



24/09/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 17441/2021

नोटणी :

Regn:33m

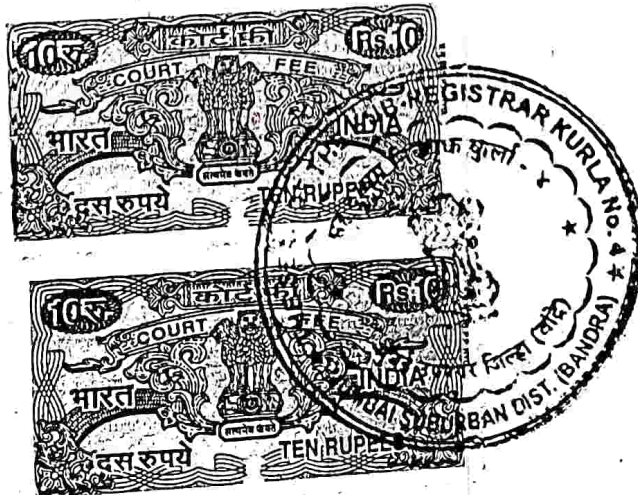
गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7188765
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: प्लॉट नं. 002, माळा नं: तळमजला, इमारतीचे नाव: अजित अपार्टमेंट बिल्डींग,संभव को ऑप हौ सो लि, ब्लॉक नं: सर्वोदय पार्श्वनाथ नगर,नाहूर रोड, रोड : मुलुंड पश्चिम,मुंबई 400080, इतर माहिती: एकूण क्षेत्रफळ 502 चौ फुट बिल्टअप,46.65 चौ मी बिल्टअप((C.T.S. Number : 650 TO 658 ;))
(5) क्षेत्रफळ	1) 46.65 चौ.मीटर
(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 पता.	1): नाव:-रक्षा उमेश नागडा वय:-59 पता:-प्लॉट नं: प्लॉट नं. 002, माळा नं: तळमजला, इमारतीचे नाव: अजित अपार्टमेंट बिल्डींग,संभव को ऑप हौ सो लि, ब्लॉक नं: सर्वोदय पार्श्वनाथ नगर,नाहूर रोड, रोड नं: मुलुंड पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AERPNO891B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता	1): नाव:-श्रद्धा आनंद गंभीर वय:-41; पता:-प्लॉट नं: प्लॉट नं. 602, माळा नं: 6 वा मजला, इमारतीचे नाव: अजित अपार्टमेंट बिल्डींग,संभव को ऑप हौ सो लि, ब्लॉक नं: सर्वोदय पार्श्वनाथ नगर,नाहूर रोड, रोड नं: मुलुंड पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AVTPG4727E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	24/09/2021
(11) अनुक्रमांक,खंड व पृष्ठ	17441/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	450000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकरताना निवडलेला अनुच्छेद :- :

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



करल ४		
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२०२१		

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at MUMBAI this 24th day of **SEPTEMBER, 2021.**

BETWEEN

MRS. RAKSHA UMESH NAGDA, aged 59 years, adult, Indian Inhabitant, owner of Flat No. 002, Ground Floor, Ajit Apartment Building, Sambhav Co-Operative Housing Society Limited, Sarvodaya Parshwanath Nagar, Nahur Road, Mulund (West), Mumbai-400080, hereinafter called as **"THE TRANSFEROR"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the **ONE PART.**

AND

MS. SHRADDHA ANAND GAMBHIR, aged 41 years, adults, Indian Inhabitants, residing at Flat No. 602, 6th Floor, Ajit Apartment Building, Sambhav Co-Operative Housing Society Ltd., Sarvodaya Parshwanath Nagar, Nahur Road, Mulund (West), Mumbai 400080; hereinafter called as **"THE TRANSFEREE"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the **SECOND PART.**

AND WHEREAS:

WHEREAS the TRANSFEROR herein **MRS. RAKSHA UMESH NAGDA** is seized and possessed of or otherwise well and sufficiently entitled to Flat No. 002, admeasuring about 502 Sq. Ft. Built up area, equivalent to 46.65 Sq. Mtrs. Built up area on the Ground Floor building known as "Ajit Apartment Building" of **SAMBHAV CO-OPERATIVE HOUSING SOCIETY LIMITED**, situated at Sarvodaya Parshwanath Nagar, Nahur Road, Mulund (West), Mumbai 400080; situated on C.T.S. NO. 650 TO 658 Village - Nahur, described in more details in the schedule given hereunder. Hereinafter for the brevity's sake the said flat referred to as the **"Said Premises"**.



Raksha Umesh.

SA Gambhir

करल ४		
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२०२९	AND WHEREAS	

SHRI. KRISHNAN CHANDRASEKHAR GANGADHAR had purchased, vide "Agreement" dated 10TH Day of April, 1984, the aforesaid premises from M/S. NAHAR & SHETH ENTERPRISES having office at Mumbai therein referred to as "BUILDERS/DEVELOPER" at or for the price and on the terms and conditions contained therein.

AND WHEREAS MR. RAJENDRAKUMAR RAJARAM GAWDE had purchased, vide "Agreement" dated 09th Day of December, 1985, the aforesaid SHRI. KRISHNAN CHANDRASEKHAR GANGADHAR at Mumbai therein referred to as "Transferor" at or for the price and on the terms and conditions contained therein.

AND WHEREAS AND MRS. DAPHNE WILFRED D'SOUZA had purchased, vide "Agreement" dated 04th day of June, 1993, the aforesaid premises from MR. RAJENDRAKUMAR RAJARAM GAWDE therein referred to as "THE TRANSFEROR" at or for the price and on the terms and conditions contained therein.

AND WHEREAS SHRI. RAVINDRA SHEENA AMIN had purchased, vide "DEED OF TRANSFER" dated 06th day of DECEMBER, 2000, the aforesaid premises from SMT. DAPHNE WILFRED D'SOUZA therein referred to as "THE TRANSFEROR" at or for the price and on the terms and conditions contained therein. SMT. DAPHNE WILFRED D'SOUZA, had paid the stamp duty on "DEED OF TRANSFER" dated 06th day of December, 2000 of Rs.21,200/- (Rs. Twenty One Thousand Two Hundred Only) IN THE OFFICE OF THE JOINT DISTRICT REGISTRAR THANE, MAHARASHTRA MAH/CCRA/DIST/003.

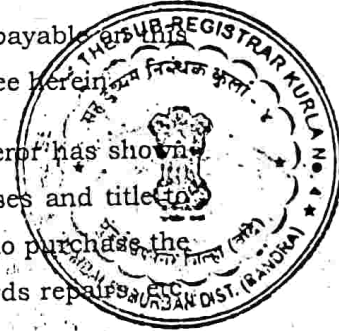
AND WHEREAS SMT. KASTURBEN KESHAVJI SHAH had purchased, vide "AGREEMENT FOR SALE" dated 29th day of JUNE, 2005 the aforesaid premises from SHRI. RAVINDRA SHEENA AMIN therein referred to as "THE TRANSFEROR" at or for the price and on the terms and conditions contained therein. The aforesaid "AGREEMENT FOR SALE" is registered in the Office of the Sub-Registrar of Assurance, Kurla-IV, vide Serial No. BDR 14/04150/2005 dated 29/06/2005.

Ruksha Umesh.

SA
Jambhikar

करल ४

- 13) The Transferor and the Transferee shall execute the necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said premises in the name of the Transferee in all respect, in the records of the said society.
- 14) The Transferor does hereby covenant with the Transferee and agrees from time to time and at all times whenever called upon by the Transferee or her heirs, executors, administrators and assigns or Advocates, to do and execute or cause to be done and executed all the necessary documents, conveyance, sale deed, Affidavits, undertakings, applications for more perfectly securing the interest of the Transferee in the said premises and the said shares.
- 15) The Transferee shall be entitled to the transfer of the share money, sinking fund, if any in respect of the said premises lying and deposited with the said society as also the deposit for electricity meter which may be lying with the in respect of the said premises on her name.
- 16) The Stamp Duty and Registration charges if any, payable hereunder Agreement shall be borne and paid by the Transferee herein.
- 17) Before the execution of this Agreement the Transferor has shown to the Transferee the condition of the said premises and title to the said premises and the Transferee have agreed to purchase the premises on 'as is where is basis'. Any costs towards repairs etc will be borne by the Transferee.



SCHEDULE OF THE PROPERTY

A residential Flat No. 002, admeasuring about 502 Sq. Ft. Built up area, equivalent to 46.65 Sq. Mtrs. Built up area on the Ground Floor building known as "Ajit Apartment Building" of SAMBHAV CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at Sarvodaya Parshwanath Nagar, Nahur Road, Mulund (West), Mumbai 400080; bearing situated on C.T.S. NO. 650 to 658 of VILLAGE - NAHUR, Taluka Kurla, District, Mumbai Suburban Registration District and Sub-District of Mumbai City and Mumbai Suburban District within the limits of "T" ward of Municipal Corporation of Greater Mumbai.

Reetsha Umesh.

SA
Jambhikar

बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

CE/2928/BPES/AT

10 OCT 1985

To

Shri R.G. Kapadia,
Licensed Surveyor,
34, Maker Chambers III,
3rd floor, Nariman Point,
Bombay-400 021.

2029
Municipal Offices,
Ghatkopar (East),
Bombay-400 078.

बंद-१४	
५०५०	१८
२०२०	

Subject: Occupation certificate in respect of Towers 2 and 3 on plot A, bearing S. No. 41/4, 40/3, 103/1 etc. of Mahur vill at Mulund.

Reference: Your letter dated 8-10-1985.

Sir,

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the pink colour on the completion plans submit by you after obtaining water connection from Assistant Engineer Water Works 'F' Ward and subject to the following conditions :-

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
2. That arrangement to drain off storm water shall be completed before requesting occupation for remaining towers.
3. That the R.G. shall be developed fully as per terms and conditions of sanctioned layout bearing No. CE/289/LOT before requesting occupation for remaining towers.
4. That the remaining part compound shall be constructed within 2 months.
5. That the structures, proposed to be demolished shall be demolished and formal permission under section 82 of U.L. (C&R) Act 1976 shall be submitted from the Competent Authority.

Note: This permission is issued without prejudice to the actions under section 270-A, 305, 308 of the Bombay Municipal Corporation Act.

Please also note that if any of the above mentioned objections is not complied with and if the user (mentioned in the approved plans) is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and will be taken to cut off the water connection granted to your client.

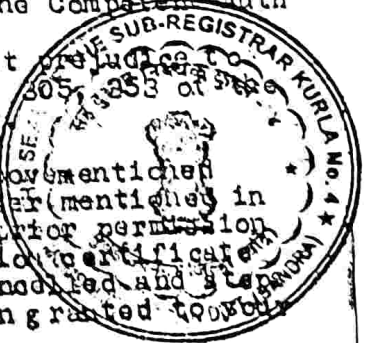
DATE OF BUILDING COMPLETION
AJIT :- 10/10/1985
SAMBHAN :- 10/10/85

Yours faithfully,

Executive Engineer,
Building Proposals (Eastern Suburbs)

HFM/10

B. BHASKAR
S. C. L. A.
MUNICIPAL CORPORATION
212, ANANDAPUR
BOMBAY



Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		24 September 2021,05:25:36 PM	
Valuation ID	202109243668	करल 4	
मूल्यांकनाचे वर्ष	2021		
जिल्हा	मुंबई(उपनगर)		
मूल्य विभाग	122-नाहूर - कुर्ला		
उप मूल्य विभाग	122/561C भूभाग: उत्तरेस मुलुंड (प.) ची हदद, दक्षिणेस गोरगाव-मुलुंड लिंकरोड, पूर्वेस माध्य रेल्वे, पश्चिमेस पंढीत जवाहरलाल नेहरू रोड याम्पीत निळकंठी		
सर्व्हे नंबर /न. भू. क्रमांक :	इतर #		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
69630	154130	169500	213400
			औद्योगिक
			154100
			मौजमापनाचे इकाई
			चौरस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	46.65चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे
उद्बाहन सुविधा-	नाही	मजला -	Ground Floor/Stilt Floor
रस्ता सन्मुख -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)		
	= (((154100-69630) * (100 / 100))+69630)		
	= Rs.154100/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 154100 * 46.65		
	= Rs.7188765/-		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळपटाचे मूल्य + मेझरिंग मजला क्षेत्र मूल्य + लागतल्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदित बाहन तळाचे मूल्य + खुल्या जमिनीवरील बाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदित बाल्कनी + पॅकेजित बाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 7188765 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	=Rs.7188765/-		

करल 8		
96809	9	20
2021		

Home Print:

Amal
सह मुख्य निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा



Please Tick

Saving A/C No : 31854384700		Branch FILE No.:	
CIF NO.		PAL/Take Over/NEW/Resale/Top up	
RLMS / LOS Reference No.		Tie Up No. <small>(if applicable)</small>	
Applicant Name : SHRADDHA GAMBHIR			
Co-Applicant Name :			
Contact (Resi.) : shraddha Gambhir Mobile : 9920044420			
Loan Amount : 70,00,000		Tenure : 25 years	
Interest Rate : 8.40		EMI : 72000	
Loan Type : RESALE		SBI LIFE : NA	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location : MUMUND WEST			
Property Cost : 1,30,00,000			
Name of Developer / Vendor : SAMBHAV CO OP HOS SOCIETY			
RBO - III ZONE - III		Branch : Konkarn Bhandari (Code No) 06240	
Contact Person : Rahul yadav		Mobile No: 8424979224	
Name of RACPC Co-ordinator along with Mob No.			
	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob. No.			



HL TO BE PARKED AT _____ BRANCH