[illegible]

VENDOR :

[illegible]

VENDEE :

[illegible]

SECURITY KYC QUESTIONNAIRE

[illegible]

JVC ESTATE CONSULTANCY

[illegible]

DOCUMENT REACTIVATED BY : JAYASHREE CHAUHAN

SALE DEED

VENDOR :

MR. MILIND BHASKAR BORUDE

VENDEE :

MRS. VARSHA VIRESH PRABHU

DOCUMENT NO. KRL-1/17919/2022

PROPERTY ADDRESS: Flat No. 5192, 2nd Floor, B wing, Bldg. No. 154, KURLA KAJROLKAR Co.op. Housing Society Ltd., Nehru Nagar, Kurla (East) Mumbai - 400024.

JVC ESTATE CONSULTANCY

MOB NO. 9987156345

DOCUMENT REGISTERED BY : JAYASHREE CHAVAN

SALE DEED

VENDOR :

MR. MILIND BHASKAR BORUDE

VENDEE :

MRS. VARSHA VIRESH PRABHU

DOCUMENT NO. KRL-1/17919/2022

PROPERTY ADDRESS: Flat No. 5192, 1st Floor, B wing, Bldg. No. 154, KURLA KAJROLKAR Co.op. Housing Society Ltd., Nehru Nagar, Kurla (East) Mumbai - 400024.

JVC ESTATE CONSULTANCY

MOB NO. 9987156345

DOCUMENT REGISTERED BY : JAYASHREE CHAVAN

Receipt (pdf)

369/17919

Thursday,September 29 ,2022

8:20 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 20238 दिनांक: 29/09/2022

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल1-17919-2022

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: वर्षा विरेश प्रभू

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकूण:	रु. 30640.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 8:33 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

सह. दुय्यम निबंधक कुर्ला-१ (वर्ग-२)

बाजार मुल्य: रु.7695109.4 /-

मोबदला रु.11000000/-

भरलेले मुद्रांक शुल्क : रु. 660000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 640/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008508000202223E दिनांक: 29/09/2022

बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

MH-IGR500000202223E	BARCODE	Date 29/09/2022-13:01:20	Form ID 25.2

...ment	Inspector General Of Registration	Payer Details	
	Stamp Duty	TAX ID / TAN (If Any)	
...of Payment	Registration Fee	PAN No.(If Applicable)	AJEPP8513C
...Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	VARSHA VIRESH PRABHU
...on	MUMBAI		
	2022-2023 One Time	Flat/Block No.	FLAT NO 5189 8TH FLOOR A WING BUILDING
		Premises/Building	NO15

Account Head Details	Amount In Rs.		
...15501 Stamp Duty	660000.00	Road/Street	KURLA KAJROLKAR CO-OP HOUSING SOCIETY NEHRU NAGAR
...33301 Registration Fee	30000.00	Area/Locality	KURLA EAST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 2 4
		Remarks (If Any)	PAN2=GPDPB3313D~SecondPartyName=MILIND BHASKAR BORUDE~
		Amount In Words	Six Lakh Ninety Thousand Rupees Only
	6,90,000.00		

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

...FACED ...0000.00 ...FACED

करल - १ २ ३२ २०२२

...t Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	69103332022092916352 / 2769232958
		Bank Date / RBI Date	29/09/2022-13:03:42 / Not Verified with RBI
...DD No.		Bank-Branch	IDBI BANK
...Bank		Scroll No. , Date	Not Verified with Scroll
...Branch			

Mobile No. 9987156345

...ent ID .

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

...लन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु

...n Defaced Details

Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
(iS)-369-17919	0004217841202223	29/09/2022-20:20:15	IGR197	30000.00

Print Date 29-09-2022 08:20:18

CHALLAN

MTR Form Number-4

N	BARCODE	Date 29/09/2022 13:01:20	Form ID 25.2

partment	Inspector General Of Registration	Payer Details	
	Stamp Duty	TAX ID / TAN (If Any)	
e of Payment	Registration Fee	PAN No.(If Applicable)	AJEPP8513C
e Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	VARSHA VIRESH PRABHU
ation	MUMBAI		
	2022-2023 One Time	Flat/Block No.	FLAT NO 5189 8TH FLOOR A WING BUILDING NO15
		Premises/Building	

Account Head Details		Amount In Rs.		
045501	Stamp Duty	660000.00	Road/Street	KURLA KAJROLKAR CO-OP HOUSING SOCIETY NEHRU NAGAR
063301	Registration Fee	30000.00	Area/Locality	KURLA EAST MUMBAI
			Town/City/District	
			PIN	4 0 0 0 2 4
			Remarks (If Any)	PAN2=GPDPB3313D~SecondPartyName=MILIND BHASKAR BORUDE~
			Amount In Words	Six Lakh Ninety Thousand Rupees Only
		6,90,000.00		

करल - १
१ ते ३२
२०२२

ent Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	69103332022092[illegible]
		Bank Date / RBI Date	29/09/2022-13:[illegible] Not Verified with RBI
e/DD No.		Bank-Branch	IDBI BANK
of Bank		Scroll No. , Date	Not Verified with Scroll
of Branch			

ment ID :

- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered do[illegible]
चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी [illegible] लागु

M.B.Borude
M.S.Bagal
H.S.Shinde

Print Date 29-09-2022 01:03:54

करल - १		
पावती	५	३२
२०२२		

SALE DEED

This SALE DEED is executed at Mumbai on 29th day of September 2022

BETWEEN

Mr. MILIND BHASKAR BORUDE, aged 49 years, PAN No. GPDPB3313D, NRI, having permanent address at 3521, Great Cypress Circle, Apt. 101, Ruskin, Florida 33573, USA and presently having address at 154/5189, A-Wing, Kajorlkar Society, Nehru Nagar, Near Kedarnath Mandir, Kurla (East), Mumbai 400 024; hereinafter jointly called the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, nominees, administrators and assigns) of the one part;

AND

Mrs. VARSHA VIRESH PRABHU, aged 57 years, PAN No. AJEPP8531C & Aadhaar Card No. 3282 7886 7508, Indian Inhabitant, residing at 153/B-5139, Nehru Nagar, Near Nehru Nagar Police Station, Kurla (East), Mumbai 400 024, hereinafter called the **"VENDEE"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, administrators and assigns) of the second part;

AND

(1) **Mrs. MEENA SHASHIKANT BAGLE**, aged 61 years, PAN No. AJGPB6112R & Aadhaar Card No. 9095 6693 2166, NRI, having permanent address at 6515, Bently Ridge DR, Cumming, Ga 30040, USA and presently in India on vacation and residing with her sister -Mrs. HEMANGI SUDHAKAR SHINDE's house during her stay in India having address at 2/125, Amitabh Co-operative Housing Society Ltd., Model Town, Four Bungalows, Andheri (West), Mumbai 400053;

M.B.Borude M.S.Bagle H.S.Shinde Dravabhi

(2) Mrs. HEMANGI SUDHAKAR SHINDE, aged 53 years, P

ARWPS5268B & Aadhaar Card No. 9097 1697 3132, Indian In

residing at 2/125, Amitabh Co-operative Housing Society Ltd.,

Town Four Bungalows, Andheri (West), Mumbai 400053;

करल - १

२०२२

(3) Mr. MILIND BHASKAR BORUDE, aged 49 years, PAN

GPDPB3313D, NRI, having permanent address at 3521, Great C

Circle, Apt. 101, Ruskin, Florida 33573, USA and presently h

address at 154/5189, A-Wing, Kajorlkar Society, Nehru Nagar,

Kedarnath Mandir, Kurla (East), Mumbai 400 024;

(4) Mr. DEVENDRA UTTAM INGLE, aged 42 years, PAN

AASPI3491F & Aadhaar Card No. 9555 9534 7489, Indian Inhabi

residing at A1/502, Rutu Park, Near Vrindavan Society, R.W. Sa

Road, Thane (West), Pin 400 601; hereinafter called the "CONFIRMING

PARTIES" which expression shall unless it be repugnant to the conte

or meaning thereof, be deemed to mean & include their respective hei

administrators and assigns) of the **Third PART.**

1) Originally the Maharashtra Housing and Area Developme

Authority (MHADA) had allotted to **Smt. KUSUM BHASKA**

BORUDE a **FLAT PREMISES** bearing **Flat No. 5192** on **Second Floor** i

B-Wing Building No. 154 of **KURLA KAJROLKAR CO-OPERATIVE**

SOCIETY LTD, situated at **Nehru Nagar, Kurla (East), Mumbai 40**

024, lying and being on the plot bearing C.T.S. No. 12(Part), Survey No.

229 & 267 of Village Kurla-3, Taluka Kurla, in the Registration District o

Mumbai City and Mumbai Suburban District, (hereinafter referred to a

the "**SAID OLD FLAT PREMISES**").

2) Thereinafter **Smt. KUSUM BHAS**

and was entitled to hold, use, occupy, p

Second Floor in B-Wing Building No. 1

Society Ltd., situated at **Nehru Nag**

admeasuring **321.25 Sq.feet Carpet**, ly

12(Part), Survey No. 229 & 267 of Villa

District of Mumbai City and Mumbai

3) The said **Smt. KUSUM BHA**

above said Flat also member of KU

having registered office at **Nehru N**

with Dy. Registrar of Societies at

Societies Act, 1960 vide registra

(hereinafter referred to as "**SAID**

4) Being the owner and regis

Co-operative Society Ltd., the S

Rs. 50/- (Rupees Fifty Only) e

(Both Inclusive) held under t

January 1986 in favour of **Smt.**

the "**SAID SHARES**").

5) The said owner **Smt.**

Mumbai on 05.11.2010 a

BORUDE, predeceased to h

JYOTI UTTAM INGLE, d

leaving behind her survivi

Mrs. HEMANGI SUDHA

(2) Mrs. HEMANGI SUDHAKAR SHINDE, aged 53 years, PAN No. ARWPS5268B & Aadhaar Card No. 9097 1697 3132, Indian Inhabitant, residing at 2/406, Amitabh Co-operative Housing Society Ltd., Model Town, Four Bungalows, Andheri (West), Mumbai 400053;

करल - १

२०८४	६	३२

२०२२

(3) Mr. MILIND BHASKAR BORUDE, aged 49 years, PAN No. GPDPB3313D, NRI, having permanent address at 3521, Great Cypress Circle, Apt. 101, Ruskin, Florida 33573, USA and presently having address at 154/5189, A-Wing, Kajorlkar Society, Nehru Nagar, Near Kedarnath Mandir, Kurla (East), Mumbai 400 024;

(4) Mr. DEVENDRA UTTAM INGLE, aged 42 years, PAN No. AASPI3491F & Aadhaar Card No. 9555 9534 7489, Indian Inhabitant, residing at A1/502, Rutu Park, Near Vrindavan Society, R.W. Sawant Road, Thane (West), Pin 400 601; hereinafter called the "CONFIRMING PARTIES" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean & include their respective heirs, administrators and assigns) of the **Third PART.**

1) Originally the Maharashtra Housing and Area Development Authority (MHADA) had allotted to **Smt. KUSUM BHASKAR BORUDE** a **FLAT PREMISES** bearing **Flat No. 5192** on **Second Floor** in **B-Wing Building No. 154** of **KURLA KAJROLKAR CO-OPERATIVE SOCIETY LTD**, situated at **Nehru Nagar, Kurla (East), Mumbai 400 024**, lying and being on the plot bearing C.T.S. No. 12(Part), Survey No. 229 & 267 of Village Kurla-3, Taluka Kurla, in the Registration District of

करल - १

५०१९८	५	५२

3022

2) Thereinafter Smt. **KUSUM BHASKAR BORUDE** became absolute owner and was entitled to hold, use, occupy, possess and enjoy the Said **Flat No. 5192** on **Second Floor** in **B-Wing Building No. 154** of **KURLA KAJROLKAR** Co-operative Society Ltd., situated at **Nehru Nagar, Kurla (East), Mumbai 400 024**, area admeasuring **321.25 Sq.feet Carpet**, lying and being on the plot bearing C.T.S. No. 12(Part), Survey No. 229 & 267 of Village Kurla-3, Taluka Kurla, in the Registration District of Mumbai City and Mumbai Suburban District, on **OWNERSHIP BASIS**.

3) The said **Smt. KUSUM BHASKAR BORUDE** became the owner of the above said Flat also member of **KURLA KAJROLKAR** Co-operative Society Ltd. having registered office at **Nehru Nagar, Kurla (East), Mumbai 400 024**, registered with Dy. Registrar of Societies at Mumbai, under the Maharashtra Co-operative Societies Act, 1960 vide registration No. BOM/HSG/6250 Dated 31.12.1980, (hereinafter referred to as **"SAID SOCIETY"**).

4) Being the owner and registered member of the Said **KURLA KAJROLKAR** Co-operative Society Ltd., the Society had issued 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty Only) each bearing distinctive numbers from [illegible] (Both Inclusive) held under the **Share Certificate No. 032**, Dated 16th day of January 1986 in favour of **Smt. KUSUM BHASKAR BORUDE**, (hereinafter called the **"SAID SHARES"**).

5) The said owner **Smt. KUSUM BHASKAR BORUDE**, died intestate at Mumbai on 05.11.2010 and her husband **Mr. BHASKAR JAGANNATH BORUDE**, predeceased to her 29.11.1978 at Mumbai and her one daughter **Mrs. JYOTI UTTAM INGLE**, died at Mumbai on 01.05.2012 and after her demise leaving behind her surviving legal heirs -**Mrs. MEENA SHASHIKANT BAGLE, Mrs. HEMANGI SUDHAKAR SHINDE ,Mrs. VARSHA VIRESH PRABHU** as

her daughters & Mr. MILIND BHASKAR BORUDE as her Son and DEVENDRA UTTAM INGLE as her Grandson (son of Late Mrs. [illegible] UTTAM INGLE) as her only legal heirs and legal representatives as per the [illegible] Succession Act, 1956 governing law at time of their death.

२०२२

The said KURLA KAJROLKAR Co-operative Society Ltd., standing [illegible] said Property was old and in a dilapidated condition and require structural [illegible] other upliftment and the members of the Society were not financially capable [illegible] incurring huge expenses on the repairs of the Buildings and hence all the members had unanimously taken the decision to reconstruct the building by demolishing the existing building structures with the help of reputed Developers and thereafter appointed an Developers viz. M/s. MOTILAL LAXMINARAYAN CONSTRUCTION PVT. LTD., for redevelopment of the said Buildings and thereafter the said Developers developed the said property and constructed the Building of the said Property and handover the same to the KURLA KAJROLKAR Co-operative Society Ltd.

2) The said KURLA KAJROLKAR Co-operative Society Ltd., vide an Allotment Agreement Dated 4th day of November 2011, duly registered, under Document No. BDR-13-8813-2011 had allotted to **Mr. MILIND BHASKAR BORUDE** (legal heir of **Late Smt. KUSUM BHASKAR BORUDE**) in respect of newly constructed Flat, bearing **Flat No. 5189** on **Eighth Floor** in **A-Wing** Building **No. 154** of **KURLA KAJROLKAR** Co-operative Society Ltd., situated at Nehru **Nagar, Kurla (East), Mumbai 400 024**, area admeasuring **525 Sq.feet** Carpet equivalent to **48.78 Sq.meters Carpet**, (hereinafter called the said **NEW FLAT PREMISES**) and more particularly descried hereinabove, in lieu of old Flat No. 5192 on Second Floor in B-Wing Building No. 154 of KURLA KAJROLKAR Co-operative Society Ltd., situated at Nehru Nagar, Kurla (East), Mumbai 400 024

area admeasuring 321.25 Sq.feet Carpet, lying and being on the plot bearing C.T.S. No. 12(Part), Survey No. 229 & 267 of Village Kurla-3, Taluka Kurla, in the Registration District of Mumbai City and Mumbai Suburban District and thereafter the said Society was duly endorsed the name of **Mr. MILIND BHASKAR BORUDE**, in the Share Certificate on 01.05.2011.

Kurla	R	32
2022		

8) The said undivided right, title, interest and ownership of the Said Flat and the Said Shares are hereinafter collectively referred to as the **"SAID PREMISES"** and more particularly described in the SCHEDULE hereunder written.

9) Whereas the VENDOR are the members of Kurla Kajrolker Co-operative Housing Society Limited, a Society registered with Dy. Registrar of Co-operative Societies Act 1960, at Mumbai, under Registration No. BOM/WM/HSG)/6250/1980 dated 03rd September 2002 (hereinafter referred to as the "SAID SOCIETY"). The VENDOR are the sole, legal and absolute owners and in possession of **Flat No. 5189 , 8th Floor, A-wing, Building No.154, known as "Kurla Kajrolkar Co-op Housing Society" situated at Nehru Nagar, Kurla East-400024 having a carpet area of [illegible] ft situated on the property bearing CTS No. 12 (Part), Village Kurla-3, Mumbai 400 024,** Maharashtra admeasuring 525 Sq. Feet carpet area (hereinafter referred to as the **"SAID FLAT"**).

10) AND WHEREAS the VENDOR herein have agreed to sell transfer and assign the SAID FLAT along with all accompanying and incidental rights benefits interests and thereto to the VENDEE herein at and for a purchase price or consideration of INR 1.10 crores (Rupees One Crore Ten lakhs Only)

M.B.Borude H.S.Shinde

AND WHEREAS the parties herein are desirous of recording the terms, conditions and covenants of the aforesaid agreement as set out herein below.

५०८९५	५०	३२
२०२२		

NOW THIS SALE DEED WITNESSES AS UNDER -

1. The VENDOR have sold, transferred and assigned to the VENDEE all the VENDOR right, title, interest and benefit in the **Flat No. 5189** (SAID FLAT) in **8th Floor A-wing, Building No.154, known as "Kurla Kajrolkar Co-op Housing Society" situated at Nehru Nagar, Kurla East-400024**, being the property more particularly described in the Schedule hereunder written, along with all accompanying rights, benefits, privileges and the obligations annexed thereto at or for the purchase price or consideration money of Rs. 1.10 Crores (Rupees One Crore Ten Lakhs only).

2. The VENDEE had paid an amount of Rs. 1.10 Crores (Rupees One Crore Ten Lakhs only) to the VENDOR before execution of the present Sale deed through RTGS vide UTR No. ABHYR52022092800900304.

3. The VENDOR had handed over the vacant and peaceful possession of the SAID FLAT to the VENDEE which is free from all encumbrance and charges.

4. The VENDEE had made payment of full & final sale consideration total of Rs. 1.10 Crores (Rupees One Crore Ten Lakhs only) including 1% of consideration as TDS under the provisions of Section 194-IA of Income Tax Act, 1961 to the Government of India against the PAN of the VENDOR.

5. AND WHEREAS the VENDOR has obtained the No Objection Certificate from the SAID SOCIETY for transferring his SAID FLAT in favour of the VENDEE, and whereas the VENDOR has transferred their said shares as well as their right to occupy in the SAID FLAT

along with their rights title and interests therein ~~to the VENDEE~~ on ownership basis.

करल - १		
२०२२		

6. The VENDOR do hereby confirm and declare as follows:

i) that the VENDOR had good right title and is free of any encumbrances, claims, and demands whatsoever and interest in the SAID FLAT and every part thereof and is fully entitled in law to transfer the flat to the VENDEE without any hindrance impediment objection or prohibition whatsoever from any party, person, or authority.

ii) that the VENDOR has not entered into any other Agreement for Sale, Lease, Tenancy or otherwise dealt with the said flat or parted with possession thereof in favour of any party or person at any time heretofore.

iii) that the VENDOR will deposited all original agreement, share certificate, possession letter to the VENDEE as on today or any other document relating to the SAID FLAT of whatsoever nature relating to the SAID FLAT or any part thereof.

iv) that the VENDOR has not received any notice of acquisition or requisition or any other notice that would have jeopardize the VENDOR's Interest in the SAID FLAT.

v) that the SAID FLAT is not whether directly or indirectly, the subject matter of any dispute or litigation nor are the same or any of them attached in execution of any decree or order (including any order passed by any Tax or Revenue authority) nor has the VENDOR created any tenancy or leave and license or lease or any other rights in favour of anyone in respect of the SAID FLAT.

M.B.Borude H.S.Shinde

करार : ५		
२०२२	१३	३२

[illegible] VENDOR has paid up to date and has paid up to the [illegible]ng over possession of the SAID FLAT the [illegible] of the municipal taxes, water, electricity, [illegible]nd all other charges and outgoings (including any arrears thereof) payable in respect of the SAID FLAT.

vii) The VENDOR doth hereby further agree and undertake that from time to time and at all times hereafter, at the request and cost of the VENDEE herein, they shall do and execute all documents, deeds and writings whatsoever as may be necessary for better and more perfectly transferring the right, title, interest and benefit of the VENDOR in the said flat and every part thereof to the exclusive use, enjoyment and benefit of the VENDEE as aforesaid

viii) that the VENDOR shall indemnify and keep indemnified the VENDEE from and against all action, claims, demands, damage, [illegible] duties, levies, costs, charges, and expenses etc. claimed or [illegible]ted as liable to be claimed in respect of any act, deed, [illegible] matter or thing made, done, or executed by the VENDOR prior [illegible] to [illegible]ing over possession of the SAID FLAT to the VENDEE.

[illegible] VENDOR hereby declares and confirms that the SAID FLAT [illegible] absolutely belong to them and that they have not created any gift, pledge, lease, loan, mortgage, charge, lien, or encumbrances on the SAID FLAT or the said shares 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 in any Court of Law, Taxing Authority or with Municipality or Society authorities. The VENDOR further undertakes to indemnify the VENDEE against any such claim laid by anyone at any time in the future.

करल - १

	73	32
3022		

x) that the VENDOR shall execute all the necessary and relevant documents as specified in the M.C.S. Act and Rules as well as the byelaws adopted by the SAID SOCIETY to enable the SAID SOCIETY to transfer the said share certificate to the names of the VENDEE.

xi) That the VENDOR has duly paid and discharged in full all the dues and liabilities in respect of the said flat including all outgoings, Municipal taxes, rates, maintenance charges etc. payable to the said society upto the date hereof. And thereafter such charges will be paid by the transferee only;

7. That the VENDEE has become the absolute owners with all rights of occupation thereof as members of the SAID SOCIETY and thereafter the VENDOR or any of their legal heirs neither have any claim nor right, title and interest therein.

8. The VENDEE holds the SAID FLAT on ownership basis as members of the SAID SOCIETY and subject to the byelaws and rules and regulations of the SAID SOCIETY and the Managing Committee from time to time.

9. The VENDOR and VENDEE do hereby further confirm covenant and declare that they have entered in to this agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and spirit.

In witness whereof the parties have hereunto set and subscribed their respective hands the day and year first hereinabove written

करता - १

२०२२

SCHEDULE OF PROPERTY ABOVE REFERRED TO:

Flat No. 5189 situated at 8th Floor A-wing, Building No.154, known as "Kurla Kajrolkar Co-op Housing Society" having a carpet area of 525 sq ft situated on the property bearing CTS No. 12 (Part), Village Kurla-I, Mumbai 400 024 in the Registration Sub-District and District of Mumbai Suburban.

SIGNED, SEALED AND DELIVERED
By the Within-named "VENDOR"
Mr.Milind Bhaskar Borude

SIGNED, SEALED AND DELIVERED
By the Within-named "VENDEE"
Mrs. Varsha Viresh Prabhu

SIGNED, SEALED AND DELIVERED
By the Within-named "CONFIRMING PARTIES"

1. Mrs. Meena Shashikant Bagle

2. Mrs. Hemangi Sudhakar Shinde

3. Mr. Devendra Uttam Ingle

In the presence of:
1.
2.

क्रम - १		
[illegible]	[illegible]	[illegible]

SCHEDULE OF PROPERTY ABOVE REFERRED TO:

Flat No. 5180 situated at 8th Floor A-wing, Building No.154, known as "Kurla Kajrolkar Co-op Housing Society" having a carpet area of 528 sq situated on the property bearing CTS No. 12 (Part), Village Kurla Mumbai 400 024 in the Registration Sub-District and District of Mumbai Suburban.

SIGNED, SEALED AND DELIVERED
By the Within-named "VENDOR"
Mr.Milind Bhaskar Borude

SIGNED, SEALED AND DELIVERED
By the Within-named "VENDEE"
Mrs. Varsha Viresh Prabhu

SIGNED, SEALED AND DELIVERED
By the Within-named "CONFIRMING PARTIES"

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SURURBAN DIST. (BANDRA)

1. Mrs. Meena Shashikant Bagle

2. Mrs. Hemangi Sudhakar Shinde

3. Mr. Devendra Uttam Ingle

In the presence of-
1.
2.

Member's Register Folio No.

No. of Shares 5

करल - 9		
मेरे	30	32

SHARE CERTIFICATE

RLA KAJROLKER CO-OPERATIVE HOUSING SOCIETY LTD.

ilding No. 154/155, Nehru Nagar, Kurla (East), Bombay-400 024.

ed under the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act, XXIV of 1

(Regn. No. : BOM / HSG / 6250 dt. 30-12-80)

s to Certify that M/s./Shri./Smt. Kusum

Bhaskar Borude is/are the Registered Holder/s

five fully paid-up Shares of Rupees **FIFTY** each numbered

56 to 160 inclusive, in **Kurla Kajrolker Co-operative**

g Society Ltd. subject to the Bye-laws of the said Society.

250/=

Given under the Common Seal of the said Society at Bombay, this 16 day of JAN 1986

Reg'd. No. BOM/HSG/6250 Dated 31-12-1980 Bldg. Nos. 154 & 155 Nehru Nagar, Kurla (E.) BOMBAY 400 024.

Mgg. Comt. Member — Hon. Secretary — Chairman

THE SEAL OF THE SUB REGISTRAR KURLA

MBBorudey

बदर - 93	
1123	24
२०११	

TRUE COPY

Gen ... - 2 -

7) The conditions of this certificate shall be binding not only on the applicant but on executors, assignees, administrators and successors and every perison deriving title through or

The Municipal Commissioner has appointed Shri V. D. Ingavale Engineer to exercise his powers and functions of the planning Authority under Section 45 of the

The C.C. is valid upto 2 AUG 2006 2 AUG 2008

F.S. upto plinth i.e. upto still slab.

करल - १		
५५१५	23	32
२०२२		

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

TRUE COPY

Subhash G. Patil
(Reg. No. CA-80/9...)
M/s Subhash Patil And Associates
ARCHITECTS THANE

3/9/2004
Executive Engineer [Building Proposal]
Eastern Subs
BCR

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST.

MBBorudey

कुर्ला काजरोळकर को.ऑप.हौसिंग सोसायटी लि.

को.क्र. बॅन्ज/हौसिंग/६२५० दिनांक ३१/१२/१९८०
इमारत क्र. १५४ व १५५ नेहरूनगर, कुर्ला (पूर्व), मुंबई - ४०० ०२४.

(ALLOTMENT LETTER)
"गाळावाटप पत्र"

श्रीमती कुसुम भास्कर बोरूडे (माजी धारक सभासद)

माजी पत्र क्र. ३२ माजी क्र. १५६ ते १६०
कुर्ला काजरोळकर को.ऑप.हौसिंग सोसायटी लि.

- १	
२२	२२

मानवी रहिवासास थोकेदायक झालेल्या संस्थेच्या मालकीच्या क्र. १५४ व १५५ या इमारतीचे सर्वमान्य पुर्नविकास / पुर्नबांधकाम धोरणानुसार संस्थेने मेसर्स मोतीलाल लक्ष्मीनारायण कन्स्ट्रक्शन प्रा.लि. या विकासकाबरोबर दिनांक ०७/०३/२००६ रोजी पुर्नविकास करार केला आहे. दिनांक २९/०७/२००६ रोजी सदर विकास करारावा सुधारणा करारही (Rectification Deed) झाला आहे. सदर करारपत्रांमधील अटी, शर्ती व विधानातील तरतुदीनुसार संस्थेने / विकासकाने सभासदांसाठी बांधलेली नवीन इमारत शेवटच्या टप्प्यातून पुर्णत्वाकडे जात आहे. सदर इमारत संस्थेच्या जुन्या इमारत क्र.१५५ च्या ठिकाणी बांधण्यात आली आहे. या नवीन इमारतीला संस्थेने १५४ क्रमांक दिला आहे.

या नवीन इमारतीच्या "दक्षिणेला" (SOUTH) श्री केदारनाथ मंदीर व "उत्तरेला" (NORTH) इमारत क्र.१५३, तसेच "पुर्वेला" (EAST) केदारनाथ रोड व "पश्चिमेला" (WEST) हिरवे मैदान (R.G.) व विकासकाच्या विक्रीच्या नवीन इमारत क्र.१५५ आणि पोलीस स्टेशन रोड आहे. सभासदांसाठी बांधण्यात आलेल्या १० मालयाच्या या नवीन इमारत क्र.१५४ च्या "ए" विंगमध्ये ५१६१ ते ५२०० व "बी" विंगमध्ये ५२०१ ते ५२५० क्रमांकाचे प्रत्येकी ५२५ चौ.फुट [illegible] ८० गाळे अंतरभूत आहेत.

वरील पार्श्वभुमीवर संस्थेच्या जुन्या इमारत क्र. १५४ नवीन इ[illegible] क्षेत्रफळाच्या आपल्या गाळा क्र. ५११२ च्या बदल्यात नवीन इमारत क्र. १५४ च्या [illegible] विंगमधील ०८ मालयातील ५२५ चौरस फुट चटई क्षेत्रफळाचा गाळा क्र. ५१८९ आपणास [illegible] (ALLOTTED) करण्यात आला आहे.

सदर इमारत "मानवी रहिवासास योग्य असल्याचे प्रमाणपत्र" (OCCUPATION CERTIFICATE) मिळाल्यानंतर व विकासकाने सदर इमारत वितरण संस्थेच्या ताब्यात दिल्यानंतर आपणास गाळा (ALLOT) करण्यात आलेल्या सदर गाळ्याचा प्रत्यक्ष ताबा खालील प्रमुख अटी व शर्तीवर संस्थेद्वारे आपणास सुपूर्त केला जाईल.

१. संस्था / विकासकाने पर्यायी गाळ्याची मराठ्या क्रियोक्षीलपोटी आपणास अदा केलेली रक्कम संस्थेला परत करणे आवश्यक आहे.

पानीमागे

२. संस्थेच्या / सभासदांच्या मिळकतीवरील प्रथम महानगर व दुय्यम गहाण खताच्या तारण कर्जाच्या बोजाची दंड व्याजासहित देय होईल ती रक्कम आपण संस्थेला अदा करणे आवश्यक आहे.

३. संस्थेला देय असलेली आपणाकडील दंड व्याजासहीत थकबाकी आपण संस्थेला भरणे आवश्यक आहे.

४. संस्था व तिच्या मिळकतीवरील कोणत्याही कार्यवाहीच्या परिणामाची सर्वाईक, सांघिक, वैयक्तिक व संवैधानिक जबाबदारी आपणावर राहील व सदरच्या रक्कमेच्या / कार्यवाहीचा बोजा आपणास वाटप केलेल्या आपल्या गाळ्यावरही राहील याची नोंद घ्यावी.

मान्यताप्राप्त अधिकृत दिशोबी कागदपत्रांच्या पार्श्वभुमीवर संस्था आपणांस मागणी करेल त्या वरील रक्कम संस्थेला अदा केल्याशिवाय आपणास वाटप केलेल्या सदरच्या उपरोल्लेखित गाळ्याचा ताबा आपणांस दिला जाणार नाही याची कृपया विशेष नोंद घ्यावी.

सर्वमान्य विकासधोरण 213 32 Approved Re-development Policy), विकास करारामधील अटी, शर्ती व नियमातील तरतुदींना अधीन राहून व दिनांक २४/१०/२०१० रोजीच्या विशेष सर्वसाधारण सभेतील ठराव, विकास करारामधील पार्श्वभुमीवर संस्थेच्या वतीने जारी करण्यात आले.

मुंबई.

दिनांक : ०१/११/२०१०

(अंकुश बा. माने)
"कार्याध्यक्ष"

(महादेव बा. काळे)
"चिटणीस"

नमुना स्वाक्षरी/ वाटप प्रत्र मिळाले.

श्रीमती कुसुम भास्कर बोरुडे,

(श्रीमती कुसुम भास्कर बोरुडे)
(भागधारक सभासद)

या भागधारक सभासदाने मजसमोर स्वाक्षरी केली.

(अंकुश बा. माने)
"कार्याध्यक्ष"

BMPP—4544-97-5,000 Bks. of 200 Lvs.

№ 422935

मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

PH-52

सार्वजनिक आरोग्यखाते
PUBLIC HEALTH DEPARTMENT
नमुना क्र. १०. FORM NO. 10.

(महाराष्ट्र जन्म-मृत्यु-नोंदणी, १९७६ मधील नियमावली, नियम ९ यु या पहावा).
(See Rule 9 of the Maharashtra Registration of Births & Deaths Rules,1976).

मृत्यु नोंदणीचे प्रमाणपत्र
CERTIFICATE OF DEATH
१९६९ च्या जन्म-मृत्यु नोंदणी कायद्याच्या कलम १२/१७ च्या अनुरोधाने
Issued under Section 12/17 of the Registration of Births and Deaths Act, 1969.

करल - १		
२५६९४	२२	३२
३०२२		

आम दाखला देण्यात येतो की, खाली नमूद केलेली माहिती बृहन्मुंबई महानगर पालिकेच्या ____ विभागाच्या ____ वार्डातील मृत्यूच्या नोंदवहीतून घेतलेली आहे.
This is to certify that the following information has been taken from the original record of death, which is in the register for ____L____ ward of Municipal Corporation of Greater Bombay.

नांव Name: Bhaskar Jagannath Borkar

राष्ट्रीयत्व Nationality: Indian

लिंग Sex: M

कायमचा वास्तव्याचा पत्ता Permanent Address: Shri Krishna chawk municipal Newchi 'B' Block N.M.Rd Kurla-70

मृत्यु दिनांक Date of Death: 29/11/78

नोंदणी पुस्तक क्र. क्र. Registration No.: 3205

नोंदणी दिनांक Date of Registration: 1/12/78

जेथे मृत्यु झाला तें ठिकाण Place of Death: K.E.M. Hosp.

वडिल/आई/नवरा यांचे नांव Name of Father/Mother/Husband:

दाखला देणाऱ्या अधिकाऱ्याची सही Signature of the Issuing Authority: RAVINDRA B. RANE, M.D., MCPS, DPH, ADDL. HEALTH OFFICER

दिनांक Date: 30/3/86

SEAL

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

सूचना – मृत्युसंबंधी कारणांच्या तपशीलाच्या संबंधित पुस्तकांत नोंदवलेल्या मृत्यूविषयक कारणांची माहिती नोंदवायची नाही. उपकलम १७ (१) ची तरतूद पहावी.
Note— In the case of Death, no disclosure shall be made of particulars regarding the 'cause of death' as entered in the register. See proviso to Sub-section 17 (1).

SUB-REGISTRAR L WARD.

२०२२

निबंधक
(वर्ग-२)

1/2

प्रमाणपत्र क्रमांक/ Certificate No. 785492100

नमुना-५ Form-5

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI

मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

कलम - १

[illegible]	[illegible]	[illegible]
२०२२		

(जन्म व मृत्यु नोंदणी अधिनियम,१९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम,२००० [illegible] नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की,खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की महानगरपालिका,तालुका Ward L,जिल्हा मुंबई,महाराष्ट्र राज्याच्या नोंदवहीत उपलब्ध आहे

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater [illegible] of Ward L of District Mumbai of Maharashtra State.

मृत व्यक्तीचे पूर्ण नाव /
Name of Deceased : MRS. KUSUM BHASKAR [illegible]

लिंग/
Sex : Female

मृत्युचे दिनांक/
Date of Death : 05.11.2010

मृत्युचे ठिकाण/
Place of Death : MUMBAI

मृत व्यक्तीच्या आईचे पूर्ण नाव/
Name of Mother : MS. NOT STATED * *

वडिलांचे/पतीचे पूर्ण नाव/
Name of Father/ Husband : MR. [illegible] BORUDE

मृत व्यक्तीचा मृत्यूसमयीचा पत्ता/
Address of deceased at the time of death:
154/5192,
NEHRU NAGAR,
KURLA (E),
MUMBAI, 400024,
Maharashtra,India.

मृत व्यक्तीचा कायमचा पत्ता/
Permanant Address of deceased :
154/5192,NEHRU NAGAR,
KURLA (E),
MUMBAI, 400024,
Maharashtra,India.

नोंदणी क्रमांक/
Registration No. : 741377552

नोंदणी दिनांक/
Date of Registration : 19.11.2010

[illegible] (if any) :

प्रमाणपत्र दिल्याचा दिनांक/
Date of Issue : 18.12.2010

निर्गमित करणाऱ्या प्राधिकाऱ्याची सही/
Signature of the Issuing Authority :

प्राधिकाऱ्याचा पत्ता/
Address of the issuing authority :
WardL,Mumbai.

THE SEAL OF THE SUB REGISTRAR KURLA

"जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"