

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. चोरीवली 4

दस्त क्रमांक : 12140/2023

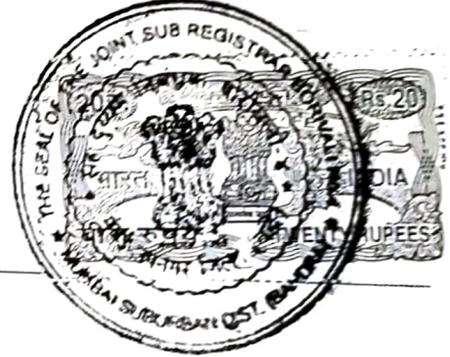
नोंदणी :

Regn:63m

18/09/2023

## गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	16410870
(4) घू-मापन,पोट्टिस्सा व घरक्रमांक(अमल्यास)	1) पात्रिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1004,ए - बिंग, माळा नं: 10 वा मजला, इमारतीचे नाव: समर्थ ब्लू माऊटेनस, ब्लॉक नं: इराणीवाडी, रोड : अण्णर गोविंद नगर,गोरेगाव पूर्व,मुंबई 400037. इतर माहिती: सदर सदनिकेचे क्षेत्रफळ 807 चौ फूट कार्पेट म्हणजे 90 चौ मीटर ब्रिड अथ आहे.,---इतर वर्णन टप्पान नसुद केल्याप्रमाणे PUI: PS2113105590000 ( ( C.T.S. Number : 102, 102/1 to 81 ; ) )
(5) क्षेत्रफळ	1) 90 चौ.मीटर
(6) आकारणी किंवा जुही देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आशा यशवंत गांगुई वय:-62; पत्ता:-प्लॉट नं: ए/5, माळा नं: 1 वा मजला, इमारतीचे नाव: श्री सिद्धी को ऑप ह्री सोसा लि, ब्लॉक नं: -, रोड नं: विल्बर्ट हिल रोड, अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-ALBPG7605D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजयचंद्र सिंह वय:-48; पत्ता:-प्लॉट नं: 101,बिल्डिंग नं. 5, माळा नं: -, इमारतीचे नाव: श्रीजी स्पॅन्डर, ब्लॉक नं: -, रोड नं: ब्रह्मांड फेज 7, ठाणे पश्चिम, महाराष्ट्र, . पिन कोड:-400607 पॅन नं:-BFXPS5794E 2): नाव:-किरणदीप कौर वय:-43; पत्ता:-प्लॉट नं: 101,बिल्डिंग नं. 5, माळा नं: -, इमारतीचे नाव: श्रीजी स्पॅन्डर, ब्लॉक नं: -, रोड नं: ब्रह्मांड फेज 7, ठाणे पश्चिम, महाराष्ट्र, . पिन कोड:-400607 पॅन नं:-AYRPK0628H
(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/09/2023
(11) अनुक्रमांक,खंड व पृष्ठ	12140/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1068000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corp:

any Cantonment area annexed to it.

खरी प्रत

सह. दुय्यम निबंधक, चोरीवली-४,  
मुंबई उपनगर जिल्हा.

9/18/23, 4:12 PM

Summary-2

दस्त गोपवारा भाग-2

बरल-4

दस्त क्रमांक:12140/2023

18/09/2023 4 12:24 PM

दस्त क्रमांक :बरल-4/12140/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वाक्षरी	छायाचित्र	टप्पा प्रमांनित
1	नाव:आशा यशवंत गांगुर्डे पत्ता:प्लॉट नं. ए /5, माळा नं: 1 सा मजला, इमारतीचे नाव: श्री सिद्धी को ऑफ ही सोसा लि , ब्लॉक नं: -, रोड नं: गिल्बर्ट हिल रोड, अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ALBPG7605D	लिहून देणार वय :-62 स्वाक्षरी:-	<i>A. Y. Gangunde</i>		
2	नाव:बलजिंदर सिंह पत्ता:प्लॉट नं: 101,बिल्डिंग नं. 5 , माळा नं: -, इमारतीचे नाव: श्रीजी स्प्लेडर, ब्लॉक नं: -, रोड नं: ब्रह्मांड फेज 7, ठाणे पश्चिम, महाराष्ट्र, . पॅन नंबर:BFXPS5794E	लिहून देणार वय :-48 स्वाक्षरी:-	<i>B. Singh</i>		
3	नाव:किरणदीप कौर पत्ता:प्लॉट नं: 101,बिल्डिंग नं. 5 , माळा नं: -, इमारतीचे नाव: श्रीजी स्प्लेडर, ब्लॉक नं: -, रोड नं: ब्रह्मांड फेज 7, ठाणे पश्चिम, महाराष्ट्र, . पॅन नंबर:AYRPK0628H	लिहून देणार वय :-43 स्वाक्षरी:-	<i>Kiran Deep Kaur</i>		

बरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कुबुल करतात.  
शिक्का क्र.3 ची वेळ:18 / 09 / 2023 04 : 04 : 01 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1	नाव:अजीत कुमार सिंह वय:38 पत्ता:105,रूम नं 1,श्री महालक्ष्मी नियास, धनीव बाग, गावदेवी मंदिरासमोर, नाल्सोसापारा पूर्व, बसई, पालघर पिन कोड:401209	स्वाक्षरी	<i>Ajit Singh.</i>		
2	नाव:दिनेश यशवंत गांगुर्डे -- वय:38 पत्ता:ए 5 श्री सिद्धी सोसा गिल्बर्ट हिल रोड अंधेरी प पिन कोड:400058	स्वाक्षरी	<i>Dinesh</i>		

शिक्का क्र.4 ची वेळ:18 / 09 / 2023 04 : 09 : 34 PM

शिक्का क्र.5 ची वेळ:18 / 09 / 2023 04 : 12 : 29 PM नोंदणी पुस्तक 1 मध्ये

सह दु. नि. व. 14

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BALJINDER SINGH and KIRANDEEP KAUR	eChallan	00040572023091598187	MH008203444202324E	1068000.00	SD	0004352260202324	18/09/2023
2	BALJINDER SINGH and KIRANDEEP KAUR	eChallan		MH008203444202324E	30000	RF	0004352260202324	18/09/2023

बरल - 4

92980 34 34  
2023

बरल-4/ 92980 / 2023

पुस्तक क्रमांक 1, क्रमांक.....वर  
नोंदला. 9C/OE/2023

दिनांक:

सह. दुय्यम नियंत्रक, बोरोवली क्र. 4,  
मुंबई उपनगर जिल्हा.

23. 4.13 PM  
18/09/2023

- (1) विक्रीचा उक्ता
- (2) निवेदन
- (3) बकायाबाबत
- (4) सुनावणी



# AGREEMENT FOR SALE

**ASHA YASHWANT GANGURDE ALIAS ASHA  
YESHWANT GANGURDE**

...(VENDOR)

AND

**(I) BALJINDER SINGH - 9920834034**  
**(II) KIRANDEEP KAUR**

...(PURCHASERS)

Premises:

Flat No. **1004**, on the **10<sup>th</sup>** Floor, in the '**A**' Wing, of the building known as "**Samarth Blue Mountains**" situated at Upper Govind Nagar, Iraniwadi, Goregaon (East), Mumbai - 400 097.

**CHHEDA & ASSOCIATES [Advocates, Bombay High Court]**

Advocate Nevil Pravin Chheda: +91-9820658645

Advocate Sejal Nevil Chheda: +91-9167373732

Shop No. 7 & 8, Madhur Apartments, TPS 56<sup>th</sup> Road,

Nana Palkar Road, Near Veer Savarkar Garden,

Borivali West, Mumbai - 400 092

mail@chhedalegal.com

Receipt (pawil)

387/12140  
Monday September 18, 2023  
4:01 PM

पावती

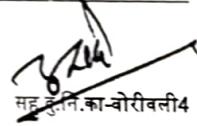
Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावतीचे नाव: पी.एस.पट्टाडोरीपोरेसांव  
दस्तावेजाचा अनुक्रमांक: बरस-4-1214  
दस्तावेजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: बलविंदर सि

पावती क्र.: 12944 दिनांक: 18/09/2023

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 700.00
पृष्ठांची संख्या: 35	
एकूण:	₹. 30700.00

आपणाम मूळ दस्त, धंवेनेल प्रिंट, मूची-  
4:21 PM ह्या वेळेस मिळेल.

  
सह. दुय्यम निबंधक, बोरीवली 4

बाजार मूल्य: ₹. 16410870/-  
मोबदला ₹. 17800000/-  
परलेने मुद्रांक शुल्क: ₹. 1068000/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४,  
मुंबई उपनगर जिल्हा.

- 1) देवकाचा प्रकार: eChallan रकम: ₹. 30000/-  
डीडी/घनदेशी ऑर्डर क्रमांक: MH008203444202324E दिनांक: 18/09/2023  
बँकेचे नाव व पत्ता:
- 2) देवकाचा प्रकार: DHC रकम: ₹. 700/-  
डीडी/घनदेशी ऑर्डर क्रमांक: 0923182614289 दिनांक: 18/09/2023  
बँकेचे नाव व पत्ता:

**DELIVERED**



मूल्यंकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202309187368			18 September 2023, 03:50:42 PM	
मूल्यंकन वर्ष	2023				
शहर	मुंबई (उत्तर)				
मूल्य विभाग	58-शहरी-मौजवाय पूर्व ( बांधीव )				
उप मूल्य विभाग	मुंबई - उत्तर व पूर्व भागाची हद्द व अंतर्गत. टुंगणी मार्ग, टिकियास मीठान घेऊन ते टुंगणी मार्ग अंतर्गत रास्ता व पश्चिमेक राने मार्ग				
कार्या क्रम /A, B, इत्यादि	श्री टी एच अकाश 102				
वर्गीकृत मूल्य व संपन्नतेद्वारा मूल्यदरात	मूळी मूल्य	शहरी मूल्य	बांधीव	दुकाने	औद्योगिक
	78440	173660	199710	246700	173660
बांधीव क्षेत्राची माहिती	बांधणीचा क्षेत्र (Built Up)	90 चौ.मीटर	सिद्धावधीचा क्षेत्र	शहरी क्षेत्र	सिद्धावधीचा प्रमाण
	बांधणीचा क्षेत्र	1-उत्तर वी वी	सिद्धावधीचे क्षेत्र	0 TO 2मी	बांधणीचा क्षेत्र
	उत्तरात रुमिटा	बांधी	बांधणी	5th Floor To 10th floor	
रस्त्या समूह	-				
Sale Type - First Sale	-				
Sale/Resale of built up Property constructed after circular dt 02/01/2018	-				
प्रस्तावित मूल्य पर/बांध	= 105% apply to rate= Rs.182343/-				
वस्तु-बांधणीचा सिद्धावधीचा इति वी. मूल्य	= ((वर्गीकृत मूल्य - मूळी मूल्य) * वस्तु-बांधणीचा टक्केवारी) + मूळी मूल्य				
	= ((182343-78440) * (100 / 100)) + 78440				
	= Rs.182343/-				
A) मूल्य सिद्धावधीचे मूल्य	= वर्गीकृत मूल्य पर * सिद्धावधीचे क्षेत्र				
	= 182343 * 90				
	= Rs.16410870/-				
Applicable Rules	= ,10,4				
एकत्रित अंतिम मूल्य	= A + B + C + D + E + F + G + H + I + J				
	= 16410870 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.16410870/-				

Home Print

39

बरल - ४  
 92980 9 34  
 २०२३





CHALLAN  
MTR Form Number-6



GRN	MH008203444202324E	BARCODE		Date	15/09/2023-17:33:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No (If Applicable)	BFXPS5794E		
Office Name	BRI. H. JT SUB REGISTRAR BORIVALI 8			Full Name	BALJINDER SINGH and KIRANDEEP KAUR		
Location	MUMBAI			Flat/Block No.	Flat No.A 1004, Samarth Blue Mountains.		
Year	2023-2024 One Time			Premises/Building			
Account Head Details		Amount In Rs		Road/Street	Upper Govind Nagar, Iraniwadi, Goregaon (East)		
0030045501	Stamp Duty	(	1068000.00	Area/Locality	Mumbai		
0030063301	Registration Fee		30000.00	Town/City/District			
				PIN	4 0 0 0 9 7		
				Remarks (If Any)	PAN2=ALBPG7605D-SecondPartyName=ASHA YASHWANT GANGURDE-		
				Amount In	Ten Lakh Ninety Eight Thousand Rupees Only		
Total			10,98,000.00	Words			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572023091598187	IKOCLIBRT7		
Cheque/DD No.		Bank Date	RBI Date	15/09/2023-17:24:35	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्य निबंधक कार्यालयत नोंदणी करावयाच्या दस्तावादी लागू आहे. नोंदणी न करावयाच्या दस्तावादी सदर चलन लागू नाही.  
Mobile No. 9920834034

बल - ४  
92980 2 34  
२०२३

## AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** made and entered into Mumbai on this **18th** day of **SEPTEMBER, 2023**;

**BETWEEN**

**ASHA YASHWANT GANGURDE ALIAS ASHA YESHWANT GANGURDE**, aged about **62** years, [PAN: ALBPG7605D, AADHAAR: 7313 0365 4822] an adult, Indian Inhabitant having address at A/5, 1<sup>st</sup> Floor, Shree Siddhi CHSL, Gilbert Hill Road, Andheri West, Mumbai – 400 058, hereinafter called and referred to as **"THE VENDOR/TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors, nominee/s and administrators and assigns), of the **FIRST PART**;

**AND**

**(1) BALJINDER SINGH**, aged about **48** years, [PAN: BFXP55794E, AADHAAR: 2232 4640 9432] and **(2) KIRANDEEP KAUR**, aged about **43** years, [PAN: AYRPK0628H, AADHAAR: 4438 0861 5695], wife of Baljinder Singh, both adults, Indian Inhabitants, having address at 101, Building No.5, Shreeji Splendor, Brahmmand Phase 7, Thane (West), Thane – 400 607, hereinafter called and referred to as **"THE PURCHASERS/ TRANSFEREES"**, (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, executors and administrators) of the **SECOND PART**.

The Vendor/Transferor and the Purchasers/Transferees are hereinafter collectively referred to as the **"Parties"** and individually as a **"Party"** as the context may require.

### WHEREAS: -

1. By and under an Agreement dated 25-06-2009, entered into by and between, M/s. Atul Projects India Limited (therein called and referred to as "the Developer"), and Mr. Dhananjay Yeshwant Gangurde

<sup>A</sup> A. Y. Gangurde

<sup>B</sup> B. Singh

<sup>C</sup> Kirandeep Kaur

बल - ४		
१२९४०	३	३५
२०२३		

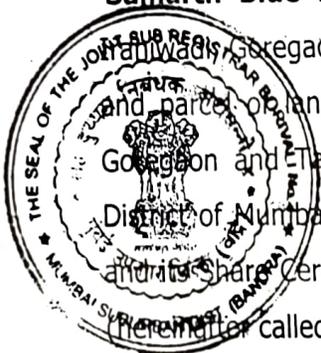


Constituted Attorney, Yeshwant B. Gangurde, (therein called and referred to as "the Purchasers"), said Developer i.e. M/s. Atul Projects India Limited, sold, assigned, transferred and conveyed to said Purchasers, i.e. Mr. Dhananjay Yeshwant Gangurde through Constituted Attorney, Yeshwant B. Gangurde, all that Residential premises on ownership basis being Flat No. **1004**, admeasuring about **807 Sq. Ft. Carpet Area**, on the **10<sup>th</sup>** Floor (hereinafter called and referred to as the "**said Flat**") in the "**A**" Wing, of the Building known as '**Samarth Blue Mountains**' (hereinafter called and referred to as the "**said Building**"), having address at Upper Govind Nagar, Iraniwadi, Goregaon (East), Mumbai - 400 097, lying and being on a piece and parcel of land bearing CTS No. 102, 102/1 to 81 of Village Pahadi Goregaon and Taluka Borivali, within the Registration District and Sub-District of Mumbai - Sub-urban (hereinafter called and referred to as the "**said Property**"). The said Agreement dated 25-06-2009 is duly registered with the office of sub registrar of assurances bearing serial No. BDR-2-05100-2009.

2. Various Purchasers/Allottees of the said Building i.e. '**Samarth Blue Mountains**' are yet to form a co-operative society and are yet to issue share certificate.

3. The said Flat i.e. Flat No. **1004**, admeasuring about **807 Sq. Ft. Carpet Area**, on the **10<sup>th</sup>** Floor in the "**A**" Wing, of the Building known as '**Samarth Blue Mountains**', having address at Upper Govind Nagar, Iraniwadi, Goregaon (East), Mumbai - 400 097, lying and being on a piece and parcel of land bearing CTS No. 102, 102/1 to 81 of Village Pahadi Goregaon and Taluka Borivali, within the Registration District and Sub-District of Mumbai - Sub-urban along-with the entitlement to hold shares and its Share Certificate as and when issued by the society to be formed, hereinafter called and referred to as the "**said Premises**").

4. By and under the Gift Deed dated 11-08-2022, entered into, by and between, Mr. Dhananjay Yeshwant Gangurde through Constituted Attorney, Yeshwant B. Gangurde (therein called and referred to as "the



A  
A. Y. Gangurde

Donor"), and Asha Yeshwant Gangurde (therein called and referred to as "the Donee"), The Donor i.e. Mr. Dhananjay Yeshwant Gangurde through Constituted Attorney, Yeshwant B. Gangurde gifted his entire undivided Share, right, title and interest in the said premises to said Donee i.e. Asha Yeshwant Gangurde, for the terms and conditions more particularly mentioned therein. The said Gift Deed dated 11-08-2022 is duly registered with the office of sub registrar of assurances bearing serial No. BRL-4-12744-2022.

5. On the basis of what is stated hereinabove, the Vendor/Transferor herein i.e. **ASHA YASHWANT GANGURDE** is the absolute owner of and is seized and possessed of and otherwise well and sufficiently entitled to the said Premises. .

6. The Vendor/Transferor do hereby declare and confirm that Vendor/Transferor title over the said Premises is clear, marketable and free from all encumbrances and doubts and that in the premises aforesaid the Vendor/Transferor is legally entitled to the said premises together with benefits attached to it and neither the Vendor/Transferor herein personally or through any of Vendor/Transferor' agent/s or constituted attorney or any predecessors in title have or had at any time heretofore either created or agreed to create any third-party rights or right, title, interests or have entered into any arrangement or memorandum of understanding of any kind of agreement, deeds, documents, etc. whatsoever in respect of the said premises.

7. That the Vendor/Transferor is in the exclusive and absolute possession of the said premises with full lock and key control with actual custody and dominion over the possession of the said premises along-with the benefits thereto.

8. The Vendor/Transferor hereby states, declares and confirms that the Vendor/Transferor has paid all the outstanding dues and charges to the developer and there are no dues pending and the Vendor/Transferor hereby indemnify and keep indemnified the Purchasers/Transferees with

A. Y. Gangurde

B. Singh

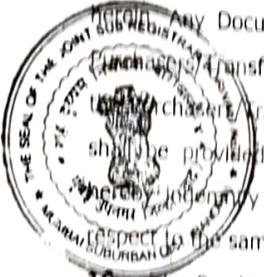
Kirandeep Kaur



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respect to the same. The Vendor/Transferor states that if the Developer demands any Transfer Charges for Transfer of premises, the same shall be solely borne and paid by the Vendor.

9. The Vendor/Transferor do hereby declares and confirms that Vendor/Transferor has already intimated the developer with respect to these presents of selling, conveying, transferring and assigning all Vendor/Transferor' share, right, title and interest in the said Premises to the Purchasers/Transferees herein and the said developer has accordingly issued a No-Dues dated 11.09.2021. The Vendor/Transferor further confirms and declares that Vendor/Transferor has cleared all maintenance and other outstanding dues including property tax, water tax and all other municipal taxes till the date hereof and undertakes to clear the property tax, water tax and all other municipal taxes till registration of this Agreement of the said premises to the Purchasers/Transferees herein and any payments viz. Maintenance bills, Property Tax, Water Tax and all other municipal taxes or any payments by whatever name called which are to be paid post the Vendor/Transferor herein handing over the possession of the said premises shall be borne and paid solely by the Purchasers/Transferees. ANY Documents, applications, deeds, etc. to be required by the Purchasers/Transferees for transferring the said premises in the name of the Purchasers/Transferees in the records of Society as and when formed shall be provided by the Vendor/Transferor and the Vendor/Transferor hereby indemnify and keep indemnified the Purchasers/Transferees with respect to the same.



10. The Purchasers/Transferees relying upon the representations made by Vendor/Transferor, have agreed to acquire and purchase from the Vendor/Transferor, all Vendor/Transferor' share, rights, title and interest in respect of the said Premises and benefit of use, occupation and possession in respect of the said Premises for the consideration and on the terms and conditions hereinafter appearing:

A. V. Gargunde

02/10/2021

Krunaldeep Kaur

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**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

**A. TRANSACTION:**

1. The recitals contained hereinabove shall form integral and operative part of this Agreement for Sale, as if the same are set out and incorporated herein in verbatim.

2. The Vendor/Transferor herein, do hereby agree to sell, transfer and assign all Vendor/Transferor' share, rights, title and interest in respect of the said Premises, which is more particularly described in the Schedule written hereunder to the Purchasers/Transferees, free from all claims, demands, encumbrances and doubts of whatsoever nature, for the lump sum Consideration of **Rs.1,78,00,000/- (Rupees One Crore and Seventy-Eight Lakhs Only)** ['said Consideration'] to be paid by the Purchasers/Transferees to the Vendor/Transferor herein as and being the full and final lump-sum consideration price in respect of the said Premises in the manner provided herein below:



**a) Rs.51,000/- (Rupees Fifty-One Thousand Only)** have already been paid by the Purchasers/Transferees to the Vendor/Transferor by way of Cheque bearing No. 748318 dated 28.06.2023 drawn on State Bank of India, Mumbai Main Branch, (the Vendor/Transferor hereby admit and acknowledge and doth hereby acquit, release and discharge the Purchasers/Transferees forever of and from the same and every part thereof);

**b) Rs.1,00,000/- (Rupees One Lakh Only)** have already been paid by the Purchasers/Transferees to the Vendor/Transferor by way of IMPS bearing UTR No. IMPS0023642 dated 26.08.2023 drawn on State Bank of India, Mumbai Main Branch, (the Vendor/Transferor hereby admit and acknowledge and doth hereby acquit, release and discharge the Purchasers/Transferees forever of and from the same and every part thereof);

A. A.Y. Gangunde

B. B. Singh

C. Kirandeep Kaur

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d) **Rs. 9,00,000/- (Rupees Nine Lakhs Only)** have already been paid by the Purchasers Transferees to the Vendor Transferor by way of RTGS bearing JTR No. SBINR02230902700662 dated 02.09.2023 drawn on State Bank of India, Wundla Wari Branch, (the Vendor Transferor hereby admit and acknowledge and doth hereby acquit, release and discharge the Purchasers Transferees forever of and from the same and every part thereof);

e) **Rs. 45,00,000/- (Rupees Forty-Five Lakhs Only)** have already been paid by the Purchasers Transferees to the Vendor Transferor by way of RTGS bearing JTR No. SBINR02230902470244251 dated 14.08.2023 drawn on State Bank of India, Wundla Wari Branch, (the Vendor Transferor hereby admit and acknowledge and doth hereby acquit, release and discharge the Purchasers Transferees forever of and from the same and every part thereof);

f) **Rs. 51,50,071/- (Rupees Fifty-One Lakhs Fifty Thousand and Seventy-One Only)** shall be handed over by the Purchasers Transferees to the Vendor Transferor on the date of execution of this Deed by way of Demand Draft bearing No. 247298 dated 14.08.2023 drawn on State Bank of India, Wundla Wari Branch, (the Vendor Transferor hereby admit and acknowledge and doth hereby acquit, release and discharge the Purchasers Transferees forever of and from the same and every part thereof);

g) **Rs. 1,78,000/- (Rupees One Lakh Seventy-Eight Thousand Only)** being paid as a 1% Tax Deduction at Source by the Purchasers Transferees in favour of the Vendor Transferor herein on the consideration amount herein as per Income Tax Act, 1962 in immovable Property.

h) Balance Consideration of **Rs. 68,20,929/- (Rupees Sixty-Nine Lakhs Twenty Thousand Nine Hundred and Twenty Nine Only)** shall be paid by the Purchasers Transferees on or before 30-



14/08/2023

*(Signature)*  
 Lakshmi Devi

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10.2023 by obtaining Loan from any Banking/Non Banking or any other Financial Institution as the Purchasers/Transferees may deem fit and proper subject to Vendor/Transferor providing Mortgage NCC in the required format from the said Developer and such Mortgage NCC shall be obtained by the Vendor/Transferor at her own costs, charges and consequences.

3. It has been agreed by and between the parties that the Vendor/Transferor shall provide all the necessary Deeds and documents as required by the Purchasers/Transferees for availing Loan from any Banking/Non-Banking or any other Financial Institution. In the event if the Vendor/Transferor fails to provide any document required by the Purchasers/Transferees for availing Loan resulting in any such delay in making payment of the Balance Consideration to the Vendor/Transferor, in such event the Purchasers/Transferees shall be entitled to extension till the Vendor/Transferor provides the required documents. No Objections from such concerned authorities including the Developer. In such event or otherwise, the Vendor/Transferor shall not be entitled to terminate this Agreement at any point of time for any reason whatsoever including but not limited to delay in making payment of Balance Consideration.



4. It is agreed, declared and confirmed by and between both the parties hereto that the Purchasers/Transferees have made payment in the ratio as demanded by the Vendor/Transferor and the Vendor/Transferor, hereby declares and confirms that she will not raise any objections, claims, demands, etc. from the Purchasers/Transferees against the said premises in any manner whatsoever.

5. It is agreed, declared and confirmed by and between the parties hereto that the Vendor/Transferor shall provide all necessary deeds, documents, applications, No Objection Certificates, No Due certificate from Developer before the execution of the agreement for sale and the

2. V. Singh  
K. Singh  
K. Singh

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Vendor/Transferor shall assist the Purchasers/Transferees in recording their names as owners of the said premises and members of the society as and when formed.

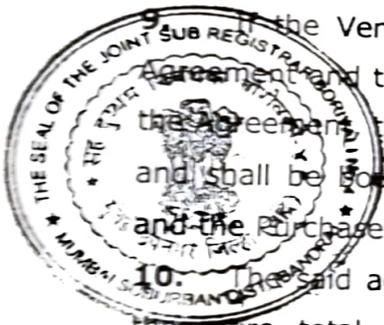
6. It has been expressly agreed by the parties herein, that time is the essence of this Agreement for Vendor/Transferor for handing over vacant and peaceful possession of the said Flat to the Purchasers/Transferees with clear and marketable title free from all encumbrances as mentioned hereinabove.

7. Upon receipt of full and final consideration hereof, the Vendor/Transferor or Vendor/Transferor heirs/nominees/assigns as the case may be shall handover the possession of the said premises to the Purchasers/Transferees heirs and the Purchasers/ Transferees or their respective heirs, nominees and assigns as the case may be shall be lawfully entitled to peacefully use, occupy and own the said premises.

8. The Vendor/Transferor hereby declares and confirms that the said premises was purchased by the Vendor/Transferor' from and out of Vendor/Transferor' own funds and till date have been maintained entirely by the Vendor/Transferor and that Vendor/Transferor' legal heirs, representatives, nominees shall not raise any claims, demands or objections with respect to these presents.

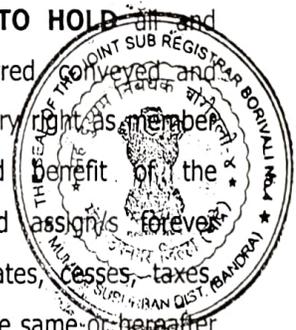
9. If the Vendor/Transferor fail to complete the contract as per this Agreement and the Purchasers/Transferees are willing to fulfil their part of the Agreement, then the Vendor/Transferor shall abide by the terms herein and shall be bound to complete the contract on Vendor/Transferor' part and the Purchasers/Transferees shall be entitled to specific performance.

10. The said agreed consideration as set out in the foregoing clause is the entire, total, lump sum purchase price consideration in respect of the said premises **AND** that the Vendor/Transferor on receipt of full and final consideration hereof, grants, conveys, transfers and assigns absolutely unto the Purchasers/Transferees herein the said premises i.e. Flat No. **1004**, admeasuring about **807** Sq. Ft. **Carpet Area**, on the **10<sup>th</sup>** Floor in



A. Y. Gungunde

the "A" Wing, of the Building known as 'Samarth Blue Mountains', having address at Upper Govind Nagar, Iraniwadi, Goregaon (East), Mumbai - 400 097, lying and being on a piece and parcel of land bearing CTS No. 102, 102/1 to 81 of Village Pahadi Goregaon and Taluka Borivali, within the Registration District and Sub-District of Mumbai - Sub-urban along-with the entitlement to hold shares and its Share Certificate as and when issued by the society to be formed, along-with the beneficial use, enjoyment and possession of the said Flat and also all Vendor/Transferor' shares, rights, title and interest acquired under the previous chains of Agreement/s and all the rights, titles and interests of the Vendor/Transferor herein by whatever name called in respect of the said premises with all and singular rights, titles, interest and benefits, as the owners in respect of the said Premises, all the deposits either with Tata Power/ Mahanagar Gas, and with any other authority including the deposits with respect to the said amenities or any other deposits with the said Society/promoters pertaining to and in respect of the said Premises **AND** the Vendor/Transferor, upon receipt of full and final consideration hereof, grant the Purchasers/Transferees **TO HAVE AND TO HOLD** all and singular the said Premises, hereby granted, transferred, conveyed and assured and intended or expressed so to be with every right, as member and appurtenances unto and to the use and benefit of the Purchasers/Transferees and/or their nominee/s and assigns forever **SUBJECT HOWEVER** to the payment of all the rates, cesses, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or to the Municipal Corporation or any other public body in respect of the said Premises **AND** the Vendor/Transferor and Vendor/Transferor' heirs, executors successors and administrators, upon the receipt of full and final consideration hereof, do hereby covenant with the Purchasers/Transferees that the Vendor/Transferor has not done or omitted to be done or been party or privy to any act, Agreement or thing whereby the Vendor/Transferor are in



1 A. Y. Gangude  
 2 *[Signature]*  
 3 Kishor Kary

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any way prevented from granting, transferring, conveying and assigning the said Premises and all Vendor/Transferor' rights under the said premises, and hereinbefore recited Agreement/s hereby granted, transferred, conveyed and assigned in favour of the Purchasers/Transferees in any manner whatsoever or as aforesaid AND the Purchasers/Transferees for themselves and their respective heirs, executors, administrators nominees and assigns do hereby covenant with the Vendor/Transferor, that the Purchasers/Transferees and/or their respective nominees and assigns as the case may be shall hereafter pay the municipal taxes, rates, cesses, charges, payable in respect of the said Premises hereby transferred, assigned and sold or intended so to be AND the Vendor/Transferor, upon receipt of full and final consideration hereof, agrees and undertakes to simultaneously hand over the possession of the said premises and also handover all the Original Deeds and Documents to the Purchasers/Transferees.

**B. Representations & Warranties of Vendor/Transferor:**

- (a) That the Vendor/Transferor herein has not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said premises or in respect of the said Premises.
- (b) The Vendor/Transferor hereby declares and confirms that the Vendor/Transferor has full power and absolute authority to deal with sale and transfer of the Vendor/Transferor's share, rights, title, and interest in respect of the said Premises in favour of the Purchasers/Transferees herein.



A. Y. Gangunde

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B. S. W. J.

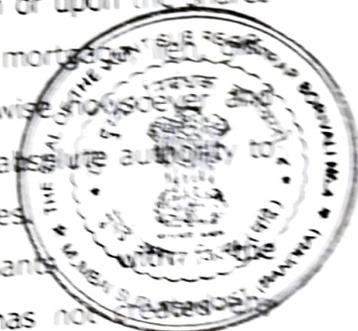
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(c) The Vendor/Transferor shall, upon receipt of full and final consideration hereof, immediately put the Purchasers/Transferees in vacant possession of the said Flat and shall surrender Vendor/Transferor's share, rights, titles and interest in favour of the Purchasers/Transferees and the Purchasers/Transferees shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said Flat together with the fittings, fixtures and other amenities absolutely without any let or sub-let.

(d) The Vendor/Transferor has obtained the necessary permission from the Developer to transfer Vendor/Transferor's rights, title, claim, interest and benefits whatsoever enjoyed by the Vendor/Transferor including the shares, deposits, if any, in favour of the Purchasers/Transferees and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Vendor/Transferor in respect of the said Flat unto the Purchasers/Transferees for exclusive use of Purchasers/Transferees thereof as aforesaid.

(e) The Vendor/Transferor covenants with the Purchasers/Transferees that no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the shares and in the said Flat whether by way of sale, charge, mortgage, trust, inheritance, lease, licences, easement or otherwise and the Vendor/Transferor has good right, full power and absolute authority to transfer and sell the same to the Purchasers/Transferees.

(f) The Vendor/Transferor further covenants with the Purchasers/Transferees that the Vendor/Transferor has not created any charge or encumbrance of whatsoever nature on the said Flat nor are the same or any of them the subject matter of any litigation or stay order nor are the same or any of them the subject matter of any attachment whatsoever (whether before or after judgement) or any prohibitory order and they have not created any adverse right whatsoever in favour of any of one in respect of the same or any of them.



A. Y. Gargude

*(Signature)*

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H. This Agreement shall operate as Sale Deed upon payment of the full and final consideration made by the Purchasers/Transferees to the Vendor/Transferor.

I. This Agreement for Sale has been executed in Mumbai as the property is situated in Mumbai and the payments are made in Mumbai hence it is subject to Mumbai Jurisdiction only.

**THE SCHEDULE HEREINABOVE REFERRED TO:**

*(Description of this said Premises)*

All that the Residential Premises on Ownership basis being Flat No. **1004**, admeasuring about **807 Sq. Ft. Carpet Area**, on the **10<sup>th</sup> Floor** in the **"A"** Wing, of the Building known as **'Samarth Blue Mountains'**, having address at Upper Govind Nagar, Iraniwadi, Goregaon (East), Mumbai – 400 097, lying and being on a piece and parcel of land bearing CTS No. 102, 102/1 to 81 of Village Pahadi Goregaon and Taluka Borivali, within the Registration District and Sub-District of Mumbai – Sub-urban along-with the entitlement to hold shares and its Share Certificate as and when issued by the society to be formed. The said Building is assessed by the Municipal Corporation of Greater Mumbai under Assessment No. PS211310590000.

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

**SIGNED AND DELIVERED**

By the within named Vendor/Transferor

**ASHA YASHWANT GANGURDE**

**ALIAS ASHA YESHWANT GANGURDE**

A.y. Gangunde



In the Presence of ...

1. AJIT KUMAR SINGH *Ajit Singh*
2. Dinech Gangurde *Dinech Gangurde*



**BLUM REHABILITATION AUTHORITY**

IN: SRA/ENG/1546/PS/PL/AP

Date: 12 JUL 2023

To,  
Shri Ketan K. Belsare,  
of M/s. Ellora Project Consultants Pvt. Ltd.  
317-321, Ninad CHS Ltd. bldg. no. 7  
Kher Nagar, Service Road,  
Bandra (E), Mumbai-400 051

Sub - Occupation permission for sale building no. 1, wing B of S.R. Scheme on plot bearing CTS No. 102/102/1 to B1 of village Pahad Goregaon, Iranwada, Goregaon (East), Mumbai-400062. (Iranwada SRA CHS Ltd)

Ref: Your letter dtd.29/08/2022

Gentleman,

With reference to your above letter the occupation permission certificate to wing A comprising G+2 podium + G+1 to 23rd upper floors which is constructed under completion of the supervision of Licensee Surveyor Shri. Ketan Belsare having Lic. no. B/245/LS, Structural Engineer Smt. Pravin T. Gali having License no. STR 11 and Site Supervisor Shri. Nathalal B. Dewadia having Lic. no. D 218 SS-1 and also completion certificate submitted by them and have accepted

1. That all the conditions of IOA for Sale Building under No. SRA Eng/1546/PS/PL/AP dated 20/03/2006 shall be complied with.
2. That all conditions of Revised Letter of Intent issued under No. SRA/ENG/519/PS/PL/LOI dated 10/10/2019 shall be complied with.
3. The set of amended plans submitted to you is returned herewith as a token of approval please

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4. That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply

Yours faithfully,

—Sd—

Executive Engineer  
Slum Rehabilitation Authority

Copy to:

- ✓ 1. Developer: M/s. Lucky Developers.
  2. Asst. Municipal Commissioner, "PS" Ward.
  3. Assistant Engineer (Water Works) "PS" Ward.
  4. Assistant Assessor & Collection "PS" Ward.
  5. Society: Iraniwadi SRA CHS Ltd
- For information please.

*Patel*  
*12/07/2023*  
Executive Engineer  
Slum Rehabilitation Authority



घोषणापत्र / शपथपत्र

मी / आम्ही खाली करणार मा नोंदणी महानिरीक्षक व मुद्राक नियंत्रक स. रा. पुणे यांचे ३७.११.२०१३ रोजीचे परीपत्रवाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजमधील सादर केलेल्या दस्तऐवजमधील मिळकत ही फसवणुकीद्वारे अथवा दुबारा विक्री होत नाही. दस्तऐवजमधील लिहून देणार / कुलमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मादक / कायम हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकीने नमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे. व फक्त कुलमुखत्यार धारकाची अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादर की मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे व कुलमुखत्यार धारकाची केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारामध्ये निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतनावावत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ चे वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजमधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वंधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही यची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व न्या अनुपंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजमधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनमय १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी / आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणार जबाबदार राहणार आहात याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणार कृत्य केलेले नाही. जस भविष्यात कायद्यानुसार भविष्यात कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील नामुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

लिहून देणार

1) A. V. Gangurde

1) b. Singh

2) Khandekar



बरल - ४		
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