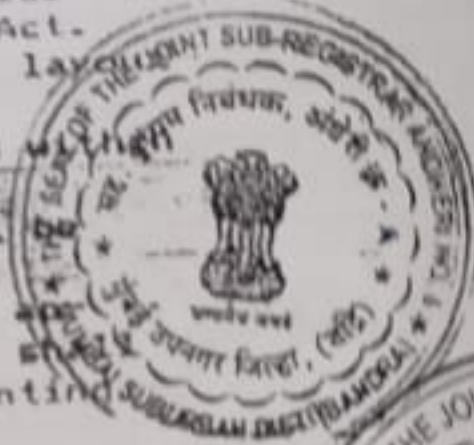
The full development work of building No.H-66 on plot situated at Link Road, E.T.S.H. 1/244 S.No.41(pt) of Shivwara completed under the supervision of Shri [Name] Licensed Surveyor, Architect. License [No.] may be occupied on the following Conditions :

- 1) That the cft. under section 279-A of B.M.C.Act shall be submitted from H.E. and a certified true copy of the same submitted to this office within three (3) months from date of issue of occupancy cft.
 - 2) This occupancy cft. is granted without prejudice to the action initiated under section 353-A/471 of B.M.C.Act.
 - 3) That all the terms and conditions of approved layout be complied with for the remaining work.
 - 4) That the amended layout shall be got approved within 3 months.
 - 5) That one plot no.17 from Versova layout shall be transferred to M.C.G.M.
 - 6) That all the remaining balance conditions of approved layout shall be complied and the D.P.road area shall be transferred in the name of M.C.G.M. before granting occupancy to bldg. beyond 75% area.
- Please also note that if any of the user mentioned in approved plans are found changed without prior permission of the Municipal Corporation of Greater Bombay, the occupancy cft. granted to your premises will be cancelled and steps will be taken to cut off the water supply from premises granted to your premises.

A set of certified completion plan is returned with.

Yours faithfully,

Executive Engineer, Building Proposals
(Western Subs) H and K/West Wards.



बदर-१/ २६०९१७ २०२३



बदर-१/ २६०९१८ २०२३



आयकर विभाग
INCOME TAX DEPARTMENT



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAVPA7735M

भारत सरकार
GOVT. OF INDIA

नाम/Name
RAMAN AHLUWALIA

पिता का नाम /Father's Name
BEANT SINGH RATRA

जन्म की तारीख /Date of Birth
27/11/1955

हस्ताक्षर / Signature

Raman Ahluwalia




बदर-१७/

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१०६१२	२६	६६

२३/११/२३०२३

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OSHIWARA AVALON CO-OP. HOUSING SOCIETY LTD.

Regn. No.: MUM / MHADB / W-KW / HSG / (TC) / 11318 / 2001-2002 Date : 23/7/2001
Mhada Complex, Bldg. No. 07, Plot No. 66, Oshiwara New Link Road,
Andheri (West), MUMBAI - 400 053

बदर-२७ /		
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TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mrs. Raman Ahluwalia is / are the bonafide member/s of our society and has purchased the said Flat no: 502 At S.H. floor, from MHADA vide Allotment letter No dt. 02/05/1998 Passeria dated; 02/05/1998

This certificate is issued only to pay stamp duty of said flat, for sale deed with Mr. Soham Sayaj Mhatre & Mrs Sanjivani Sanjay Mhatre

The society building details are as under:-

OSHIWARA AVALON CO-OP. HOUSING SOCIETY LTD
Mhada Complex, Bldg. No:07 Plot No:-66, Oshiwara New Link Road, Andheri (West) MUMBAI
400 053. Regn. No: MUM / MHADB / W-KW / HSG / (TC) / 11318 / 2001-2002 Date:-23/7/2001

1. Building Plot No: ~ : 127 Plot no 66
3. Village: ~ : Oshiwara
4. Taluka: ~ : Andheri
5. Year Of Construction: ~ : 1995 - 96
6. Building Storage: ~ : Ground + Six
7. Lifts: ~ : One lift.



The certificate is given in request of Mrs. Raman Ahluwalia for the purpose for stamp duty, to sale flat to Mr. Soham Sayaj Mhatre & Mrs. Sanjivani Sanjay Mhatre.

Place: Mumbai

Date: 19/08/2023



FOR OSHIWARA AVALON C.H.S. LTD.

Chairman / Secretary / Treasurer

नोंदणी क्रमांक : एमयुएम / एमएचएडीबी / 2001-2002
(टिसी) / 9939< / सन १९९९-२०००

वदर-१७/

* नोंदणीचे प्रमाणपत्र क्र. २१ ६६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की. श्री. श्री. किवरा

उजवाळ को-ऑपरेटिव्ह डिव्हिडेंड हीसिंग सोसायटी

दि: इमारत क्रमांक ७, म्हाडा वसाहत,

श्री. इमारत, श्री. श्री. (पश्चिम), मुंबई-४०००९३

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 संस्था / भाडेकरू सहभागीदारी संस्था
आहे.



मुंबई उपनगर जिल्हा, (गैर) भाडे देशमुख
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई

मुंबई :

दिनांक : २३/७/२००१



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.

बदल-
90892
AND WHEREAS

2023 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.



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

Amaladevi

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prior to the Draft/RTGS/NE
5. That 1% TDS One Lakh Eight from the cons behalf of the purchasers s to the Vendor

6. That the Twenty Lal way of how of India, The Bank days from the Vend Authorit flat and (a) The Ve

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request to change the
holding no.4 on plot no.H-
Accordingly, the Authority
No.DY.CO(EM-1)2029 of

Authority for home loan
ing Finance Ltd in the
Authority issued a
1996 in the name of
same vide its letter
96. Thereafter, the
loan from SBI home
MADA authority for
ance Ltd. and it is

No.DY.CO(EM-
Raman Ahluwalia
in respect of flat

Authority to i)
Ahluwalia i.e.
Bldg 4 to flat
amount paid
the Vendor
Bldg no.7.
issued an
Raman R.

(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.

बदल-१७/		
अभय	अभय	अभय
possession letter	possession letter	possession letter

As aforesaid, the MHADA Authority issued the aforesaid possession letter No.DY.CO(EM-1)/ 286 dated 29/4/97 followed by 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 owner of the said flat premises and she is regularly paying the necessary charges, fees, taxes, outgoing etc. to the Authority/the SOCIETY and owner concern Authorities from time to time.



AND WHEREAS The Vendor is a bonafide member of OSHIWARA AVALON OPERATIVE HOUSING SOCIETY LTD., which is registered under MCS Act, 1960 under Regd. No. MUM/MHADB/W-KW/HSSG/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")

PA
R.A.
Rakesh Ahluwalia
Ramesh Ahluwalia

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

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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 the 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 she has not created any

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
[Signature]
[Signature]



90396
2009

Block No 502



Share Certificate

Oshiwara Avasan Co-op. Hsg. Society Ltd.
Bldg. No. 7, Plot No. 83, Kheda Complex,
Oshiwara, Andheri (West),
Mumbai-400 053.

Mem. Register No. 06

2023	90396	9L	502
			बंदर-१७/

This is to certify that Mrs. Raman Ahluwalia

is/are the Registered Member/s of
 Fully paid - up shares numbered
 026 to 030
 each in the above named
 Oshiwara Avasan Co-op Housing Society Ltd
 both inclusive, of Rupees Fifty
 Subject to the Bye-laws thereof.

Given under the common seal of
 the said society, this 1st
 day of July 2006

Chairman
 Oshiwara Avasan Co-op. Housing Society Ltd
 Andheri (W), Mumbai - 400 053.
 Hon. Secretary



Rs. 250/-

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-अंधेरी 4
दस्त क्रमांक : 10318/2009
नोंदणी :
Regn:63m

गावाचे नाव : ओशिवरा

वदर-१७/
१०८५२ ७६ ६६
२०२३

विवरण	घोषणा पत्र
(1) जिल्हाचा प्रकार	₹.2742971
(2) प्रोबदला	₹. 2743000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(4) भू-भाषण, पोटहिस्सा व परक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सीओए / एवाय /12322/08 , मुशु 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:-११पत्ता:-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:-००० 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:-००० नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	06/11/2009
(10)दस्त नोंदणी केल्याचा दिनांक	07/11/2009
(11)अनुक्रमांक,खंड व पृष्ठ	10318/2009
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	178190
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27450
(14)शेरा	-



MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES



Sr. No. of Transfer	Date of General Body Meeting	Sr. No. in the Share Register at which the transfer are registered	Sr. No. in the Share Register at which the name of the transferee is registered	Authorized Signatory
1		4	5	Chairman Hon. Secretary Hon. Treasurer
2				Chairman Hon. Secretary Hon. Treasurer
3				Chairman Hon. Secretary Hon. Treasurer
4				Chairman Hon. Secretary Hon. Treasurer
5				Chairman Hon. Secretary Hon. Treasurer

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बंदर-३,७/

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.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.

Mr. Rakesh Ahluwalia asked for NOC from the Authority for home loan

no.404 in Bldg no.04 from SBI Housing Finance Ltd in the

The MHADA Authority issued a

his wife i.e the Vendor. The MHADA Authority issued a

no.BB/Allot/8628 dated 27/11/1996 in the name of

Shri Rakesh Ahluwalia and Shri Rakesh Ahluwalia for the same vide its letter

dated 3/10/96. Thereafter, the

no. DY.CO.(EM-1)/BB/Allotment/BR.1/8628 dated 3/10/96. Thereafter, the

aforsaid 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

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

Bldg No.4 located on plot no.H-62

Shri Rakesh Ahluwalia made a request to the Authority to i)

come 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.



(g) Further, the ve
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AGREEMENT FOR SALE

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Mumbai

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 repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) on **THE OTHER PART**;



WHEREAS the Vendor is having absolute ownership & clear respect of Flat no.502 in Bldg No.7, 5th floor, Oshiwara Avalon 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.

बदल-१७/	१०८५२	५	६६
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Smt. Ramesh

Ramesh

RD

(c) Subsequently Mr. Rakesh Ahluwalia in Building no.4 on plot no.105 in Bldg no.30 to Flat no.404 in Building no.4 on plot no.62 under the same scheme of the Authority. Accordingly, the Authority accepted his request and issued an amended letter no.DY.CO(EM-1)250/96-dated 3rd August, 1996 in respect of the same.

श्री रमण अहलुवालिया	of flat
श्री रमण अहलुवालिया	Joint names with
श्री रमण अहलुवालिया	his wife i.e the Vendor. The MHADA Authority issued
श्री रमण अहलुवालिया	certificate cum NOC letter no.BB/Allot/8628 dated 27/11/1996 in the name

(d) Mr. Rakesh Ahluwalia asked for NOC from the Authority for home loan no.404 in Bldg no.04 from SBI Housing Finance Ltd in respect of the same. The MHADA Authority issued a 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-1)/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 Bldg No.4 located on plot no.H-62



Shri Rakesh Ahluwalia made a request to the Authority to 1) cancel the name as an allottee and continue his wife Smt. Raman Ahluwalia i.e. Smt. Raman Ahluwalia to be the single owner 2) change the flat no.404 in Bldg 4 to flat no.502 in Bldg no.7 on Plot No.H-66 3) 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.

(g) Further
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CHALLAN
MTR Form Number-6



GRN	MH007017035202324M	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)					
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6	PAN No.(If Applicable)					
Location	MUMBAI	Full Name	SOHAM SANJAY MHATRE				
Year	2023-2024 One Time	Flat/Block No.	Flat No.502, 5th Floor, Bldg No.7, Oshiwara				
Account Head Details	Amount In Rs.	Premises/Building	Avalon C.H.S. Ltd.				
0030045501 Stamp Duty	1092000.00	Road/Street	Oshiwara MHADA, New Link Road				
0030063301 Registration Fee	30000.00	Area/Locality	Andheri West, Mumbai				
		Town/City/District					
		PIN	4	0	0	0	5
		Remarks (If Any)					
		SecondPartyName=RAMAN RAKESH AHLUWALIA~					
Total	11,22,000.00	Amount In	Eleven Lakh		90000		
		Words	Two Thousand Rupees Only				
Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	03006172023082300270	Ref. No.	230823M1052476		
Name of Bank		Bank Date	23/08/2023-16:04:01	RBI Date		Not Verified with RBI	
Name of Branch		Bank-Branch	PUNJAB NATIONAL BANK				
		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.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या नोंदणी करवासादी लागू आहे. नोंदणी न करता कागदाला मान्यता देऊ नये.

Mobile No. : 00000000000

Sub Registrar Andheri No. 6



202308244008

Valuation ID

2023
मुंबई(उपनगर)
50-ओशिवरे (अंधेरी)
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.६१

मोजमापनाचे एकक
चौरस मीटर

औद्योगिक
226530

दुकाने
283160

कार्यालय
260510

वाचिक मूल्य दर सल्यानुसार मूल्यदर रु.
निवासी सदनिका
226530

बांधीव
R.s.30250/-

मिळकतीचा प्रकार-
बांधकामाचा दर.

निवासी सदनिका
25 वर्षे
5th floor To 10th floor

मिळकतीचा वापर-
मिळकतीचे वय.
मजला.

79.73चौरस
मीटर
1-आर सी सी
आहे

रस्ता समुखी -
Sole type - Resale
Sole/Resale of built up Property constructed after circular dt.02/01/2018
First Sale Date - 06/11/2009

105% apply to rate - Rs.237856/-

मजला निहाय घट/वाढ

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 + गेझॅन्गार्डन मजला क्षेत्र मूल्य + लग्नाच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन राळाचे मूल्य + खुल्या जमिनीवरील वाहन-तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + भौतिकल वाहन-तळ
A + B + C + D + E + F + G + H + I + J
= 16621073.91 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.16621073.91/-

बदर-१७/
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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
Type of Payment Stamp Duty Registration Fee
Office Name BDR17_JT SUB REGISTRAR ANDHERI 6
Location MUMBAI
Year 2023-2024 One Time

Payer Details

TAX ID / TAN (If Any)
PAN No.(If Applicable)
Full Name SOHAM SANJAY MHATRE
Flat/Block No. Flat No.502, 5th Floor, Bldg No.7, Oshiwara
Premises/Building Avalon C.H.S. Ltd.
Road/Street Oshiwara MHADA, New Link Road
Area/Locality Andheri West, Mumbai

Town/City/District
PIN 400 003

Remarks (If Any)
SecondPartyName=RAMAN KESH AHLUWALIA
900028
2023

DEFACED
1122000.00
DEFACED

Amount In Eleven Lakh Twenty Two Thousand Rupees Only
Words 11,22,000.00

Payment Details PUNJAB NATIONAL BANK FOR USE IN RECEIVING BANK

Cheque-DD Details
Bank CIN 03006172023082300270 Ref. No. 230823M1052476
Bank Date 23/08/2023-16:04:01 RBI Date Not Verified with RBI
Bank-Branch
Scroll No., Date



Department ID: 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for computerized registration.
अज्ञेय दस्तावेजों का पंजीकरण नहीं किया जाएगा।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-513-10952	0003730636202324	25/08/2023-15:29:20	IGR554	30000.00
2	(IS)-513-10952	0003730636202324	25/08/2023-15:29:20	IGR554	1092000.00
Total Defacement Amount					11,22,000.00



BILL OF SUPPLY

RESIDENTIAL



Electric Smiles 4940 Points Earned



QR code for Kiosk payments

EXECUTIVE ENGINEER ELECT

502 BLDG NO 66-H MHP-II GROUP N VII NEW LINK RD OSHIWARA JOG W BEHIND TARPORE TOWER MUMBAI 400102 Mobile: 97*****97 Email: v*k@me.com PAN: GST:

BILL DATE 15-07-2023 TARIFF LT I (B) BILL DISTRIBUTION NO. Andheri/Versova/22/213/00 7/007/021

METER STATUS Active CONNECTION DATE Prior to Aug-2011 BILLING STATUS Regular

CYCLE NUMBER 22 SANCTIONED LOAD (KW) 6.60 PRESENT READING DATE 13-07-2023

TYPE OF SUPPLY SINGLE PHASE BILL NUMBER 102161033622 PREVIOUS READING DATE 13-06-2023



CA NO: 102588944

₹2140.00

Due Date: 05-08-2023

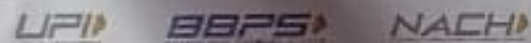
The due date refers to only current bill amount, previous balance is payable immediately

Bill Month June 2023 Units Consumed 242 Current Month Bill ₹2142.81 Previous Outstanding ₹4.81

Bill Period: 14-06-2023 - 13-07-2023 Previous Units: 233

- Round sum payable by discount date : 22-07-2023 Amt ₹2120.00 Discount ₹17.93 Round sum payable after due date : 05-08-2023 Amt ₹2170.00 DPC ₹26.79

Scan code to pay your bill via (Use any UPI app)



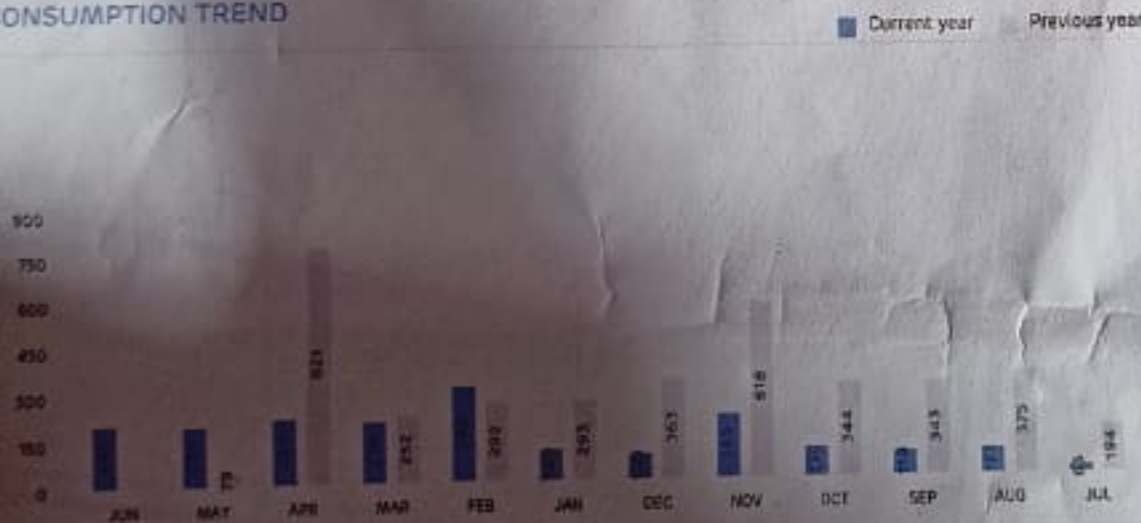
Nearest Collection Centre (Cash/Cheque)

Adani Electricity, Versova, Shree Hall 3, Janakdevi School Road, SV Patel Nagar, Andheri, Near Vijaya Bank, West Mumbai-400061

Signature of Ravindra Arale

Ravindra Arale Division Head - Andheri

CONSUMPTION TREND



MAJOR BILL COMPONENTS (Rounded off) (₹)



Handwritten 'Paid' stamp

METER DETAILS

Table with 5 columns: Meter Number, Present Reading, Previous Reading, Multiplying Factor, Consumption Units (kWh)

HELP CENTER

19122 Toll Free No. (24x7) www.adanielectricity.com helpdesk.mumbaielectricity@adani.com Adani Electricity, Opp.MIDC Police Station, MIDC, Andheri (E),Mumbai-400093

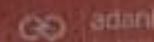
For power interruption complaint or restoration status SMS POWER <9 digit account no.> to 7065313030 from mobile no. Whatsapp POWER <9 digit account no> to 9594519122 from any mobile number Give us missed call on 1800 532 9998 from your registered mobile no. For Portal Related Complaint call us: 19122 For Internal complaint redressal system(ICRS), visit our website: www.adanielectricity.com

Join us on: Facebook, Twitter, LinkedIn, YouTube icons

IMPORTANT MESSAGE

- Please note that all important communication related to your account are being sent on 97*****97 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services Tentative meter reading date for your JUL-23 bill is 12/08/2023

This bill is printed on recycled paper.



It's a lethal combination!

If water and electricity cross each other's path like this

Follow monsoon safety tips and stay safe

3666\5939\102131