

Staff Home Loan.

RAAS-YLAPHL20239004108480

CRM - 19791301

RAAS: - ~~YLAPHL202309004070946~~

File No. _____

Staff Id. _____

MRS. PRIYA SURESH KAMATH - PF-6284043

MR. SURESH SADASHIV KAMATH

SHIVOM FILE INC. PRODUCT

Code S002

26/09/23 L.G. Naik
26/09/23 Vastukala

CIF - 78260665980
CIF - 72011035005



Premier Quality Files

SPRING FILE

391/15686

पावती

Original/Duplica

Thursday, August 03, 2023

नोंदणी क्र.: 39

3:35 PM

Regn.: 39

पावती क्र.: 16918 दिनांक: 03/08/2023

गावाचे नाव: मुलुंड

दस्तावेजाचा अनुक्रमांक: करल4-15686-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: प्रिया सुरेश कामथ

नोंदणी फी

रु. 30000/-

दस्त हाताळणी फी

रु. 640/-

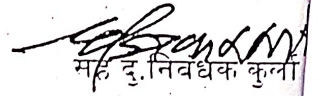
पृष्ठांची संख्या: 32

एकूण:

रु. 30640/-

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:55 PM ह्या वेळी मिळेल.


 सह दु. निबंधक कुर्ला

वाजार मूल्य: रु. 5178500.4 /-

मावदला रु. 10300000/-

भरलेले मद्रांक शुल्क: रु. 618000/-

 सह दुय्यम निबंधक वर्ग
 कुर्ला-४, संयई उपनगर जि

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004753180202324E दिनांक: 03/08/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0607202314831 दिनांक: 03/08/2023

वैकेचे नाव व पत्ता:

TRUE COPY

Akshata
Akshata M. Vartak
ADVOCATE HIGH COURT
 Shree Aryadurga Hutatma Chaphekar
 Bandhu Marg, Mulund (E),
 Mumbai - 400 081.
AGREEMENT FOR SALE

03rd August

M.S. Popat

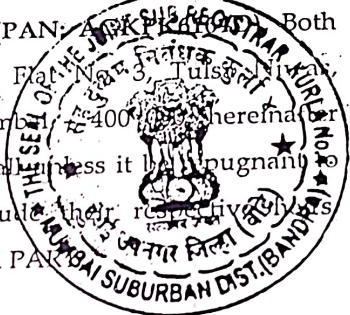
(Signature)

P.S. Kamath

(Signature)

THIS AGREEMENT is made and entered into at MUMBAI this ~~1st~~ day of ~~July~~, 2023 BETWEEN MRS. MITA SANDIP POPAT, Age 55 years, (PAN: AEBPP1792F) AND MR. SANDIP KISHORCHANDRA POPAT, Age 54 years, (PAN: AACPP0770C), Both Hindu Indian Inhabitants presently residing at Flat No. B/802, BPS Ananda, P. K. Road, Mulund (West) Mumbai - 400 080, hereinafter called "THE TRANSFERORS" (Which expression shall unless it be repugnant to the context or meaning hereof mean and include their respective heirs, executors, administrators and assigns) of the ONE PART; *AND* MRS. PRIYA SURESH KAMATH, Age 58 years, (PAN: AAYPK9966B) AND MR. SURESH SADASHIV KAMATH, Age 60 years, (PAN: ~~XXXXXXXXXX~~) Both Hindu, Indian Inhabitants, presently residing at Flat No. 3, Tulsa Niwas, Satyadhan Vidyapith Marg, Mulund (West), Mumbai - 400 080, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.

करल		
ये	ये	ये
2023		



WHEREAS vide Agreement for sale dated 27th of April, 2011 MRS. MITA SANDIP POPAT and MR. SANDIP KISHORCHANDRA POPAT, the TRANSFERORS herein along with MR. RANJITRAI NICHHABHAI DESAI AND MRS. ANUSUYA RANJEETRAI DESAI purchased from SHRI. DEEPAK UTTAMCHAND GANDHI, the Promoter therein, a residential Flat bearing Flat No. 402 admeasuring about 350 sq. ft. Carpet area on the Fourth Floor of the Building known as 'TULSA NIWAS', situated at Satyadhan Vidyapith Marg, Off Ganesh Gawade Road, Mulund (West), Mumbai - 400 080. (For the sake of brevity hereinafter referred to as 'the said Flat'). The above referred agreement was duly registered in the office of Jt. Sub-registrar, Kurla - 2, Mumbai under Sr. No. BDR-7/03217/2011 on 29/04/2011.

AND WHEREAS MRS. MITA SANDIP POPAT, MR. SANDIP KISHORCHANDRA POPAT, MR. RANJITRAI NICHHABHAI DESAI AND MRS. ANUSUYA RANJEETRAI DESAI along with other occupants of the Building formed a Co-operative Housing Society viz. TULSA NIWAS CO-OP. HSG. SCTY. LTD. a Society registered under the Maharashtra Co-operative Societies Act, 1960 vide Registration No. MUM/WT/HSG/TC/10689/2013-14 (hereinafter for the sake of brevity referred to as 'the said Society') and the said

M.S. Popat

(Signature)

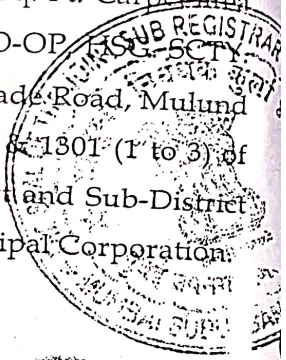
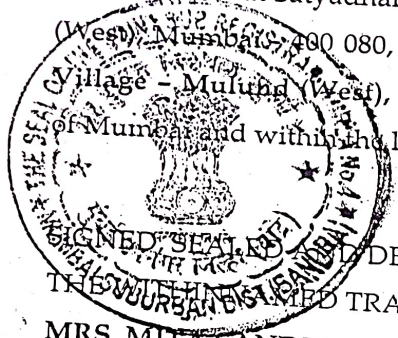
P.S. Kamath

(Signature)

45/11 85		
74/11E	99	355
2073		

SCHEDULE OF THE PROPERTY

A Residential Flat being Flat No. 402 admeasuring about 350 Sq. Ft. Carpet area on the Fourth Floor of the Building of the TULSA NIWAS CO-OP. SOCIETY LTD., situated at Satyadhan Vidyapith Marg, Off Ganesh Gawade Road, Mulund (West), Mumbai - 400 080, lying and being at C.T.S. No. 1301 & 1301 (1 to 3) of Village - Mulund (West), Taluka - Kurla of the Regn. District and Sub-District of Mumbai and within the limits of 'T' Ward of Mumbai Municipal Corporation.



SIGNED, SEALED AND DELIVERED BY]
 THE WITHIN NAMED TRANSFERORS]
 MRS. MITA SANDIP POPAT] + M.S. Popat
 AND]
 MR. SANDIP KISHOR CHANDRA POPAT]



In presence of



1) Yamath

TRUE COPY

Akshata

Akshata M. Vartak
 ADVOCATE HIGH COURT
 Shree Aryadurga Hutatma Chaphekar
 Bandhu Marg, Mulund (E),
 Mumbai - 400 081.

2) Nitin V. Arora

SIGNED, SEALED AND DELIVERED BY]
 THE WITHIN NAMED TRANSFEREES]
 MRS. PRIYA SURESH KAMATH]
 AND]
 MR. SURESH SADASHIV KAMATH]

P.S. Kamath

In presence of

1) Yamath



MUNICIPAL CORPORATION OF GREATER MUMBAI

CE/5019/BPES/AT 16 JUL 2012

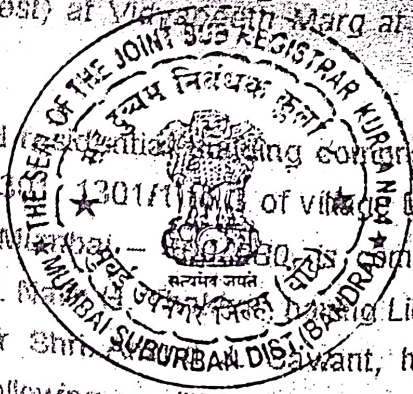
To,
 Shri Deepak Gandhi,
 1, Matruchaya Bldg.,
 S.N Road, Mulund (West),
 Mumbai - 400 080.

करल ४		
१५६६	१९	३२
२०२३		

Sub: Full occupation permission to the proposed residential building comprising of still + 7 upper floors on plot bearing C.T.S.No. 1301/1 to 3 of village Mulund (West) at Vidyapeeth Marg at Mulund (West), Mumbai - 400 080.

Sir,

The final development work of proposed residential building comprising of still + 7 upper floors on plot bearing C.T.S.No. 1301/1 to 3 of village Mulund (West) at Vidyapeeth Marg at Mulund (West), Mumbai - 400 080, completed under the supervision of Licensed Supervisor Shri. Manoj Kumar, License No. T/1381LS and Licensed Structural Engineer Shri. Dhanraj, having License No. STR/S/223 may be occupied on the following conditions:



- 1) That the certificate under section 270-A of M.M.C. Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.

One set of certified completions plans is hereby returned in the token of Municipal approval.

Note: This permission is issued without prejudice to actions under sections 305, 352-A of Mumbai Municipal corporation Act.

Yours faithfully,

(Signature)
 Executive Engineer
 (Building Proposal) E.S.-II

सूची क्र.2

पुस्तक क्र. 15688/2023

पुस्तक क्र. 15688/2023

पुस्तक क्र.

पुस्तक क्र.

गावाचे नाव : मुलुंड

करारनामा

10300000

5178500.4

(1) विवेकाचा पक्षर

(2) मोबदला

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन.पोटहिस्सा व घरक्रमांक (असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक.खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट न 402, माळा नं: 4 या मजला, इमारतीचे नाव: तुलसा निवास को-ऑप हौ सोसा लि., ब्लॉक नं: सत्यधन विद्यापिठ मार्ग, ऑफ गणेश गावडे रोड, रोड : मुलुंड पश्चिम, मुंबई -400080. इतर माहिती: एकूण क्षेत्र 350 चौ फूट कार्पेट. PUI: TX0302080210011 ((C.T.S. Number : 1301 & 1301 (1 TO 3) ;))

1) 39.03 चौ.मीटर

1): नाव:-मिता संदीप पोपट वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं बी/802, माळा नं:-, इमारतीचे नाव: हीरानंद आनंदा, ब्लॉक नं: पी.के रोड, रोड नं: मुलुंड पश्चिम, मुंबई AEBPP1792F, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-

2): नाव:-संदीप किशोरचंद्र पोपट वय:-54; पत्ता:-प्लॉट नं: फ्लॅट नं बी/802, माळा नं:-, इमारतीचे नाव: बीपीएस आनंदा, ब्लॉक नं: पी.के रोड, रोड नं: मुलुंड पश्चिम, मुंबई AACPP0770C, MUMBAI. पिन कोड:-400080 पॅन नं:-

1): नाव:-प्रिया सुरेश कामथ वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं 3, माळा नं:-, इमारतीचे नाव: तुलसा निवास, ब्लॉक नं: सत्यधन विद्यापिठ मार्ग, रोड नं: मुलुंड पश्चिम, मुंबई AAYPK9966B, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-

2): नाव:-सुरेश सदाशिव कामथ वय:-60; पत्ता:-प्लॉट नं: फ्लॅट नं 3, माळा नं:-, इमारतीचे नाव: तुलसा निवास, ब्लॉक नं: सत्यधन विद्यापिठ मार्ग, रोड नं: मुलुंड पश्चिम, मुंबई AGKPK6164D, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-

03/08/2023

03/08/2023

15686/2023

618000

30000

TRUE COPY

Akshata M. Vartak
ADVOCATE HIGH COURT
Shree Aryadurga Hutatma Chaphekar
Bandhu Marg, Mulund (E),
Mumbai - 400 081

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

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

Integrated Governance enabling You to Do Business Easily
necessary to update Relevant records of Property/ Property tax after registration of document.
- been forwarded by Email (dated 03/08/2023) toMunicipal Corporation of Greater
Mumbai. This documents in person.

ANNEXURE 'D'

Gen-229 - 5700 (A)

MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 5019 /BPES/AT

COMMENCEMENT CERTIFICATE

23 APR 2010

377-19	
3996	39.
2088	

To, Shri Deepak Uttamchand Gandhi

Sir,

With reference to your application No. 6396 dt. 27/6/08 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. _____ on plot No. _____ C.T.S.No. 1301, 1301/1+03 Divn/ Village / Town Planning Scheme No. MU/und(w) situated at Road / Street _____ Ward _____ the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for 09 year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.



[Handwritten signatures and initials]