

AGREEMENT FOR SALE

Between

1. Mr. **SHARAD A. HALDIPUR**
2. Mrs. **ALAKNANDA S. HALDIPUR**
(VENDORS)

And

1. Mrs. **SUNITA M. SHAW**
2. Mr. **MANISHKUMAR I. SHAW**
(PURCHASERS)

All that piece and parcel of premises being : All that piece and parcel of premises being : **Flat No. 202**, admeasuring 451 sq.ft (carpet area) on the 2nd floor, of Building known as Siddhivinayak - A, of the S. R. Patkar Co- operative Housing Society Ltd, at V.P. Varde Marg, off Guru Nanak Road, (Turner Road) Bandra (West), Mumbai 400 050, lying, being and situate on Plot bearing C.T.S. No. F - 1434, F - 1435, F - 1436, village Bandra, Taluka Andheri, in the Registration District of Mumbai Suburban, within Greater Mumbai, along with the said shares in respect of the said Flat No. 202.

Drawn by :

Adv. **ANIL A. JAKATDAR**

B.E. (Chemical), L.L.B, DCL

ADVOCATE - HIGH COURT

Head of Legal Cell : B.J.P - Bandra Assembly

Visiting Professor : G. J. Advani Law College

Chamber - Unit No. 1, Saqib Building,

Next to Tava Hotel, Turner Road,

Bandra (West), Mumbai - 400 050.

Tel : **022 - 2643 5806 / 07**

Cell : **98202 21543 / 99306 21543**

Email : **aniljakatdar@gmail.com**



pa (pavii)

378/1489

Friday, February 04, 2022

2:52 PM

पावती

Original/Duplicate
संदर्भ क्र.: 39म
Regn.: 39M

पावती क्र.: 1641 दिनांक: 04/02/2022

गावाचे नाव: बांद्रा

दस्तावेजाचा अनुक्रमांक: बन् 9-1489-2022

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: सुनीता राम शर्मा

संदर्भ क्र.

दस्तावेजाचा संख्या: 55

₹. 30000.00
₹. 1100.00

राकूण:

₹. 31100.00

आपणास गुळ दस्त, शंबनेल प्रिंट, सुनी-२ अंदाज
3:12 PM ला वेळेत मिळेल.

स. व. श. अक्षरी-3

यु. मा. वैसाणे
सह. दयास निबंधक, अक्षरी क्र. 3
मुंबई उपनगर विस्तार

गाजार मूल्य: ₹. 11945886.6/-

मादरदना ₹. 17000000/-

धरनेचे मुद्रांक शुल्क: ₹. 850000/-

1) देयकाना प्रकार: DHC रकम: ₹. 1100/-
डीडी/धनादेश/ऑर्डर क्रमांक: 0402202207428 दिनांक: 04/02/2022

वैकचे नाव व पत्ता:

eChallan रकम: ₹. 30000/-

2) देयकाना प्रकार: डीडी/धनादेश/ऑर्डर क्रमांक: MH012609683202122M दिनांक: 04/02/2022

वैकचे नाव व पत्ता:


Sunka

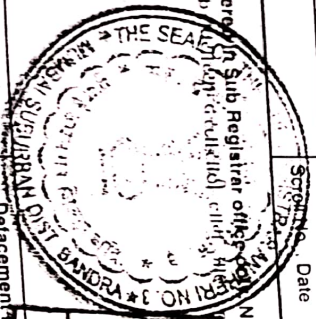
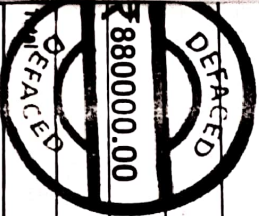
REGISTERED ORIGINAL DOCUMENT
DELIVERED ON..... 8..... FEB.. 2022



CHALLAN
MTR Form Number-6



GRN	MH012609683202122M	BARCODE			Date	03/02/2022-12:43:34	Form ID	25.2
Department	Inspector General Of Registration	Payer Details			Payer Name			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name	BDR9_ANDHERI NO 3 SUB REGISTRAR	Full Name	MRS SUNITA M SHAW AND OTHERS					
Location	MUMBAI	Flat/Block No.	FLAT NO 202 2ND FLOOR SIDDHIVINAYAK - A					
Year	2021-2022 One Time	Premises/Building						
Account Head Details		Road/Street	S R PATKAR CHSL V P VARDE MARG OFF GURU NANAK					
0030045501	Stamp Duty	Area/Locality	ROAD BANDRA WEST					
0030063301	Registration Fee	Town/City/District						
Amount In Rs.		PIN	4 0 0 0 5 0					
850000.00		Remarks (If Any)	SecondPartyName=MR SHARAD A HALDIPUR AND OTHERS-					
30000.00		Amount In Words	Eight Lakh Eighty Thousand Rupees Only					
880000.00		FOR USE IN RECEIVING BANK						
Payment Details		Bank CIN	Ref. No.	03006172022020300444		040222M368937		
Cheque-DD Details		Bank Date	RBI Date	04/02/2022-12:10:58		Not Verified with RBI		
Cheque/DD No.		Bank-Branch	PUNJAB NATIONAL BANK					
Name of Bank		Screen No.	Not Verified with Scroll					
Name of Branch		Mobile No. :	000000000000					

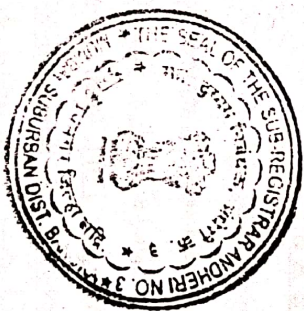


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Registration ID : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 Tick select dates given below in the respective column of the respective office.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Ised	Defacement Amount
1	(S)/378-1489	0006132072202122	04/02/2022-14:52:41	IGR188	30000.00
2	(S)/378-1489	0006132072202122	04/02/2022-14:52:41	IGR188	850000.00
Total Defacement Amount					8,80,000.00



AGREEMENT FOR SALE

This Agreement for Sale has been entered into and executed at Mumbai on this 04th day of February 2022.

Sunita

BETWEEN

SHARAD

1. Mr. SHARAD A. HALDIPUR, (Pan No. AANPH8621F) age 48 years, and 2. Mrs. ALAKNANDA S. HALDIPUR, (Pan No. ABZPH5297G) age 71 years, both adults, Indian inhabitants of Mumbai, addressed at, 58, Walchand Terraces, Pandit Madan Mohan Malviya Marg, opp Tardco Ac Market, Tulsiwadi, Mumbai - 400 034, hereinafter called and referred to as the 'VENDORS' (which expression shall unless it be repugnant to the context or meaning thereof, shall deem to mean and include their respective legal heirs, legal representatives, executors, administrators and assigns) of the ONE PART :

Date	
04	02/22

AND

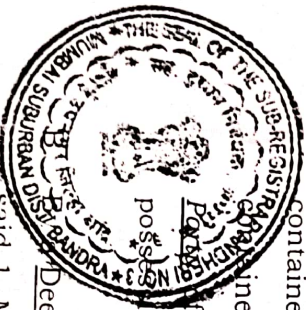
1. Mrs. SUNITA M. SHAW, (Pan No. BBWPS7706K) age 39 years, and 2. Mr. MANISHKUMAR I. SHAW, (Pan No. AAHPS8083L) age 43 years, and both adults, Indian inhabitants of Mumbai, addressed at Flat No. 3, 131, Silver Rock, 59/59A, Turner Road, Opp Tavara Restaurant, Bandra (West), Mumbai - 400 050, hereinafter called and referred to as the 'PURCHASERS' (which expression shall unless it be repugnant to the context or meaning thereof, shall deem to mean and include their respective legal heirs, legal representatives, executors, administrators and assigns) of the OTHER PART :

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SH. Haldipur

WHEREAS:

A. By an Agreement (Agreement for Permanent Alternate Accommodation) dated 8th November 2001, made at Mumbai, between M/s RAJUL BUILDERS, therein referred to as the Party of the First Part, and 1. Mr. SHARAD A. HALDIPUR, 2. Mrs. ALAKNANDA S. HALDIPUR, therein referred to as the Party of the Second Part ; the Party of the Second Part therein (who were Tenants of the Party of the First Part) acquired from the Party of the First Part, the premises being : Flat No. 202, admeasuring 451 sqft (carpet area) on the 2nd floor, of Building known as Siddhivinayak - A, of (the thereafter formed) S. R. Patkar Co-operative Housing Society Ltd, at V.P. Varde Marg, off Guru Nanak Road, (Turner Road) Bandra (West), Mumbai 400 050, lying, being and situate on Plot bearing C.T.S. No. F - 1434, F - 1435, F - 1436, village Bandra, Taluka Andheri, in the Registration District of Mumbai Suburban, within Greater Mumbai, (herein after referred to as the 'said Flat No. 202' for the sake of brevity and more particularly described in the SCHEDULE hereunder written) upon the terms and conditions contained therein. In compliance of the terms and conditions contained in the said Agreement dated 8th November 2001, the Parties of the First Part, put the Party of the Second Part, in possession of the said Flat No. 202, as Owners thereof.



Deed of Declaration dated 9th January 2009, executed by the said 1. Mr. SHARAD A. HALDIPUR. and 2. Mrs. ALAKNANDA S. HALDIPUR therein referred to as the Declarants ; the Declarants confirm that the said Agreement dated 8th day of November 2001, which had been annexed to the said Deed of Declaration, for the purpose of Registration. The said Deed of Declaration dated 9th January 2009, has duly been stamped and registered with the Sub Registrar of Assurances, Andheri - 1, under Registration No. BDR - 1 / 01533 / 2009, dated 20/02/2009.

पत्र-१	१५६
पत्र-२	२०२

C. The Purchasers/ Allottees of premises in the Siddhivinayak - A Building, formed a Co-operative Housing Society, under the provisions of the Maharashtra Cooperative Societies Act - 1960 and the same was registered under the name S. R. Patkar

Sunita

S. R. Patkar

occupation of the said Flat No. 202, since inception, that the Vendors of the One Part herein, are absolutely entitled to the said Flat No. 202, and said shares, as absolute Joint Owners thereof and entitled to deal with and dispose of the same.

- I. Based on the above declarations made by the Vendors of the One Part herein, and believing them to be true and correct, the Purchasers of the Other Part herein, 1. Mrs. SUNITA M. SHAW, and 2. Mr. MANISHKUMAR I. SHAW, have approached the Vendors of the One Part herein, and expressed their desire to purchase and acquire the said Flat No. 202, and said shares; and the Vendors have agreed to sell and transfer all their share, rights, title, interest in the said Flat No. 202, and said shares, free from all encumbrances, liens, charges or claims whatsoever, to the Purchasers together with full right and benefit of use, occupation and possession of the said Flat No. 202, and said shares, held by the Vendors, at and for a consideration of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) and on the terms and conditions mentioned hereinafter.



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The Purchasers of the Other Part herein, have represented to the Vendors of the One Part herein, that they shall be deducting 10% of the transaction amount at source as and towards TDS, as per the provision Sec 194 - IA of The Income Tax Act - 1960, and shall deposit the same with the Income Tax Authorities, to the credit of the Vendors, and get a TDS certificate in respect of the same, and hand it over to the Vendors, within 3 (Three) days of the signing and Registration of this Agreement.

The Purchasers of the Other Part herein, have represented to the Vendors of the One Part herein that they would be availing of a Housing Loan for partly financing the purchase of the said Flat No. 202, and said shares, in respect thereto, and have applied for a Housing Loan from Cosmos Bank Ltd - Bandra (West) Mumbai.

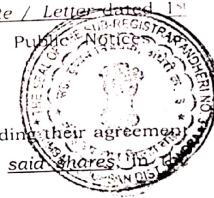
- L. The said Cosmos Bank Ltd - Bandra (West) Mumbai, has sanctioned a loan in favour of the Purchasers herein and have

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Mr. Haladipen

issued a Sanction Letter, a copy of which has been annexed hereto as Annexure -2.

- M. The Vendors have obtained No - Objection and No - Dues Certificate from the said Society for sale and transfer of the said Flat No. 202, and said shares, which has been annexed hereto as Annexure - 3.
- N. The Purchasers through their Advocate ANIL A. JAKATDAR, have caused to be published Public Notices in two local News Papers FREE PRESS JOURNAL edition dated 20th January 2022, and NAV SHAKTI edition dated 20th January 2022, calling for claims/objections in respect of the sale transaction in respect of the said Flat No. 202, and said shares. The said Adv. ANIL A. JAKATDAR has issued a No - Claims Certificate / Letter dated 1st February 2022, recording that No claims/ objections have been received by him. Hereto annexed as Annexure - 4 is a copy of the said Advocate's No - Claims Certificate / Letter dated 1st February 2022, along with copies of the Public Notices published in the News Papers.
- O. The Parties hereto are now desirous of recording their agreement for the sale of the said Flat No. 202, and said shares in the manner hereinafter appearing.



NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

- 1. It is agreed that the Recitals contained herein above shall form an integral and operative part of this Agreement as if the same are reproduced herein verbatim.
- 2. The Vendors of the One Part herein, 1. Mr. SHARAD A. HALDIPUR, and 2. Mrs. ALAKNANDA S. HALDIPUR, hereby agree to sell, transfer, assign and convey to the Purchasers of the Other Part herein, 1. Mrs. SUNITA M. SHAW, and 2. Mr. MANISHKUMAR I. SHAW; and the Purchasers hereby

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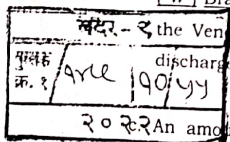
Mr. Haladipen

agree to purchase and acquire from the Vendors the said Flat, being : **Flat No. 202**, admeasuring 451 sq.ft (carpet area) on the 2nd floor, of Building known as Siddhivinayak - A, of the S. R. Patkar Co- operative Housing Society Ltd, at V.P. Varde Marg, off Guru Nanak Road, (Turner Road) Bandra (West), Mumbai 400 050, lying, being and situate on Plot bearing C.T.S. No. F - 1434, F - 1435, F - 1436, village Bandra, Taluka Anandheri, in the Registration District of Mumbai Suburban, within Greater Mumbai, along with the said shares in respect of the said Flat No. 202, being : five shares of Rs. 50/- each under Share Certificate No. 06, having distinctive numbers 26 to 30, issue dated 26th January 2011, issued by the S. R. Patkar Co- operative Housing Society Ltd, at and for a total consideration of Rs. 1,70,00,000/- (Rupees **One Crore Seventy Lakhs** Only) to be paid by the Purchasers to the Vendors in the following manner :-

a. An amount of Rs. **1,00,000/-** (Rupees **One Lakh** Only), by Cheque as and towards advance consideration, on or before the signing and Registration of this Agreement | which amount has already been paid by Cheque bearing No. 173821 dated 13/01/2022, drawn on Union Bank of India, Reay Road Branch, - the payment of which and the receipt whereof, the Vendors and each of them, admit and acknowledge and discharge the Purchasers of the payment of the same forever]



b. An amount of Rs. **4,00,000/-** (Rupees **Four Lakhs** Only), by Cheque as and towards part consideration, on or before the signing and Registration of this Agreement | which amount has already been paid by Cheque bearing No. 284597 dated 21/01/2022, drawn on IDBI Bank, Water Field Road, Bandra (W.) Branch, - the payment of which and the receipt whereof, the Vendors and each of them, admit and acknowledge and discharge the Purchasers of the payment of the same forever]



c. An amount of Rs. **1,70,000/-** (Rupees **One Lakh Seventy Thousand** Only), as and towards part consideration, and towards 1% TDS of the transaction amount, as per the

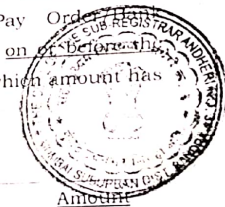
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[Signature]

provision Sec 194 - IA of The Income Tax Act - 1960, to be deposited by the Purchasers with the Income Tax Authorities, to the credit of the Vendors, within 3 (Three) days of the signing and Registration of this Agreement. The Purchasers undertake to get the TDS certificate in respect of the same and hand it over to the Vendors.

d. An amount of Rs. **93,30,000/-** (Rupees **Ninety Three Lakhs Thirty Thousand** Only), by Cheque/Pay Order/ Bank Transfer, as and towards part consideration, on or before the signing and Registration of this Agreement | which amount has already been paid in the following manner :-



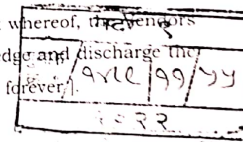
Sr.	Chq / PO Bank Transf No.	Dated	Drawn on	AMOUNT
1.	000018573292	03/02/2022	Cosmos BANK	Rs 43,30,000/-
2.	COSBH22035702967	04/02/2022	Cosmos BANK	Rs 50,00,000/-

Suivita

[Signature]

Total : Rupees **Ninety Three Lakhs Thirty Thousand** Only
Rs. **93,30,000/-**

- the payment of which and the receipt whereof, the Vendors and each of them, admit and acknowledge and discharge the Purchasers of the payment of the same forever]



e. Balance amount of Rs. **70,00,000/-** (Rupees **Seventy Lakhs** Only), within 15 days of the signing and registration of this Agreement, i.e. on or before February 2022, as and towards FULL AND FINAL consideration, by local Pay Order/ Bank Transfer, and against the Vendors handing over the following to the Purchasers herein :

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[Signature]

Suivita

[Signature]

[Signature]

[Signature]

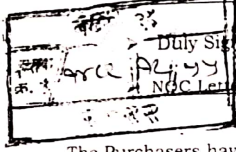
The quiet, vacant and peaceful possession of the said Flat No. 202.

Original Share Certificate No. 06.



Agreement (Agreement for Permanent Alternate Accommodation) dated 8th November 2001, between M/s. ARUL BUILDERS, (Party of the First Part) and 1. SHARAD A. HALDIPUR, 2. Mrs. ALAKNANDA S. HALDIPUR, (Party of the Second Part).

Original Registered Deed of Declaration dated 9th January 2009, executed by the said 1. Mr. SHARAD A. HALDIPUR, and 2. Mrs. ALAKNANDA S. HALDIPUR.



Duly Signed - Society Transfer Forms. For Electricity Meter/Connection Transfer.

The Purchasers have informed the Vendors that they have applied for a Housing Loan from Cosmos Bank Ltd and that the said Bank may directly pay the balance amount of Rs. 70,00,000/- (Rupees Seventy Lakhs only) to the Vendors, and in that event such payment will be treated as payment made by the Purchasers. However the balance amount in any case will be paid on or before 20th February 2022.

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It has been clearly agreed and understood that TIME SHALL BE THE ESSENCE OF THIS CONTRACT.

As Haldipur

Time being the essence of this Agreement, it is expressly agreed between the Vendors and the Purchasers that, in case, the Purchasers fail to make the payment of the balance amount of Rs. 70,00,000/- (Rupees Seventy Lakhs only) by the agreed date i.e. 20th February 2022, for any reasons whatsoever ; then the Purchasers shall be entitled to a grace period of 30 days from the afore said date February 2022, for making the payment of the balance amount to the Vendors ; however subject to the Purchasers making the payment of the balance amount of Rs. 70,00,000/- (Rupees Seventy Lakhs only) along with

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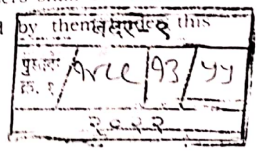
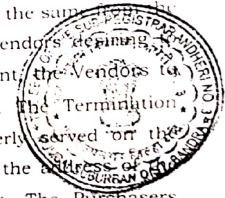
As Haldipur

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interest @ of 1% p.m. on the balance amount of Rs. 70,00,000/- (Rupees Seventy Lakhs only) for the grace period of 30 days.

4. It is further expressly agreed between the Vendors and the Purchasers that, even after the lapse of the grace period, in case, the Purchasers fail to make the payment of the balance amount of Rs. 70,00,000/- (Rupees Seventy Lakhs only), along with the interest @ 1% p.m. to the Vendors ; the Vendors have the option to terminate this Agreement. In such an event, the Vendors shall be entitled to forfeit an amount of Rs. 1,00,000/- (Rupees One Lakh only) as COMPENSATION / DAMAGES, from the amounts received by the Vendors from the Purchasers under this Agreement. The Vendors shall refund to the Purchasers, after the forfeiture, the balance of all the amounts received by the Vendors from the Purchasers under this Agreement (save and except the TDS amounts, as deposited by the Purchasers to the credit of the respective Vendors - which will be refunded by the Vendors to the Purchasers, as and when they get the refund of the same from the Income Tax Authorities). In the event the Vendors decide to exercise the option to terminate this Agreement, the Vendors to send Termination Notice to the Purchasers. The Termination Notice shall be deemed to have been properly served on the Purchasers, when sent by Registered Post at the address of the Purchasers as mentioned in this Agreement. The Purchasers shall, within seven (7) days of receipt of the Termination Notice present themselves before the Sub-Registrar of Assurances for registering the Cancellation Deed and the Vendors shall handover a Pay Order for the refund amount to the Purchasers on registration of the Cancellation Deed. Upon such termination and upon receiving the Refund Pay Order, from the Vendors, the Purchasers shall have no right, claim, charge on the said Flat No. 202, and said shares ; and the Vendors shall be entitled to sell, assign, transfer, their rights, title and interest in the said Flat No. 202, and said shares, to any third person, without any further reference to the Purchasers. The Purchasers shall be entitled to the refund of the stamp duty, as paid by them under this Agreement, as per rules.



Suivta

As Haldipur

18. The Vendors and the Purchasers shall upon the execution hereof, lodge the original stamped copy hereof for registration with the Office of the Sub-Registrar of Assurances at Mumbai Suburban, and respectively admit execution thereof. The original registered document hereof shall be retained by and be the property of the Purchasers after the payment of the full and final Consideration and the (Xerox) copy hereof shall be retained by and be the property of the Vendors.

19. Any dispute between the Parties hereto, under or in respect of these presents and / or in respect of any matters or issues arising out of this Agreement for Sale shall be governed by and construed in accordance with the Laws of India and the Courts at Mumbai - India only shall have the exclusive jurisdiction to try and entertain such disputes / suits.

SCHEDULE OF THE PROPERTY BEING SOLD

All that piece and parcel of premises being : **Flat No. 202**, admeasuring **451 sq.ft** (carpet area) on the 2nd floor, of Building known as **Siddhivinayak - A**, of the **S. R. Patkar Co-operative Housing Society Ltd**, at V.P. Varde Marg, off Guru Nanak Road, (Turner Road) Bandra (West), Mumbai 400 050, lying, being and situate on Plot bearing C.T.S. No. **F - 1434, F - 1435, F - 1436**, village Bandra, Taluka Andheri, in the Registration District of Mumbai Suburban, within Greater Mumbai.

shares of the Society in respect of the said premises being : **five** shares of Rs. 50/- each under **Share Certificate No. 06**, having distinct numbers **26 to 30**, issue dated **26th January 2011**, issued by **S. R. Patkar Cooperative Housing Society Ltd**.



The Building **Siddhivinayak - A**, of the **S. R. Patkar Co-operative Housing Society Ltd**, is a **Still + Seven Storey Building**, has **Lift facility** and was constructed in the Year **2001** as per **Part Occupation Certificate**.

बंदर-३
पुस्तक क्र. ३ अथ १९७५
२०२३
WITNESS WHEREOF, the Parties hereto, have hereunto, set and subscribed their respective hands on this Agreement for Sale, at Mumbai, on the day, month and year first hereinabove written.



Sunita
[Signature]
As Haldipkar



SIGNED AND AGREED by the within named 'VENDORS')

1. *[Signature]* Mr. **SHARAD A. HALDIPUR** (Signature)  Left Hand Thumb Impression
2. *[Signature]* Mrs. **ALAKNANDA S. HALDIPUR** (Signature)  Left Hand Thumb Impression

SIGNED AND AGREED by the within named 'PURCHASERS')

1. *[Signature]* Mrs. **SUNITA M. SHAW** (Signature)  Left Hand Thumb Impression
2. *[Signature]* Mr. **MANISHKUMAR I. SHAW** (Signature)  Left Hand Thumb Impression

in the presence of Witness)

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

बंदर-३
पुस्तक क्र. ३ अथ १९७५
२०२३



ANNEXURE - 1

Certificate No. 06

Act No. 202
Member's Register No. _____

SHARE CERTIFICATE
S. R. Patkar Co-Operative Housing Society Ltd.

Siddhivinayak - A, V.P. Varde Marg, Off. Guru Nanak Road, Bandra (W), Mumbai - 400 050.

Registered under Maharashtra Co-Operative Society Act 1960
(Maharashtra Co-Operative Societies Act 24/9(1) Bye Law 10(1) of 1961)
(Registration No. MUM/W-HW/HSG/TC/14790/2010/11/YEAR 2010)
Dated : 14-6-2010

Capital Rs. 250/- divided into 5 Shares of Rs. 50/- each.

This is to Certify that Shri/Smt. 1) Sharad A. Haldipur

2) Mrs. Alaknanda S. Haldipur,

of S.R. Patkar Co-Operative Housing Society Ltd. is Registered Holder of Five

fully paid-up Shares numbered from 26 to 30 (inclusive) of Rs. Fifty each in the

above named Society subject to the Bye-laws thereof.

Rs. 250/- Given under the Common Seal of the said society at Mumbai, this 26th

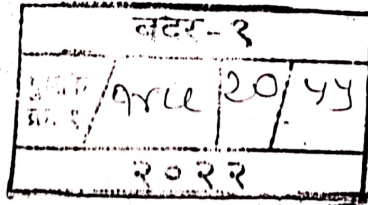
day of January 2011



[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Society



Memorandum of transfers of the within mentioned Shares.

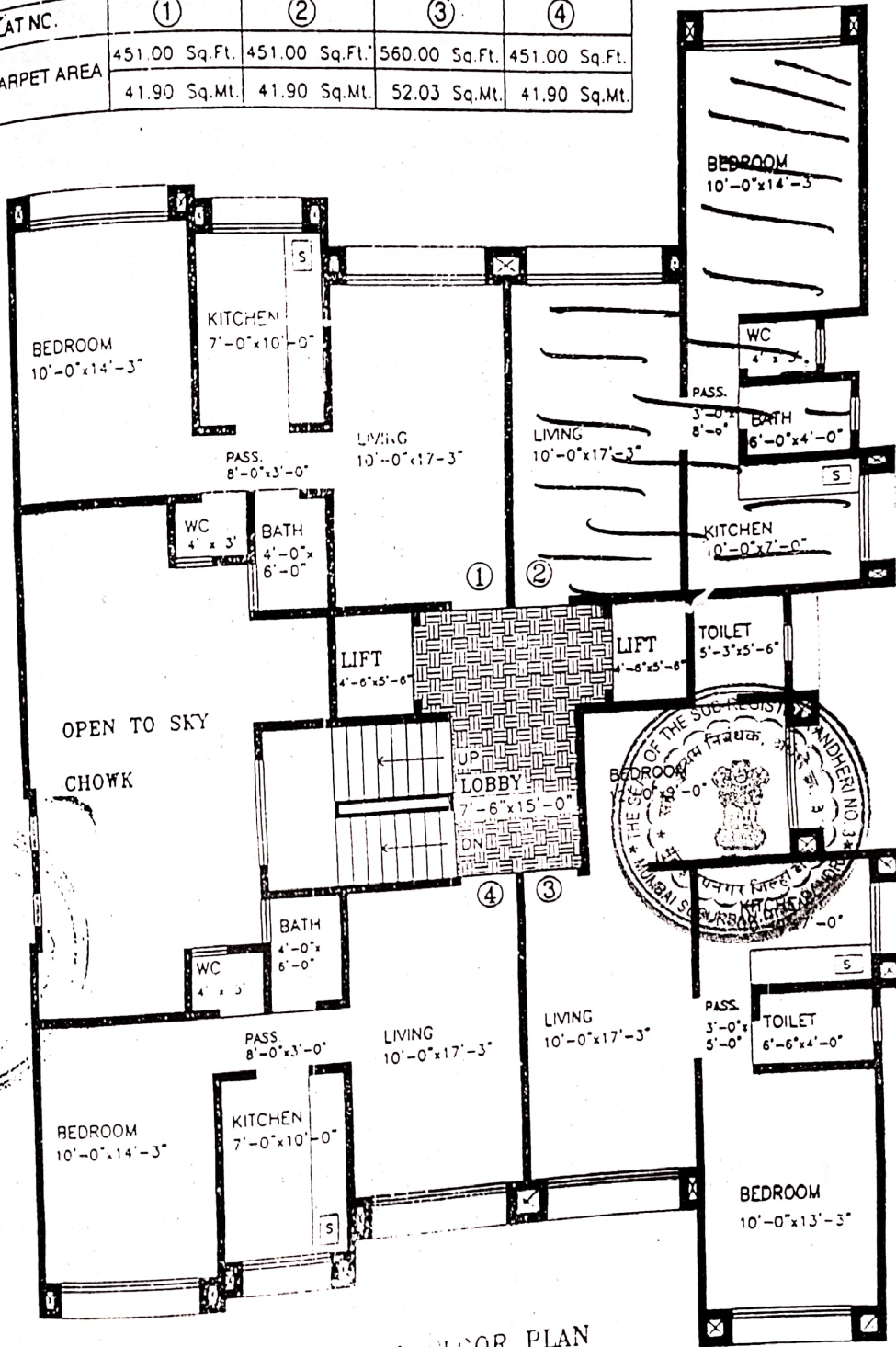
Date of transfer	Transfer No.	Members Reg. No. (Old)	To whom transferred	Members Reg. No. (New)	Sign Chair Hon. Sec



बंदर-२		
पुस्तक क्र. २	१५६	२९/५५
२०२२		

~~ANNEXURE~~

FLAT NO.	①	②	③	④
CARPET AREA	451.00 Sq.Ft.	451.00 Sq.Ft.	560.00 Sq.Ft.	451.00 Sq.Ft.
	41.90 Sq.Mt.	41.90 Sq.Mt.	52.03 Sq.Mt.	41.90 Sq.Mt.



TYPICAL FLOOR PLAN

FLAT NO.	2033	VENDOR SIGN.	
FLOOR	22/99	PURCHASER SIGN.	
NOTE: THIS PLANING OF EACH FLAT IS TENTATIVE AND SUBJECT TO CHANGE ACCORDING TO PLANNING REQUIREMENTS & REQUIREMENT OF APPLICABLE AUTHORITIES.		DEVELOPERS M/S RAJUL BUILDERS	
PROPOSED BUILDING ON PLOT BEARING C.S.NO F/1434 F/1435, F/1436, OFF TURNER ROAD, BANDRA (WEST), MUMBAI		OWNERS _____ _____	



दस्तावेज क्रमांक व वर्ष: 1533/2009

Friday, February 20, 2009

1:30:22 PM

18

दुय्यम निबंधक: अंधेरी 1 (बांद्रा)

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : बांद्रा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 286,000.00
बा.भा. रु. 286,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 1434 वर्णन: बांद्रा एफ - सिटीएस क्र. 1434 ते 36 - सदनिका क्र. 202, 2रा मजला, " सिद्धीविनायक - ए ", पाटकर ब्लॉक, टर्नर रोड, बांद्रा (प) मुं - 50, मु शु जमा रु. 2,345/- (अभिनीर्णीत दस्त)
- (3) क्षेत्रफळ (1) 451 चौरस फूट कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) शरद हलदीपूर - -; घर/फ्लॅट नं: 202, 2रा मजला, " सिद्धीविनायक - ए ", पाटकर ब्लॉक, टर्नर रोड, बांद्रा (प) मुं - 50,; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 09/01/2009
- (8) नोंदणीचा 20/02/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 1533 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 2870.00
- (12) शेर



बंदर - १	
पुस्तक क्र. १	२३/५५
२०३२	

S. R. Patkar Co-Operative Housing Society Ltd

R. Patkar Co-Operative Housing Society Ltd, V.P. Varde Marg, off Guru Nanak Road, Bandra (W), Mumbai 400 050.

Registration No. MUM/W-HW/HSG/TC/ 14790 / 2010-11, dated 14/06/2010

Dated : 2nd February 2022

TO WHOMSOEVER IT MAY CONCERN

As to Certify that :

SHARAD A. HALDIPUR, and Mrs. ALAKNANDA S. HALDIPUR, are public members of the Society, and that, Flat No. 202, admeasuring 1 sq.ft (carpet area) on the 2nd floor, of Building, Siddhivinayak - A, of S. R. Patkar Co-operative Housing Society Ltd, at V.P. Varde Marg, off Nanak Road, Bandra (West), Mumbai 400 050, lying, being and situate Plot bearing C.T.S. No. F-1434, F-1435, F-1436, village Bandra, Taluka Mumbai, in the Registration District of Mumbai Suburban, within Greater Mumbai, AND the shares of the Society in respect of the said Flat, being 1 share of Rs. 50/- each under Share Certificate No. 06, having distinctive numbers 26 to 30, issue dated 26th January 2011, issued by the S. R. Patkar Cooperative Housing Society Ltd, stand in their names.

on date, there are No - Dues towards the Society in respect of the said Flat and said shares.

Society has No - Objection to Mr. SHARAD A. HALDIPUR, and ALAKNANDA S. HALDIPUR, selling, conveying, transferring the said Flat, and the said shares, to the Purchasers, Mrs. SUNITA M. SHAW, and MANISHKUMAR I. SHAW.

Building Siddhivinayak - A, of the S. R. Patkar Co-operative Housing Society Ltd, is a Stilt + Seven Storey Building, has Lift facility constructed in the Year 2001 as per Part Occupation Certificate.

S. R. Patkar Co-operative Housing Society Limited

M. S. Patkar
Secretary / Treasurer / Chairman

S. R. Patkar Co-Op. Housing Society Lim...



REG-8
14/06/2011
2022

14/06/2011
2022



MUNICIPAL CORPORATION OF GREATER MUMBAI
NO. CE/6689/BSII/AH of
OCT 2001
PART OCCUPANCY CERTIFICATE

1009
4 OCT 2001

ISSUED

To, Rajul Builders,
Cosmos House, Meadows Street,
East,
Mumbai-400 001.

Ex. Engineer Bldg. Proposals (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 050.

वद. १
१५३३१९९
२००१

The part development work of building Wing 'A' still
7 upper floor on plot bearing CTS No. F/1434, F/1435
situated at Off. Turner Road at Village Bandra (West) com-
pleted under the supervision of Shri Ajit Ambekar Architect,
Licence No. CA/85/9095 may be occupied on the following con-
ditions:-

- 1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.
- 2) That all the conditions of I.O.D. shall be complied with for remaining work.
- 3) That Completion Certificate from City Engineer shall be submitted within 15 days of issue of this letter.

A set of certified completion plan is attached herewith.

Note : Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation of Greater Mumbai, the occupation cft. granted to your premises will be treated as cancelled and steps will be taken to cut off the water connection granted to your premises.

Yours faithfully,

S. Kanade
4/10/2001
Executive Engineer, (Bldg. Proposals)
Western Subs. H & K/East Wards.

S. Kanade
04/10/01
S. Kanade
04/10/01

- NO. CE/6689/BSII/AH of
- Copy to :
- 1) Architect, Shri Ajit Ambekar.
 - 2) E.E.D.P.
 - 3) E.E.V.
 - 4) A.A. & S.O. Ward.
 - 5) Sup. K/W Ward,
 - 6) A.E.W.W.K/West Ward.
 - 7) W.C. K/West Ward

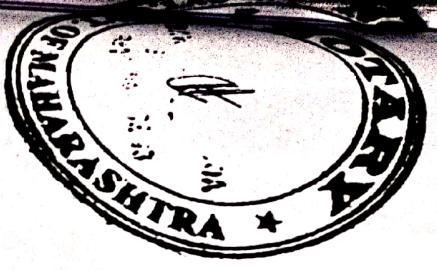
For information please.

S. Kanade
4/10/2001
E.E.B.P. (W.S.) H & K/East Wards.

S. Kanade
04/10/01
S. Kanade
04/10/01

वद. १
१५३३१९९
२००१





10

MUNICIPAL CORPORATION OF GREATER MUMBAI.

NO. CE/6689/BSII/AH of

4 OCT 2009

PART OCCUPANCY CERTIFICATE

RECEIVED

4 OCT 2009

1 copy

To: M/s. Rajul Builders,
Cosmos House, Meadows Street,
East,
Mumbai-400 001.

Ex. Engineer Dtg. Pradosh [V.P.S.]

H and K - Meadows

Municipal Office R. K. Parkar Marg
Bandra (West), Mumbai-400 050.

Mr. Madhav Settlemann,

The part development work of building wing 'A' upper floor on plot bearing CTS No.F/1434, F/1435 situated at Off. Turner Road at Village Bandra (West) commenced under the supervision of Shri Ajit Ambekar Architect, Licence No.CA/85/9095 may be occupied on the following conditions:-

STILL TO BE
F/1435
2933199

1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.

2) That all the conditions of I.O.D. shall be complied with for remaining work.

RAVINDRA G. K.

(REGISTRAR GENERAL)

Vakola, D.M. Road, Somberuz (East), Mumbai 400066
Call: 8652423506

Date : 22.01.2022

TO:

MR. ANIL JAKATDAR
Advocate High Court,
Mumbai.

Ref: Investigation title of the property bearing Flat No.202, 2nd Floor, CTS No. F/1434 to F/1436, Building known as SIDDHIVINAYAK 'A' of the S.R. Patkar CHS Ltd., of Village Bandra, Taluka Andheri, M.S.D.

Dear Sir,

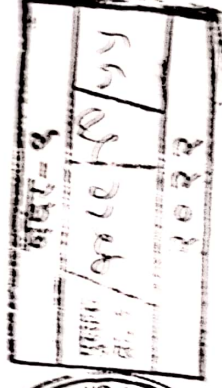
As per your instructions I have taken search of above mentioned property in Sub-Registrars Office at Bandra, Andheri & Jogeshwari from 2001 to 2022 (22 Years).

I have found the following documents registered therein during the course of search

The Search Report is subject to torn and mutilated records, misplaced non ready and unavailable records in the office, withdrawal of registers of certain years for binding and rewriting. The search conducted is only on the basis of available documents and records as maintained by the department at the time of search.

AT BANDRA, ANDHERI & JOGESHWARI SRO-REGISTRAR OFFICE FROM 2001 TO 2022 (22 YEARS) MANUAL & COMPUTER

2001 : Some Pages Torn
2002 :
To : Nil
2005 :
2006 : Entry



AND-4 2232/2006	AFFIDAVIT A.V. Rs.0/- M.V. Rs.0/-	17/03/2006 17/03/2006
M/S. RAJUL BUILDERS THROUGH PARTNER RAMESH S. SHAIH TO COMMISSIONER, B.M.C.		

Schedule: C.T.S. No. F/1434-B, F/1435, F/1436, Turner Road, Village Bandra, Taluka Andheri.



क्रमांक: वदर9 /1489/2022

मूल्य: रु. 1,19,45,887/-

मोवदला: रु. 1,70,00,000/-

मूद्रांक शुल्क: रु.8,50,000/-

पावनी:1641

पावनी दिनांक: 04/02/2022

सह. दु. नि. वदर9 यांचे कार्यालयाने

मादरकरणाचा नाव: मुनीता एम शा

1489 वर दि.04-02-2022

2:51 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 1100.00

पृथांची संख्या: 55

एकूण: 31100.00

Suwita

हजर करणाऱ्याची मही:

सह. दु. नि. अंधेरी-3

दुय्यम निबंधक अंधेरी क्र. ३.

नाचा प्रकार: वगरनामा

शुल्क: (गक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न

त्या कोणत्याही नागरी क्षेत्रात

क्र. 1 04 / 02 / 2022 02 : 51 : 54 PM ची वेळ: (मादरीकरण)

क्र. 2 04 / 02 / 2022 02 : 52 : 38 PM ची वेळ: (फी)

सह. दु. नि. अंधेरी-3
सह. दुय्यम निबंधक अंधेरी क्र. ३.

प्रतिज्ञापत्र

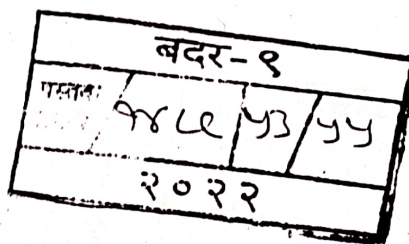
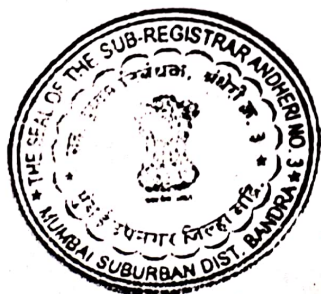
*सदर दस्तावेज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. या नोंदणीस लागू असलेल्या, लिखादक, व्यक्ती, एअरिदार व सोबत जोडलेल्या कागदांची सत्यता तपासली आहे. या कागदांची सत्यता, वैधता कायदेशीरपणे तपासिलेल्या व कबुलीपत्राचे संपूर्णपणे जबाबदार राहतील.

Handwritten signature

लिहून देणारे :

Suwita

लिहून देणारे :



दस्त क्रमांक : बदर 9/1489/2022
दस्त प्रकार :- कगनामा

पक्षकाराचे नाव व पत्ता

नाव: शरद ए हळदीपूर
पत्ता: प्लॉट नं: 58, माळा नं: -, इमारतीचे नाव: बाबूचंद टेरेस,
प्लॉट नं: नाडदेव मुंबई - 400034, गेड नं: पंडित मदन मो
मानविय मार्ग, महागट्ट, MUMBAI.
पिन नंबर: AANPH8621F

पक्षकाराचा प्रकार

लिहून देणार
वय :-78
स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



नाव: अलकनंदा एम हळदीपूर

पत्ता: प्लॉट नं: 58, माळा नं: -, इमारतीचे नाव: बाबूचंद टेरेस,
प्लॉट नं: नाडदेव मुंबई - 400034, गेड नं: पंडित मदन मो
मानविय मार्ग, महागट्ट, मुम्बई.
पिन नंबर: ABZPH5297G

लिहून देणार
वय :-71
स्वाक्षरी:-

Haldipur



नाव: मुनीता एम शां

पत्ता: प्लॉट नं: 3, माळा नं: -, इमारतीचे नाव: 131 मिल्कर गंज,
प्लॉट नं: बांद्रा वेस्ट, गेड नं: 59/59 ए टर्नर गेड, महागट्ट,
मुम्बई.
पिन नंबर: BBWPS7706K

लिहून देणार
वय :-39
स्वाक्षरी:-

Sunita



नाव: मनिगकुमार आय शां - -

पत्ता: प्लॉट नं: मदनिका क्र 3, माळा नं: -, इमारतीचे नाव: 131
मिल्कर गंज, प्लॉट नं: बांद्रा पश्चिम मुंबई - 50, गेड नं: 59/59 ए
टर्नर गेड, महागट्ट, मुम्बई.
पिन नंबर: AAHPS8083L

लिहून देणार
वय :-45
स्वाक्षरी:-



दस्तावेज करून देणार पक्षकारांनी कगनामा चा दस्त एवज करून दिल्याचे कबुल करतात.
दि. 04 / 02 / 2022 02 : 58 : 00 PM

दस्त एवज अंम निवेदीत करतात की ते दस्तावेज करून देणा-यांनी व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

पक्षकाराचे नाव व पत्ता

नाव: अमर कदारिया
वय: 77
पत्ता: सी / 2 जॉनी हाइट्स वी पानी हिल बांद्रा वेस्ट
पिन कोड: 400050

A. Kulkarni

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



नाव: शिवाचंद - पुजारी

वय: 63
पत्ता: सी / 6 धनजय अपार्टमेंट वींग देमाई गेड आझाद नगर अंधेरी वेस्ट
पिन कोड: 400053

Shivan

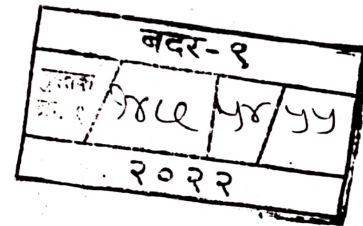
स्वाक्षरी



दि. 04 / 02 / 2022 02 : 59 : 03 PM

दि. 04 / 02 / 2022 02 : 59 : 14 PM मॉन्टगोरी पुम्बई

अंधेरी-3
दस्त निबंधक अंधेरी क्र. ३.





06/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्त क्रमांक : 1489/2022

नोदणी :

Regn.63m

गावाचे नाव : यात्रा

(1) विलेगना प्रकार	करारनामा
(2) नोंदवला	17000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत तलाठ्याकार आकारणी देतो की पट्टेदार ते मनुद करणे)	11945886.6

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अगल्यात)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 202, माळा नं: 2 रा मजला, इमारतीचे नाव: सिद्धिविनायक - ए एस आर पाटकर को ओप हौ सो लि, ब्लॉक नं: बांद्रा वेस्ट मुंबई - 400050, रोड : व्ही. पी. वडें मार्ग ऑफ गुरु नानक रोड PUI: HW0105540070000 ((C.T.S. Number : एफ/ 1434 ते 1436 :))

(5) क्षेत्राचा

1) 50.29 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्त एवज करून देणा-या/लिहून ठेवणा-या पक्षकारा व नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यात, प्रतिवादिचे नाव व पत्ता.

1): नाव:-शरद ए हळदीपूर वय:-78; पत्ता:-प्लॉट नं: 58, माळा नं:-, इमारतीचे नाव: बालचंद टेरेस, ब्लॉक नं: ताडदेव मुंबई - 400034, रोड नं: पंडित मदन मो मालविय मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400034 पॅन नं:-AANPH8621F

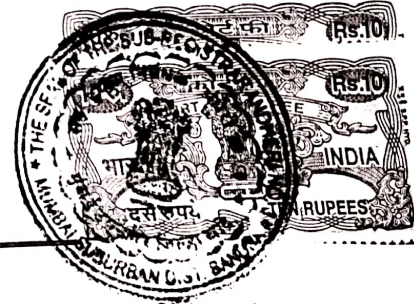
2): नाव:-अलकनंदा एस हळदीपूर वय:-71; पत्ता:-प्लॉट नं: 58, माळा नं:-, इमारतीचे नाव: बालचंद टेरेस, ब्लॉक नं: ताडदेव मुंबई - 400034, रोड नं: पंडित मदन मो मालविय मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400034 पॅन नं:-ABZPH5297G

(8) दस्त एवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यात, प्रतिवादिचे नाव व पत्ता

1): नाव:-सुनीता एम शौ वय:-39; पत्ता:-प्लॉट नं: 3, माळा नं:-, इमारतीचे नाव: 131 सिल्व्हर रॉक, ब्लॉक नं: बांद्रा वेस्ट, रोड नं: 59/59 ए टर्नर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-BBWPS7706K

2): नाव:-मनिषकुमार आय शौ - - वय:-45; पत्ता:-प्लॉट नं: सदनिका क्र 3, माळा नं:-, इमारतीचे नाव: 131 सिल्व्हर रॉक, ब्लॉक नं: बांद्रा पश्चिम मुंबई - 50, रोड नं: 59/59 ए टर्नर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-AAHPS8083L

(9) दस्त एवज करून दिल्याचा दिनांक	04/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	04/02/2022
(11) अनुक्रमांक खंड व पृष्ठ	1489/2022
(12) बाजारभावप्रमाण मुद्रांक शुल्क	850000
(13) बाजारभावप्रमाण नोंदणी शुल्क	30000
(14) शेर	



मुल्याचे मामाती विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुक्रमांक :-

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

मुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्त एवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठयिणेत आलेला आहे.
आता हे दस्त एवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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 04/02/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



सह दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.