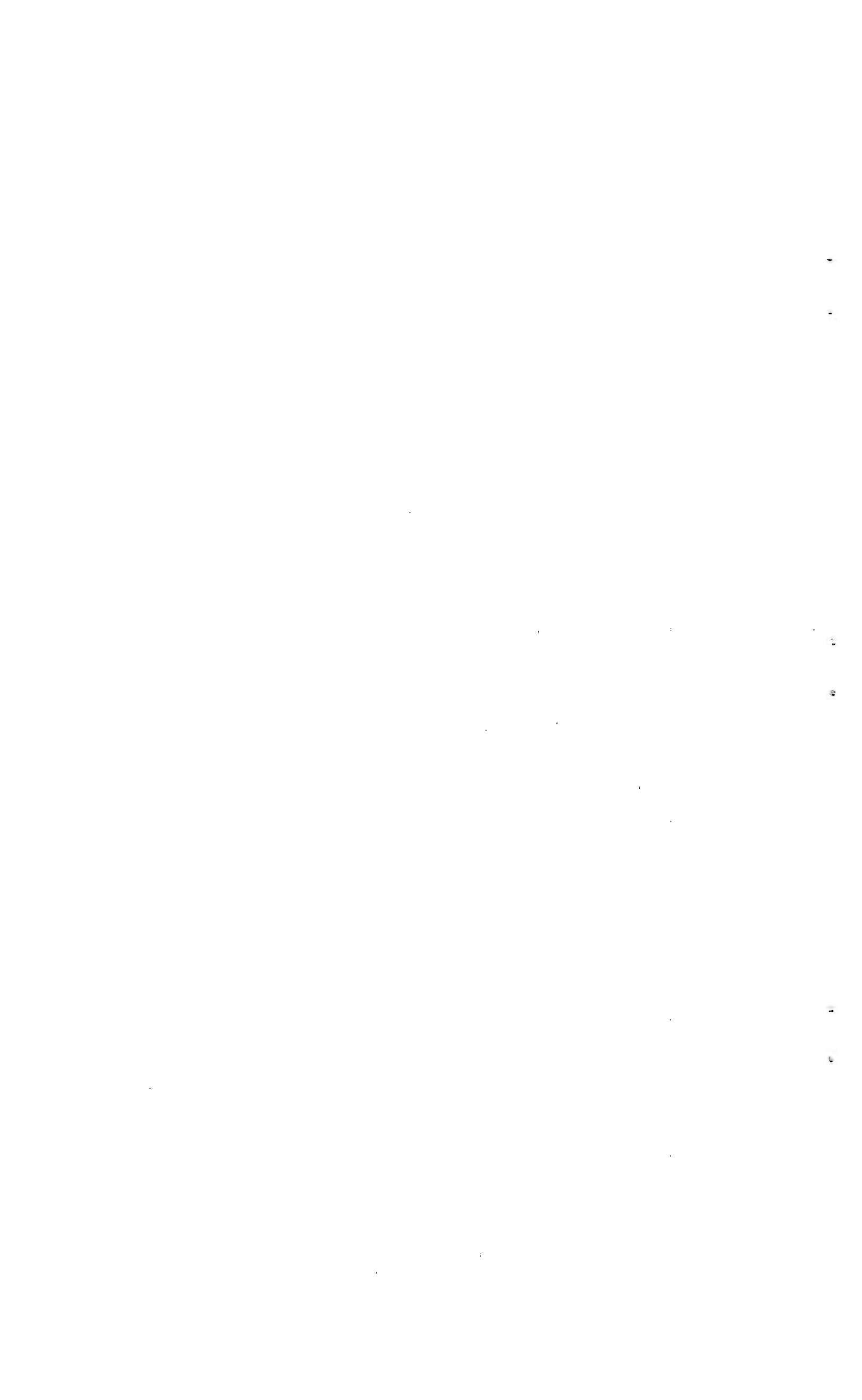


Sellers

Mail ID - [Arduros104@gmail.com](mailto:Arduros104@gmail.com)

Mobile - 9821171607

ABCPPEL43B



324/7616

पावती

Original/Duplicate

Monday, May 22, 2023

नोंदणी क्र. :39म

2:10 PM

Regn.:39M

पावती क्र.: 8413 दिनांक: 22/05/2023

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-१ -7616-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मनोज आर. भोसले -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

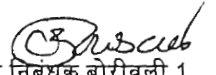
पृष्ठांची संख्या: 31

एकूण:

रु. 30620.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:28 PM ह्या वेळेस मिळेल.

  
 दु.निबंधक बोरीवली 1

बाजार मुल्य: रु.7255372.8 /-

मोबदला रु.11100000/-

भरलेले मुद्रांक शुल्क : रु. 666000/-

 सह वुप्यन निबंधक बोरीवली क्र १  
 मुंबई उच्च न्यायालय जिल्हा

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002320922202324M दिनांक: 22/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.620/-

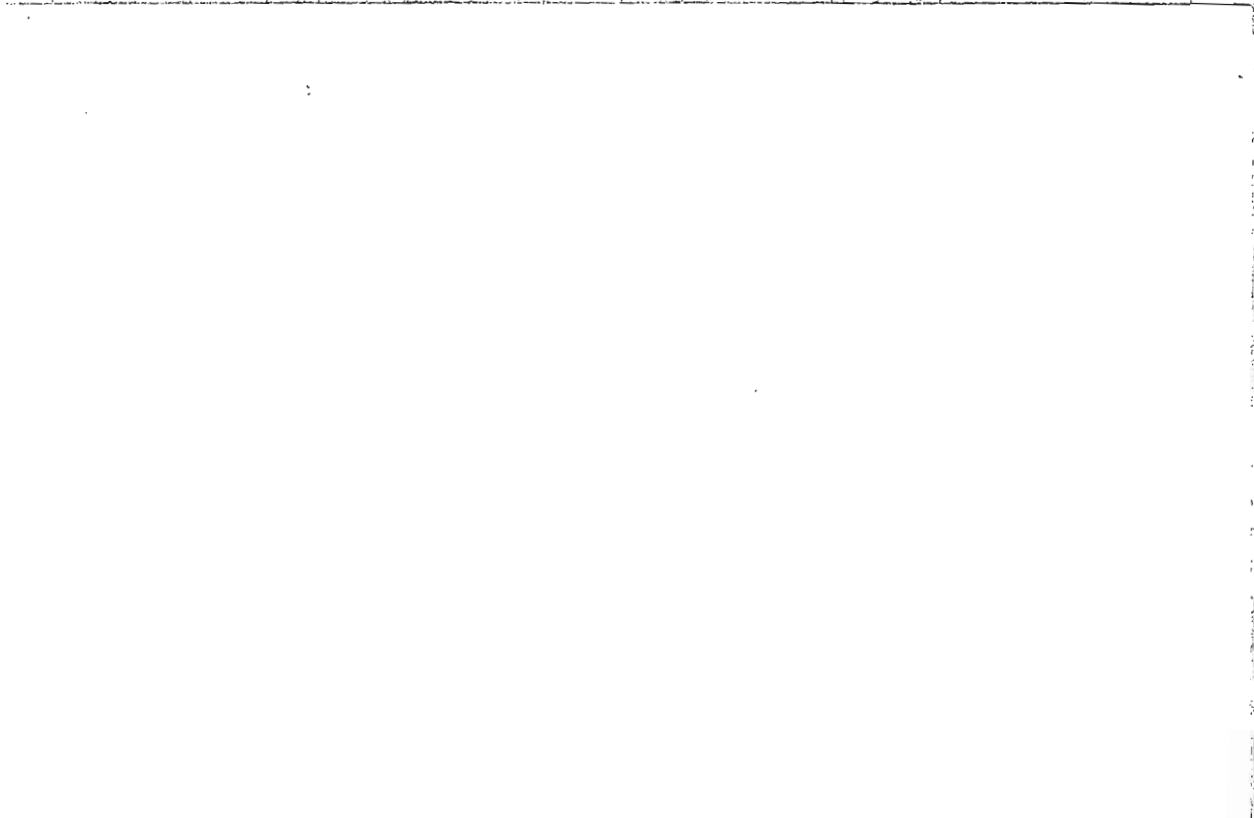
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2105202301447 दिनांक: 22/05/2023

बँकेचे नाव व पत्ता:

MANOJ BHOSLE

 REGISTERED ORIGINAL DOCUMENT  
 DELIVERED ON

23 MAY 2023



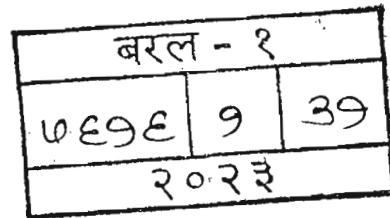
17 0 17  
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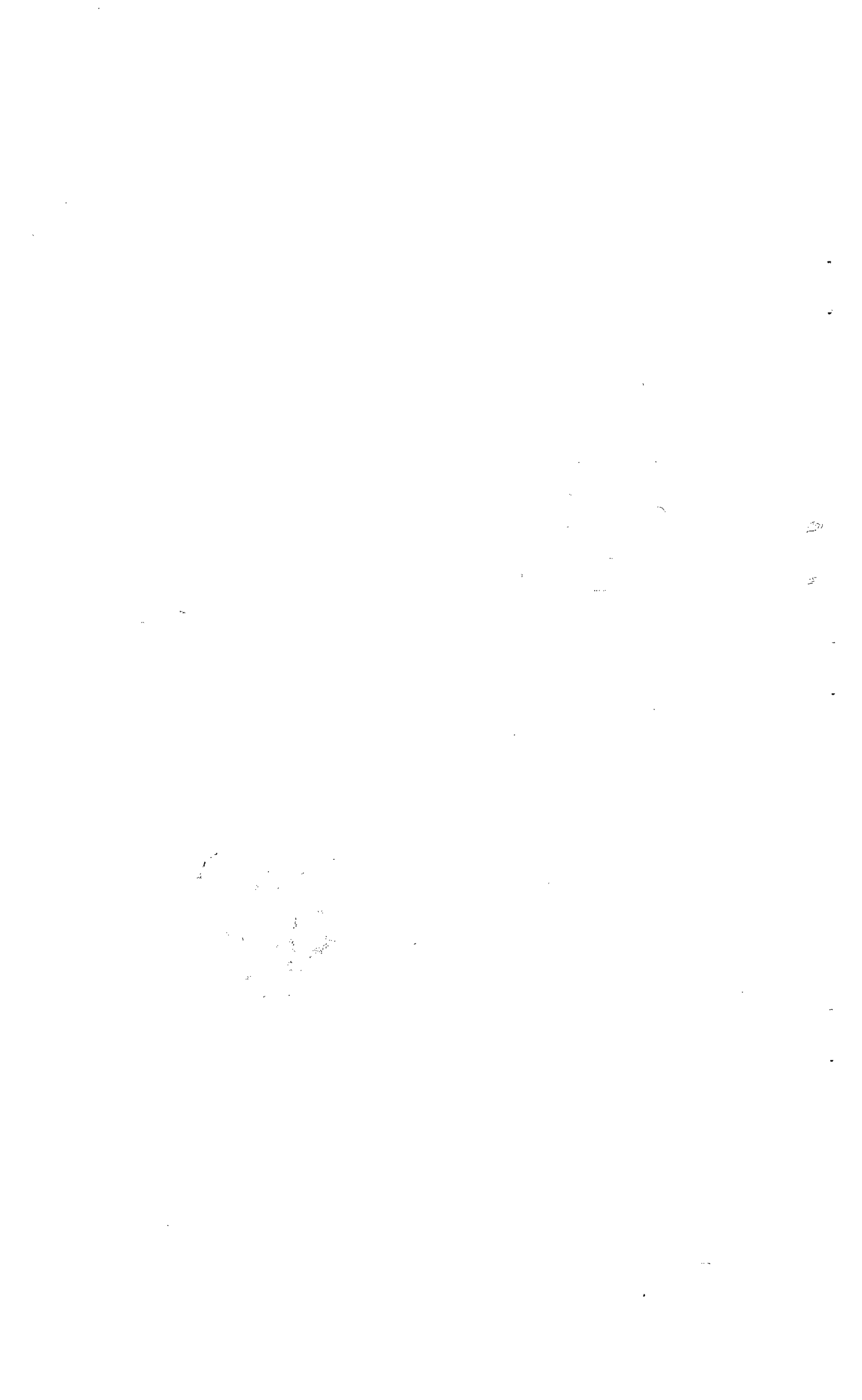
मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202305224684	22 May 2023, 01:55:12 PM बरल-१			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	63-मालाड ( दक्षिण ) ( बोरीवली )				
उप मूल्य विभाग	भुभाग: उत्तरेस मामलेदार वाडी मार्ग, पूर्वेस एस. व्ही रोड, दक्षिणेस वॉर्ड हद्द व पश्चिमेस लिंक रोड.				
सर्व्हे नंबर / न. भू. क्रमांक	सि.टी.एस नंबर#972				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
58650	134160	154280	193400	134160	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)-	54.08 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	बांधकामाचा दर .	Rs 30250/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.134160/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = ( ( (134160-58650) * (100 / 100 ) ) + 58650 ) = Rs.134160/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 134160 * 54.08 = Rs 7255372.8/-					
Applicable Rules = .10,4					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 7255372.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 7255372.8/-					

Home Print



*Subar*  
सह. दुय्यम निबंधक, बोरीवली क्र. १,  
मुंबई उपनगर जिल्हा.







CHALLAN  
MTR Form Number-6



GRN. MH002320922202324M	BARCODE	Date 20/05/2023-14:49:24	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Type of Payment Registration Fee	PAN No.(If Applicable)		
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	MANOJ R BHOSLE	
Location MUMBAI	Flat/Block No.	FLAT NO. 16, B WING THE MALAD SANGATA	
Year 2023-2024 One Time	Premises/Building	CHS LIMITED	
Account Head Details	Amount In Rs.	Road/Street	CHINCHOLI BUNDER ROAD
0030045501 Stamp Duty	666000.00	Area/Locality	MALAD WEST MI 'MBA'
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 0 6 4
		Remarks (If Any)	SecondPartyName=FARDUN HORMASJEE POWWALLA-
		Amount In	Six Lakh Ninety Six Thousand Rupees Only
Total	6,96,000.00	Words	
Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	03006172023052000580 200523M1055434
Cheque/DD No.	Bank Date	RBI Date	20/05/2023-15:56:11 Not Verified with RBI
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

बरल - १		
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MAY 10  
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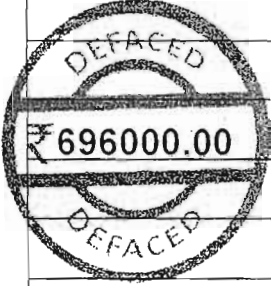
CHALLAN  
MTR Form Number-6



GRN	MH002320922202324M	BARCODE		Date	20/05/2023-14:49:24	Form ID	25.2
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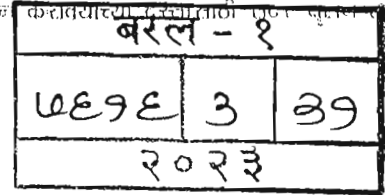
Department Inspector General Of Registration		Payer Details					
Stamp Duty		TAX ID / TAN (If Any)					
Type of Payment Registration Fee		PAN No.(If Applicable)					
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name		MANOJ R BHOSLE			
Location MUMBAI		Flat/Block No.		FLAT NO. 16, B WING THE MALAD SANGATA			
Year 2023-2024 One Time		Premises/Building		CHS LIMITED			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	
0030045501 Stamp Duty	666000.00	CHINCHOLI BUNDER ROAD	MALAD WEST MUMBAI		4 0 0 0 6 4	
0030063301 Registration Fee	30000.00					
Remarks (If Any)						
SecondPartyName=FARDUN HORMASJEE POWWALLA-						
Total		Amount In	Six Lakh Ninety Six Thousand Rupees Only			
		Words				



Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	03006172023052000580	200523M1055434		
Cheque/DD No.		Bank Date	RBI Date	20/05/2023-15:56:11	Not Verified with RBI		
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date	1 , 22/05/2023				

Department ID . Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चालान केवळ दुर्यज निलंबक कार्यालयात नोंदणी करावयाच्या दस्तऐवजांसाठी लागू आहे. नोंदणी करिता कार्यालयाच्या दस्तऐवजांसाठी नोंदणी केल्या जाणार नाही.



Challan Defaced Details

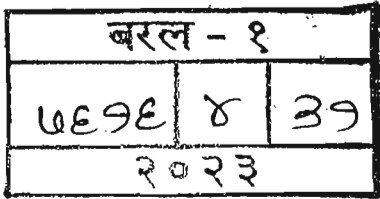
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(is)-324-7616	0001253887202324	22/05/2023-14:10:40	IGR190	30000.00

GRN : MH002320922202324M Amount : 6,96,000.00

Bank : PUNJAB NATIONAL BANK

Date : 20/05/2023-14:49:24

2	(IS)-324-7616	0001253887202324	22/05/2023-14:10:40	IGR190	666000.00
Total Defacement Amount					6,96,000.00



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2105202301447	Date 21/05/2023
Received from MANOJ R BHOSLE, Mobile number 9137334177, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 21/05/2023
Bank CIN 10004152023052101318	REF No. 314134310895
This is computer generated receipt, hence no signature is required.	



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamp

बोरल - १		
७६९६	५	१३९
२०२३		

Receipt of Document Handling Charges	
PRN 2105202301447	Receipt Date 22/05/2023
Received from MANOJ R BHOSLE, Mobile number 9137334177, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 7616 dated 22/05/2023 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Payment Date 21/05/2023
Bank CIN 10004152023052101318	REF No. 314134310895
Deface No 2105202301447D	Deface Date 22/05/2023

This is computer generated receipt, hence no signature is required.





AGREEMENT FOR SALE

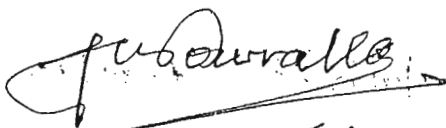
THIS AGREEMENT FOR SALE is made and entered into at MUMBAI this 22<sup>nd</sup> day of MAY 2023: BETWEEN :

MR. FARDUN HORMASJEE POWVALLA, Aged 79 years, adult indian inhabitant, having address at FLAT NO. 8, C. M. BANARJEE BUILDING, ANNEX FORJET STREET CROSS LANE, NEAR SAIBABA MANDIR, AUGUST KRANTI MARG, MUMBAI - 400036, hereinafter called " THE TRANSFEROR " (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART;

:AND:

बंदरा - १		
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MR. MANOJ R. BHOSLE, Aged 39 years, AND MRS. RIDDHI MANOJ BHOSLE, Aged 28 years, adult Indian Inhabitants, having Address at ROOM NO. 46, DAYABHAI CHAWL, N. L. ROAD, SOMWAR BAZAR, MALAD WEST, MUMBAI - 400064, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns) of OTHER PART;

 MANOJ BHOSLE R.M. Bhosle.

WHEREAS :-

a. By an AGREEMENT dated 28<sup>th</sup> DECEMBER 2010 made and entered into between M/S. NAVSHAKTI DEVELOPERS, therein called "THE DEVELOPER" of the First Part; and MR. FARDUN HORMASJEE POWVALLA, therein called "THE MEMBER" of the Second Part; and THE MALAD SANGATA CHS LIMITED, therein called "the society" of the Third Part; MR. FARDUN HORMASJEE POWVALLA has been allotted FLAT NO. 16, B WING, on the 1<sup>st</sup> FLOOR, admeasuring 485 sq. ft. carpet, in the building to be known as THE MALAD SANGATA CHS LIMITED situated at CHINCHOLI BUNDER ROAD, MALAD (WEST) MUMBAI - 400064, together with all rights, title, interest, benefits and on the terms, conditions and for the consideration mentioned therein. The said AGREEMENT dated 28<sup>th</sup> DECEMBER 2010 was lodged for adjudication under the Abhay Yojana, bearing Case No. COB/AY/7887/2019 Dated 22/01/2020 and Stamp duty of Rs.12,350/- and penalty of Rs.2695/- is paid.



b. THE TRANSFEROR is the bonafide and registered member of "THE MALAD SANGATA CO-OPERATIVE HOUSING SOCIETY LIMITED" a society formed and registered under the Maharashtra Co-operative Societies Act 1960 vide Registration No. BOM/HSG/4014 of 1973, hereinafter referred to as the "SAID SOCIETY" and by virtue of membership of the said society "THE TRANSFEROR" is entitled to five fully paid shares of Rs.50/- each bearing distinctive Nos. from 66 to 70 (both inclusive) issued under Share Certificate No. 55 by the said society hereinafter referred to as the ("SAID

बरेली (SHARES)		
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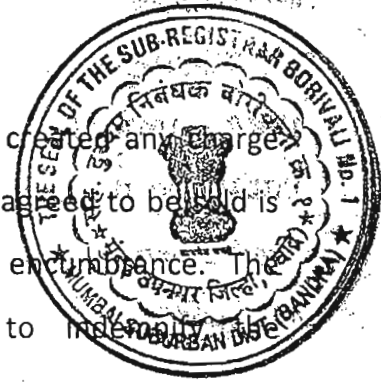
c. Pursuant to the above fact, the said MR. FARDUN HORMASJEE POWVALLA became the sole, absolute and exclusive owner, fully seized, possessed of and well and sufficiently entitled to the Ownership of FLAT NO. 16, B WING, on the 1<sup>st</sup> FLOOR, admeasuring 485 sq. ft. carpet, in the building to be known as THE MALAD SANGATA CHS LIMITED situated at

*Fardun Powvala* MANOJ BHOSLE R.M. Bhosle.

CHINCHOLI BUNDER ROAD, MALAD (WEST), MUMBAI - 400064  
(hereinafter referred to as "THE SAID FLAT").

d. "THE TRANSFERORS" declare that his membership in the said Society is valid and subsisting and not terminated by the said Society and he has not received notice of expulsion from the membership of the said Society or any other notice restraining him from transferring the said Flat and the said shares.

e. The Transferor hereby declare he has in no way created any charge claim or lien on the said flat and the said flat hereby agreed to be sold is free from all claim, charge, lien, Mortgage and encumbrance. The Transferor doth hereby agree and undertake to indemnify the TRANSFEREES against such claim.



f. "THE TRANSFEROR" is absolutely seized and possessed and well sufficiently entitled to FLAT NO. 16, B WING, on the 1<sup>st</sup> FLOOR, admeasuring 485 sq. ft. carpet, in the building to be known as THE MALAD SANGATA CHS LIMITED situated at CHINCHOLI BUNDER ROAD, MALAD (WEST), MUMBAI - 400064 on ownership basis. "THE TRANSFEROR" has from time to time and at all times since after entering into the aforesaid Agreement observed the terms and conditions of the aforesaid Agreement and he himself has good right, full power and absolute authority to sell and dispose off the said Flat and he

faithfully and honestly disclosed all the facts to "THE TRANSFEREES" without suppressing or misrepresentations of any facts from TRANSFEREES" and his rights in respect of the said Flat are absolutely clear, marketable and free from all encumbrances. THE TRANSFEROR has not received or agreed to receive any consideration from any third party whosoever either in cash or in kind, created or agreed to create any third party rights and/or inducted or agreed to induct any third party claim, use and/or possession of the said Flat.

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*[Signature]* MANOJ BHOSLE R.M. Bhasle

g. Upon the strength of the aforesaid representations made by THE TRANSFEROR to THE TRANSFEREES and THE TRANSFEREES believing the same to be true and correct, honest and bonafide the parties entered an oral negotiation and pursuant to the negotiations THE TRANSFEROR herein has agreed to sell to THE TRANSFEREES and THE TRANSFEREES have agreed to purchase and acquire from the said TRANSFEROR the said Flat together with all rights, title, interest, benefits and with clear and marketable title, free from all encumbrances subject to THE TRANSFEROR putting THE TRANSFEREES in possession and/or getting the names of THE TRANSFEREES recorded in the records of the said Society to which THE TRANSFEROR has agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND

बरेल - १		
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२०२३		

BETWEEN THE PARTIES HERETO AS FOLLOWS

1. " THE TRANSFEROR " has agreed to sell, transfer and assign to " THE TRANSFEREES" and " THE TRANSFEREES" have agreed to purchase and acquire the said FLAT NO. 16, B WING, on the 1<sup>st</sup> FLOOR, admeasuring 485 sq. ft. carpet, in the building to be known as THE MALAD SANGATA CHS LIMITED situated at CHINCHOLI BUNDER ROAD, MALAD (WEST), MUMBAI - 400064, together with all rights, title, interest, benefits, sinking fund amount, shares etc. at the lump sum price or consideration amount of Rs.1,11,00,000/- (RUPEES ONE CRORE ELEVEN LAKH ONLY).

2. " THE TRANSFEREES" have paid to "THE TRANSFEROR" the sum of Rs.2,00,000/- (RUPEES TWO LAKH ONLY), as per the details mentioned in the receipt hereafter written, being token cum earnest money, (the payment and the receipt whereof " THE TRANSFEROR " doth hereby admit and acknowledge).

*Manoj Bhosle*      R.M. Bhosle



3. " THE TRANSFEREES" have paid to "THE TRANSFEROR" the sum of **Rs.52,89,000/- (RUPEES FIFTY TWO LAKH EIGHTY NINE THOUSAND ONLY)**, as per the details mentioned in the receipt hereafter written, being the part consideration amount, (the payment and the receipt whereof " THE TRANSFEROR " doth hereby admit and acknowledge).

4. It has been agreed upon by both the parties that THE TRANSFEREES shall deduct the TDS of 1% i.e. **RS.1,11,000/- (RUPEES ONE LAKH ELEVEN THOUSAND ONLY)** of the Total consideration i.e. **Rs.1,11,00,000/- (RUPEES ONE CRORE ELEVEN LAKH ONLY)** and agrees to issue a TDS Certificate within thirty days from the date of registration to the same effect, being the TDS of "THE TRANSFEROR " which is to be deducted by "THE TRANSFEREES ", as per the Finance Bill 2013 with section providing for TDS @ 1% of the total consideration, to be deducted by TRANSFEREES ,".



5. THE TRANSFEREES agree to pay to THE TRANSFEROR the **Balance and Final Consideration amount of Rs.55,00,000/- (RUPEES FIFTY FIVE LAKH ONLY)**, by taking Loan from any Bank/financial institution (TRANSFEREES will give approved Sanction Letter of Loan to the Transferor) or via personal funding within 30 days from the date of registration of this agreement. If the balance and final consideration is not received by the TRANSFEROR within 30 days from the date of registration of this

agreement then the TRANSFEROR has right to terminate this agreement and in such case the TRANSFEROR shall refund the entire payment paid by the TRANSFEREES after deducting Rs.1,00,000/- as penalty within 15 days

अनुसूची १		
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of such termination and both parties indemnifies each other that they shall remain present in the office of sub registrar to register the deed of cancellation.

6. In case THE TRANSFEROR does not provide the necessary documents, i) which is original chain of agreement ii) Share Certificate & iii) NOC mortgage, from society required by the TRANSFEREES lending bank for the

*Jacobson*

MANOJ BHOSLE

R.M. Bhasle.

disbursement of loan amount within 30 days from the date of registration of this agreement against balance payment DD/RTGS of RS.55,00,000/- then in such case the TRANSFEROR has to refund entire amount paid by the TRANSFEREES without deduction of any amount.

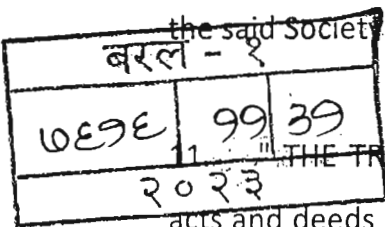
7. In performing their part of the agreement both the parties shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the other.

8. It has been expressly agreed by the parties herein, that the time is the essence of this Agreement.



"THE TRANSFEROR" shall hand over to "THE TRANSFEREES" the vacant and peaceful possession of the said Flat after receiving and realization of the full consideration amount.

10. "THE TRANSFEREES" are entitled to become the members of the said society and also agreed to abide by the Rules, Regulations and Bye-laws of the said Society.



"THE TRANSFEROR" agree and undertake to sign and execute all acts and deeds including Sale Deed, Affidavits, Declarations, Undertakings, etc. in respect of the said Flat in favour of "THE TRANSFEREES" and/or in favour of the said Society and/or in favour of other Government/Semi-Govt. authorities for effective transfer of the said Flat and all incidentals thereof in the names of "THE TRANSFEREES".

12. "THE TRANSFEROR" has agreed and undertake to get the said Flat transferred in the records of the Society in the names of "THE TRANSFEREES", Society Transfer charges to the society shall be paid by both the parties equally.

*[Signature]* MANOJ BHOSLE R.M. BHOSLE

13. "THE TRANSFEROR" has agreed to pay Society's dues, arrears and outgoings like Maintenance Charges, Municipal Taxes, Water Charges, Electricity Charges, Funds etc. pertaining to the said Flat till the date of possession of the said Flat and thereafter such charges will be paid by "THE TRANSFEREES" and both the parties shall keep indemnified each other in this respect.

14. It is agreed and decided by both the parties that Transferees will not claim or encash damages or compensation received from M/s. Navshakti Developers.

15. It is also agreed and decided by both the parties that in the event of death of the Transferor, the damages or compensation received from M/s. Navshakti Developers will be paid to the legal heirs of the Transferor.



16. " THE TRANSFEROR " shall hand over to " THE TRANSFEREES" all the original papers and documents pertaining to the said Flat at the time of Final payment or as and when required by the Financial Institution/Bank for the consideration amount.

बरल - १		
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17. The TRANSFEROR hereby agrees and undertakes to indemnify the TRANSFEREES and keep the TRANSFEREES indemnified regarding any claim, demand, liabilities, expenses, litigations, charge, lien, proceedings, damage, cost or loss etc. pertaining to any period prior to the transfer of the said Flat and the said shares in the names of the TRANSFEREES.

18. " THE TRANSFEROR " hereby declare that there are no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining him from handing over and/or transferring the said Flat, " THE TRANSFEROR " further declare that no attachment has been levied on the said Flat.

*J. B. D. D. D.*

MANOJ BHOSLE

R.M. Bhasle.

19. The TRANSFEROR has represented to the TRANSFEREES he has given the necessary notice of intention to the said Society for selling and dispose of the said Flat, as per the bye-laws of the said Society.



20. The TRANSFEROR shall obtain N.O.C. from the Society for the transfer of the said Flat in favour of TRANSFEREES and will handover it to the TRANSFEREES on the day of the execution of this agreement.

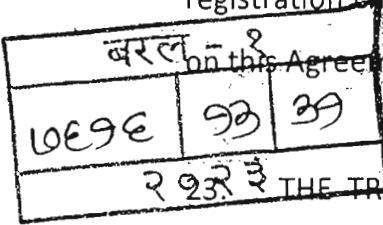
21. The Permanent Account Numbers (P.A.N.) of THE TRANSFEROR and THE TRANSFEREES is as under:-

A) MR. FARDUN HORMASJEE POWVALLA : ABGPP8493B

B) MR. MANOJ R. BHOSLE : ANOPB4186H

C) MRS. RIDDDHI MANOJ BHOSLE : BYLPB5928A

22. " THE TRANSFEREES" shall pay the necessary stamp duty and registration charges as applicable by the concerned Government authority on this Agreement.



THE TRANSFEROR shall pay the necessary stamp duty and other liabilities of previous Agreements (if any) as applicable by the concerned Government authority and THE TRANSFEROR shall keep indemnified THE TRANSFEREES in this respect.

24. This Agreement shall always be subject to the provisions contained in the **Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Flat Rules, 1964.**

25. THE TRANSFEROR shall co-operate with THE TRANSFEREES as an when any documents required for the Loan purpose and obtain a "No Objection Certificate" from the Society on Financial Institution / Bank Format.

*Fardun Hormasjee Powvala* MANOJ BHOSLE

R.M. Bhosle.

26. This agreement has been executed at Mumbai, the property is situated at Mumbai and the payment is made at Mumbai, hence it is subject to the jurisdiction of the courts of law at Mumbai.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day the year first hereinabove written.



**SCHEDULE OF PROPERTY**

FLAT NO. 16, B WING, on the 1<sup>st</sup> FLOOR, admeasuring 485 sq. ft. carpet, in the building to be known as THE MALAD SANGATA CHS LIMITED situated at CHINCHOLI BUNDER ROAD, MALAD (WEST), MUMBAI - 400064, constructed on all that the pieces or parcels of land bearing CTS NO. 972-D of Village Malad (South), Taluka: BORIVALI, Mumbai Suburban District.

बरल - १		
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SIGNED AND DELIVERED by the  
withinnamed THE TRANSFEROR

**MR. FARDUN HORMASJEE POWVALLA**

*Fardun Powvala*

in the presence of *Kantam Chavara*

1.

2. *Mahesh Divekar*

*Mahesh Divekar*



SIGNED AND DELIVERED by the  
withinnamed THE TRANSFEREES

**MR. MANOJ R. BHOSLE**

*Manoj R. Bhosle*

**MRS. RIDDHI MANOJ BHOSLE**

*R.M. Bhosle*

in the presence of *Kantam Chavara*

1.

2. *Mahesh Divekar*

*Mahesh Divekar*



RECEIPT

RECEIVED on the day and the year first hereinabove written the sum of Rs.54,89,000/- (RUPEES FIFTY FOUR LAKH EIGHTY NINE THOUSAND ONLY), as per the following details, being the part consideration amount towards sale of FLAT NO. 16, B WING, on the 1<sup>st</sup> FLOOR, admeasuring 485 sq. ft. carpet, in the building to be known as THE MALAD SANGATA CHS LIMITED situated at CHINCHOLI BUNDER ROAD, MALAD (WEST), MUMBAI - 400064.

AMOUNT/RS	CHEQUE/UTR NO.	DATED	DRAWN ON
2,00,000/-	004769	04/04/2023	CANARA BANK
52,89,000/-	CNRBR52023052055909532	20/05/2023	CANARA BANK

-----  
Rs.54,89,000/-

TOTAL



I SAY RECEIVED,

*Fardun Hormasjee Powvalla*

MR. FARDUN HORMASJEE POWVALLA

THE TRANSFEROR

WITNESSES :-


- [Signature]*
- [Signature]*

बरल - १		
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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**  
**PART OCCUPANCY CERTIFICATE**  
**[CHE/9390/BP(WS)/AP of 15 January 2019]**

s. Sangata Co. Op. HSG. SOC. Ltd.  
 s. Sangata Co. Op. HSG. SOC. Ltd., Chincholi Bunder Road Village Malad South Malad (West), Mumbai.

Applicant/Owners,

Part 1 development work of Residential building comprising of wing 'A' comprising of part ground + part stilt + 1st to 7th upper floors and wing 'B' comprising of part ground (excluding office nos. 5 to 10 at ground floor) + part stilt + 1st to 7th upper floors on plot bearing C.S.No./GTS.No. 972-D of village MALAD (W) at Chincholi Bunder Road is completed under the supervision of Shri. PRATUL B. BRAHMBHATT, Architect, Lic. No. CA/93/15847, Shri. BAHUBALI T. AMANE, RCC Consultant, Lic. No. STR/D/115 and Shri. Shri. Kamlesh Vishram Gurav, Site supervisor, Lic.No. G/203/SS-I as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer No. CHE/A-9390/BP(WS)/AP dated 02 January 2019.

can be occupied with the following condition/s-

All the balance conditions of TOD dtd. 28.06.2007 and Amended plan approval dtd. 14.11.2008 shall be complied with before OCC/BCC.

By To:

Asstt. Commissioner, P/N Ward

V.A. & C., P/N Ward

W. E. (V), Western Suburb II

W. E. (V), P/N Ward

W. E. (V), P/N Ward

Architect, PRATUL B BRAHMBHATT, 10A, Ashirwad Plot no. 11, Sawamji Opp. Brighton tower, Andheri west, Mumbai-53

For information please

Name: ASHOK KUMAR  
 AGARWAL  
 Designation: Executive  
 Engineer  
 Organization: Municipal  
 Corporation of Greater Mumbai  
 Date: 15-Jan-2019 18:50:51

Yours faithfully  
 Executive Engineer (Building Proposals)  
 Municipal Corporation of Greater Mumbai  
 P/N Ward



बरल - १		
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बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक PN1103070010000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202111BIL:15523572 202122BIL:15523573	देयक दिनांक 28/06/2022
पक्षकाराचे नाव व पत्ता : THE SECY MALAD SANGATA COOP HSG SOCIETY LTD, CHINCHAVALI BUNDER ROAD, MALAD (WEST) MUMBAI 400064		प्रेषक - Asstt. Assessor & Collector, P North Ward, 9th floor, Liberty Garden, Malad (West), Mumbai - 400 064. ईमेल - aacpn.ac@mcgm.gov.in दूरध्वनी क्र. 02229994000Ext.7902	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. PN-2996(3) CTS NO 972 D OF VILLAGE MALAD (S) 450-1 BUNDER RD CHINCHOLI HOUSE PLOT OF LAND MALAD SANGATA CO OP HSG SOC LT D			
प्रथम करनिर्धारण दिनांक:	01/05/1976	जलजोडणी क्रमांक :	एकूण भांडवली मूल्य: ₹ 202802535
एकूण भांडवली मूल्य: ₹ Twenty Crore Twenty Eight Lakh Two Thousand Five Hundred Thirty Five Only (अक्षरी)			
दे.31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी	₹ 2456222
देयक कालावधी:	01/04/2021	ते	31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			111430			111430
जल कर			0			0
जल लाभ कर			105298			87843
मलनिःसारण कर			156864			155899
मलनिःसारण लाभ कर			65183			54350
म.न.पा. शिक्षण उपकर			61561			51448
राज्य शिक्षण उपकर			51231			42383
रोजगार हमी उपकर			7012			7012
वृक्ष उपकर			3098			2575
पथ कर			78698			66056
एकूण देयक रक्कम			640375			578996
महाराष्ट्र अध्यादेश क्र.१/२०२२ नुसार देय सवलत			0			0
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			135177			137881
भरावयाची निव्वळ रक्कम			505198			444445
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये			₹ Five Lakh Five Thousand One Hundred Ninety Eight Only			₹ Four Lakh Forty One Thousand One Hundred Fifteen Only
अंतिम देय दिनांक			28/09/2022			28/09/2022



बसल - १	444445
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"To make payment through NEFT:  
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTPN1103070010000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत वटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सवलत अनुज्ञेय आहे.

मिनि



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Mr. C. Member  
 Hon. Secretary  
 Chand Sangata Co-op. Hsg. Soc.

This is to certify that Smt. PERINA SAROJ SOLAI is the Registered Holder of FIVE fully paid-up Shares of Rupees FIFTY each numbered from SIXTY to SEVENTY inclusive, in The Malad Sangata Co-op. Housing Society Ltd., subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Bombay, this 27th day of September 1976

THE MALAD SANGATA CO-OPERATIVE HOUSING SOCIETY LTD.  
 Registered under the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961)  
 Chinchavalli Bunder Road, Malad (West), BOMBAY-400 064.  
 Registration No. BOM/HSG/4014 of 1973

Share Certificate No. 55 Member's Register No. 14  
 No. of Shares FIVE

DUPLICATE ISSUED IN lieu of original share Certificate No. 14  
 PE/MH/1064/A/C's/XXVIII/358 dated 09/11/98  
 Issued by the Asst. P.F. Commissioner S.O. MALAD

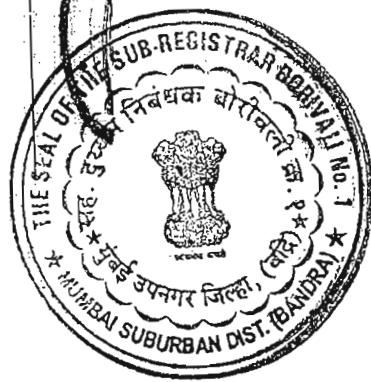
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6	7	8	9	10
11	12	13	14	15

Memorandum of Transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature of Chairman, Secretary, Treasurer
17/08/2005	13	14	MR. FARDUN HORMASTI POWVALLA	55	<i>[Signature]</i> Chairman The Hind. Sugest Co. Ltd.



बरल - १		
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# The Malad Sangata Co-Operative Housing Society Ltd.

(Reg. No. BOM HSG / 4014 OF 1973)

Chincholi Bunder Road, Malad (West), Mumbai - 400064.

Date \_\_\_\_\_

## TO WHOMSOEVER IT MAY CONCERN

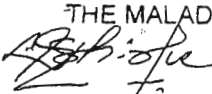
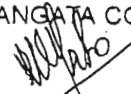
THIS IS TO CERTIFY THAT MR. FARDUN HORMASJI POWVALLA IS A BONAFIDE MEMBER OF MALAD SANGATA CO-OPERATIVE HOUSING SOCIETY, LOCATED AT CHINCHOLI BUNDER ROAD, OPP. MADHUR CHS, MALAD WEST, MUMBAI 400 064 AND STAYING IN FLAT NO B/16 AT FIRST FLOOR.

THERE IS NO ANY MAINTENANCE DUES TILL THE DATE OF MR. F.H.POWVALLA.

THIS CERTIFICATE IS ISSUED AS PER HIS REQUEST LETTER DATED 16<sup>TH</sup> MAY 2023.

FOR MALAD SANGATA CHS LTD.

THE MALAD SANGATA CO-OP. HSG. SOC.

  
Treasurer  
  
Secretary

Treasurer

PLACE - MUMBAI

DATE -- 18<sup>TH</sup> MAY 2023



बरल - १		
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२०२३		

1941

1941



AGREEMENT

THIS AGREEMENT is made at Mumbai this 28<sup>th</sup> day of December in  
Christian Year 2010 :

BETWEEN

M/S, NAVSHAKTI DEVELOPERS, a Partnership concern registered under the provisions of  
Indian Partnership Act, 1932, and having principal place of business at Ground floor,  
Pratibha, Daulatnagar Road no. 10, Borivali (E) Mumbai, hereinafter referred to as the  
"DEVELOPER" (which expression shall unless it be repugnant to the context or meaning  
thereof be deemed to mean and include its heirs, survivor/s, executors, administrator and assigns)  
of the FIRST PART;

Authorised Signatory  
USHA SHEKHAR

AND

Ms. Fardun Hoosajji Powvala

Indian Inhabitant/s, having his/her/their address at B/16 Malad Sangata Chincholi  
Chincholi Bunder Road, Malad(W) Mumbai - 64.

hereinafter referred to as "THE MEMBER" (which expression shall unless it be repugnant to  
the context or meaning thereof be deemed to mean and include his/her/their respective heirs,  
executors, administrators and assigns) of the SECOND PART

The Bharat Co-Operative Bank  
(Mumbai) Ltd. Goregaon Branch  
"Shilpini" Plot No. 11,  
Samant Estate, Goregaon(East),  
Mumbai-400 063.  
D/S/STP/V/C.R. 1063/02/06/148-151

AND

THE MALAD SANGATA CO-OPERATIVE HOUSING SOCIETY LTD., a Co-Operative  
Society registered under the provisions of Maharashtra Co-operative Society Act, 1960 and the  
rules framed there under from time to time and bearing Registration No. BOM/HSG/4014/197  
and having its registered address at Chincholi Bunder Road, Malad (W), Mumbai-400066  
hereinafter referred to as the "SOCIETY" (which expression shall unless it be repugnant to the  
context or meaning thereof be deemed to mean and include its successors and assigns) of the  
THIRD PART;

भारत 71488  
160927  
SPECIAL  
DEC 28 2010  
15:00  
INDIA  
STAMP DUTY  
MARASHTRA  
100001001-PB5536

For NAVSHAKTI DEVELOPERS  
Partner

*[Handwritten signature]*

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*Powvalle*

THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No. B/16 admeasuring 400 sq. ft. carpet area on 1st floor of the existing building 'The Malad Sangata' constructed on Chincholi Bander Road, Malad (W), Mumbai. 400 064 bearing C.T.S. 972-D in the Village Malad (South), in the Registration District and Sub District of Mumbai City and Mumbai Suburban more particularly described in the first schedule hereinabove written.

SIGNED SEALED AND DELIVERED )

By the with in named "THE DEVELOPER" )

M/S. NAVSHAKTI DEVELOPERS )

\_\_\_\_\_ )

In the presence of \_\_\_\_\_ )

1. \_\_\_\_\_ )

2. \_\_\_\_\_ )

For NAVSHAKTI DEVELOPERS  
*[Signature]*  
Partner

SIGNED SEALED AND DELIVERED )

By the with in named "THE MEMBER" )

Mr. Fardan Hormasji Powvalle )

\_\_\_\_\_ )

In the presence of \_\_\_\_\_ )

1. \_\_\_\_\_ )

2. \_\_\_\_\_ )

*Powvalle*



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COMMON SEAL OF THE MALAD SANGATA )  
 CO-OPERATIVE HOUSING SOCIETY LIMITED )  
 HEREUNTO AFFIXED IN THE GENERALBODY )  
 MEETING OF THE SOCIETY HELD )  
 ON 22/12/2010 )  
 IN THE PRESENCE OF .....



1. )  
 CHAIRMAN MR - V. T. Narvekar. )

*V. T. Narvekar*

2. )  
 SECRETARY MR - M. A. Salvi. )

*M. A. Salvi*

3. )  
 TREASURER MR - P. M. Pawar. )  
 THE MALAD SANGATA CO-OP. HSG. SOC.

*P. M. Pawar*

In the presence of .....



बरल - १		
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मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,

बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र.मु.जि.बो./मा.यो.2019/अंति.आदेश/ 9 C2

दिनांक 22 JAN 2020

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31(4), 32अ, 33, 33अ व 46 अन्वये आदेश)

प्रस्तुत प्रकरण क्रमांक COB/AY/7887/2019 अन्वये पक्षकार Mr. Fardun H. Powvalla यांनी दिनांक 26/12/2019 रोजी महाराष्ट्र शासन राजपत्र क्र.मुद्रांक-2018/943/प्र.क्र.88/म-1 दि.01/03/2019 नुसार माफी योजना - 2019 अंतर्गत दाखल केले असून प्रकरणी दाखल असलेला संलेखाचा तपशिल खालील प्रमाणे आहे.

संलेख निष्पादनाचा दिनांक	---	28/12/2010
संलेखाचा प्रकार	---	Agreement
Developers	---	M/s. Navshakti Developers
The Member/s	---	Mr. Fardun H. Powvalla
The Society	---	The Malad Sangata Co-op. Hsg. Soc. Ltd.
Property	---	Flat No.16, 1 <sup>st</sup> Floor, B-Wing, The Malad Sangata Co-op. Hsg. Soc. Ltd., Chincholi Bunder Road, Malad (West), Mumbai 400 066 CTS No.972-D, Village - Malad (South), Taluka - Borivali.
Old Area	---	400 Sq. Ft. Carpet (as per D. A.)
New Area	---	485 Sq. ft. Carpet (as per D. A.)



अभययोजनासाठी सादर केलेला दस्त हा Agreement चा आहे. सदरील सोबत जोडण्यात आलेल्या Agreement for Development करारनाम्यात सोसायटीच्या सभासदास सदनिका विनामोबदला देण्याचे मान्य केलेले आहे. त्यानुसार प्रस्तुत दस्तान्वये विकासक हे सोसायटीच्या सभासदास 485 चौ. फुट कारपेट क्षेत्र विनामोबदला देत असल्याचे नमुद केलेले आहे. सोसायटी व विकासक यांचे मध्ये 21/12/2006 रोजी निष्पादीत झालेला Agreement for Development दस्त या कार्यालयाने अभिनिर्णित (ADJ/B/2164/2006) केलेला असून दस्त क्र.बदर-12/9085/2006 अन्वये नोंदणीकृत करण्यात आलेला आहे. विकसन करारनामा हा सोसायटी व विकासक यांचेमध्ये निष्पादीत झालेला आहे.

सोसायटीच्या पुर्नविक्रमांमध्ये सभासदास विकसन करारनाम्यानुसार कशा प्रकारे मुल्यांकन करावे याबाबत मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचेकडील बाजारमुल्य तक्त्ये दिनांक 23/06/2015 रोजीच्या परिपत्रकानुसार मार्गदर्शक सूचना दिलेल्या आहेत. त्यानुसार सभासदास विकसन करारनाम्यानुसार देण्यात येत असलेल्या क्षेत्रावर बांधकाम दर विचारात घेऊन बाजारमुल्य रु.5,95,000/- इतके निश्चित करण्यात आले आहे. त्काल - १

महाराष्ट्र मुद्रांक अधिनियम 1958 मधील अनुच्छेद 25(d) नुसार खालील प्रमाणे मुद्रांक शुल्क देय आहे.

बाजारमुल्य	अनुच्छेद	देय मुद्रांक शुल्क	भरणा केलेले मु.शु.	कमी भरलेले मु.शु.	एकुण दंड (218%)	माफी योजना - 2019 दंड सवलत अंतर्गत. एकुण दंडाचे 10% देय रक्कम
रु.5,95,000/-	25 (d)	रु.12,350/-	रु.0/-	रु.12,350/-	रु.26,923/-	रु.2,895/-

1089E	28	39
२०२३		

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालील प्रमाणे आदेश देत आहे.

आदेश

1. अभय योजनाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 25 (d) नुसार उर्वरीत मुद्रांक शुल्क रु.12,350/- व दंड रु.26,923/- देय होते. तथापि सवलत योजना 2019 अन्वये लागू होणारी एकुण शास्ती ही 10% पर्यंत कमी करण्यात येत असल्याने या प्रकरणात मुद्रांक शुल्क रु.12,350/- (Scheme Name) 0030054401 देय आहे. हा आदेश प्राप्त झाल्यापासून 60 दिवसांच्या आत Collector of Stamps Borivall या नावाने GRAS या प्रणालीद्वारे <https://gras.mahakosh.gov.in> या वेबसाइट-वरून-ऑन-लाईन करता येईल विहित मुदतीत सादर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने चलनाची प्रत या कार्यालयात सादर करावी तदनंतर या आदेशाच्या मुळ प्रतीवर त्या आशयाचा शिक्का मारून हेच आदेश अंतिम करण्यात येतील व त्यानुसार सादर दस्त प्रमाणित करण्यात येईल. पक्षकारांच्या विनंती नुसार अंतिम केलेल्या या आदेशाची छायाप्रत (झॅरॉक्स प्रत) त्यांना देण्यात येईल.
2. सादर आदेश मिळाल्याच्या दिनांकापासून 60 दिवसांच्या कालावधीच्या आत, मुद्रांक शुल्क व दंडाची रक्कम भरणे आवश्यक आहे. तसे न केल्यास आपण या आदेशांतर्गत देण्यात येणाऱ्या लाभासाठी पात्र असणार नाही.
3. सदरील दस्त हा मा. नोंदणी महालिरीक्षक व मुद्रांक नियंत्रक पुणे यांचे परिपत्रक क्र.का-4/प्र.क्र.617/2011/3008 दिनांक 22/12/2011 नुसार नोंदणी होणार नाही हे स्पष्ट करण्यात येत आहे.
4. प्रस्तुत आदेश मान्य असल्यास आपण आपले लेखी म्हणणे सदरील आदेश प्राप्त झाल्याच्या दिनांकापासून 15 दिवसांच्या आत निम्नस्वाक्षरीकार यांचेकडे सादर करावा आपले म्हणणे 15 दिवसात या कार्यालयाकडे सादर न केल्यास सादरचा आदेश हा अंतिम आदेश समजण्यात येईल.
5. प्रस्तुत प्रकरणात पक्षकारांचे मुद्रांक शुल्क व दंड तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास तो अधिकृत होणार नाही ह्याबाबतची सर्व जबाबदारी संबंधित पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.

दिनांक 22 JAN 2020



*J. L. P. K.*  
(विकास नाईक)

मुद्रांक जिल्हाधिकारी, बोरीवली.



प्रति	Mr. Fardun H. Powvalla
पत्ता	Flat No.16, 1 <sup>st</sup> Floor, B-Wing, The Malad Sangata Co-op. Hsg. Soc. Ltd., Chincholi Bunder Road, Malad (West), Mumbai 400 064.

बरल - १		
०६९६	२५०३९	
२०२३		

(v) Pursuant to the Development Agreement, the said Society has also executed an Irrevocable Power of Attorney dated 21/12/2006 in favor of the Developer herein which Power of Attorney has been duly authenticated by the Joint Sub-Registrar 24.5.12 9086-2006 under serial No. 9136 on 21/12/06 and contains various powers mentioned therein;

(vi) As per Development Agreement, the Developer is entitled to demolish the existing building "The Malad Sangata" and construct thereon a new as per the plans sanctioned by the Municipal Corporation of Greater Mumbai;

DEVELOPERS  
*[Signature]*  
Partner

It was inter alia agreed in the said Development Agreement that each of the said members shall be provided with a flat, having the carpet area of 485 sq. ft., in the new building on ownership basis;

*[Signature]*

(viii) The parties hereto have agreed to record the terms and conditions of this agreement as hereinafter stated;

This document comes under the Maharashtra Ownership Flats Act,



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

(1) The members hereby confirms that he/she along with the other members and the Society have granted development rights in respect of the said property to the Developer herein on the terms and conditions contained in the said Development Agreement and that by virtue of the said Development Agreement the Developer is entitled to demolish the said existing building known as "The Malad Sangata" and construct a new building in its place as per the plans to be sanctioned by Municipal Corporation of Greater Mumbai and on the terms and conditions contained in the said Development Agreement dated 21/12/2006.

For NAVSHAKTI DEVELOPERS  
*[Signature]*  
Partner

*[Signature]*

बोरिवली - १		
0898	27	39
२०२३		



1944

1945

1946


1947

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABGPP8493B**

नाम / NAME  
**FARDUN HORMASJI POWVALLA**

पिता का नाम / FATHER'S NAME  
**HORMASJI POWVALLA**

जन्म तिथि / DATE OF BIRTH  
**03-11-1943**

हस्ताक्षर / SIGNATURE  


आयकर आयुक्त (कम्प्यूटर केंद्र)  
 Commissioner of Income-tax (Computer Operations)

*Fardun Powwalla*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

MANOJ R BHOSLE  
 RAMCHANDRA TUKARAM BHOSLE

06/05/1982  
 Permanent Account Number  
**ANOPB4186H**

MANOJ BHOSLE  
 Signature

भारत सरकार  
 GOVT OF INDIA

*MANOJ BHOSLE*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

RIDDHI MANOJ BHOSLE  
 KISAN LAXMAN CHANDGUDE

31/07/1994  
 Permanent Account Number  
**BYLPB5928A**

R.M. Bhosle  
 Signature

*R.M. Bhosle*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

MAHESH DHONDU DIVEKAR  
 DHONDU BALU DIVEKAR

01/01/1970  
 Permanent Account Number  
**AIDPD8642A**

*Divekar*  
 Signature

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**GGHPC5210K**

3TH Floor  
**GAUTAM SUNIL CHAVAN**

पिता का नाम / Father's Name  
**SUNIL MOHAN CHAVAN**

जन्म तिथि / Date of Birth  
**15/06/2000**

*W.C.*

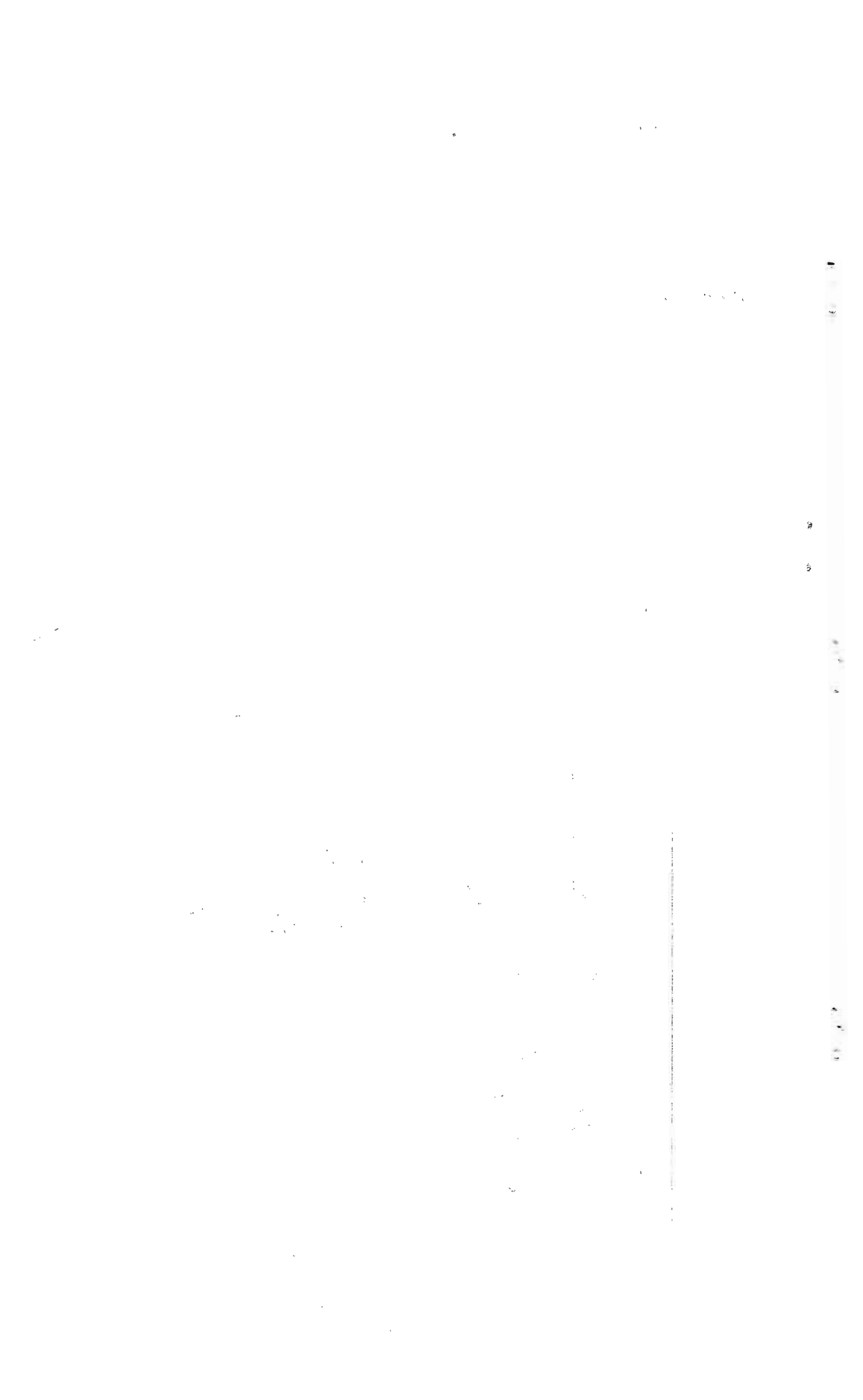


बरल - १		
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२०२३		

ED, EA, SPAU













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दस्त क्रमांक :बरल-१ /7616/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:फरदुन होरमासजी पाववाला - पत्ता:प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: सी. एम. वनर्जी बिल्डिंग, ब्लॉक नं: मुंबई, रोड नं: एनेक्स फोर्जेट स्ट्रीट क्रॉस लेन, साईबाबा मंदिराजवळ, ऑगस्ट क्रांती मार्ग, महाराष्ट्र, पॅन नंबर:ABGPP8493B	लिहून घेणार वय :-79 स्वाक्षरी:-		
2	नाव:मनोज आर. भोसले - पत्ता:प्लॉट नं: खोली क्र. ४६, माळा नं: -, इमारतीचे नाव: दयाभाई चाळ, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: एन.एल. रोड, सोमवार बाजार, महाराष्ट्र, MUMBAI. पॅन नंबर:ANOPB4186H	लिहून घेणार वय :-39 स्वाक्षरी:-		
3	नाव:रिद्धी मनोज भोसले - पत्ता:प्लॉट नं: खोली क्र. ४६, माळा नं: -, इमारतीचे नाव: दयाभाई चाळ, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: एन.एल. रोड, सोमवार बाजार, महाराष्ट्र, मुम्बई. पॅन नंबर:BYLPB5928A	लिहून घेणार वय :-28 स्वाक्षरी:-		





वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:22 / 05 / 2023 02 : 11 : 48 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1	नाव:महेश दिवेकर - वय:53 पत्ता:३/५८, दयाभाई चाळ, एन बी क्रॉस रोड, सोमवार बाजार, मालाड पश्चिम, मुंबई पिन कोड:400064	स्वाक्षरी		
2	नाव:गौतम चव्हाण - वय:22 पत्ता:कार्यालय क्रमांक 007, मारी गोल्ड, लिंक रोड, मालाड पश्चिम, मुंबई पिन कोड:400064	स्वाक्षरी		

प्रमाणित करणेत येते, की या  
दस्तावजध्ये एकूण 39 पाने आहेत.

शिक्का क्र.4 ची वेळ:22 / 05 / 2023 02 : 12 : 41 PM

सह. दुय्यम निबंधक, बोरीवली क्र.-१  
मुंबई उपनगर जिल्हा.सह. दुय्यम निबंधक, बोरीवली क्र. १,  
मुंबई उपनगर जिल्हा.

बरल-१/ ७६१६ /२०२३

पुस्तक क्रमांक १, क्रमांक.....वर

नोंदला. २२/०५/२०२३

दिनांक:

(श्रीम. एल. व्ही. पडवळ)

सह. दुय्यम निबंधक, बोरीवली क्र. १,

सं.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MANOJ R BHOSLE	eChallan	08008472023052000698	MH002320922202324M	666000.00	SD	0001253887202324	22/05/2023
2	MANOJ R BHOSLE	eChallan		002320922202324M	30000	RF	0001253887202324	22/05/2023
3		DHC		2105202301447	620	RF	2105202301447D	22/05/2023

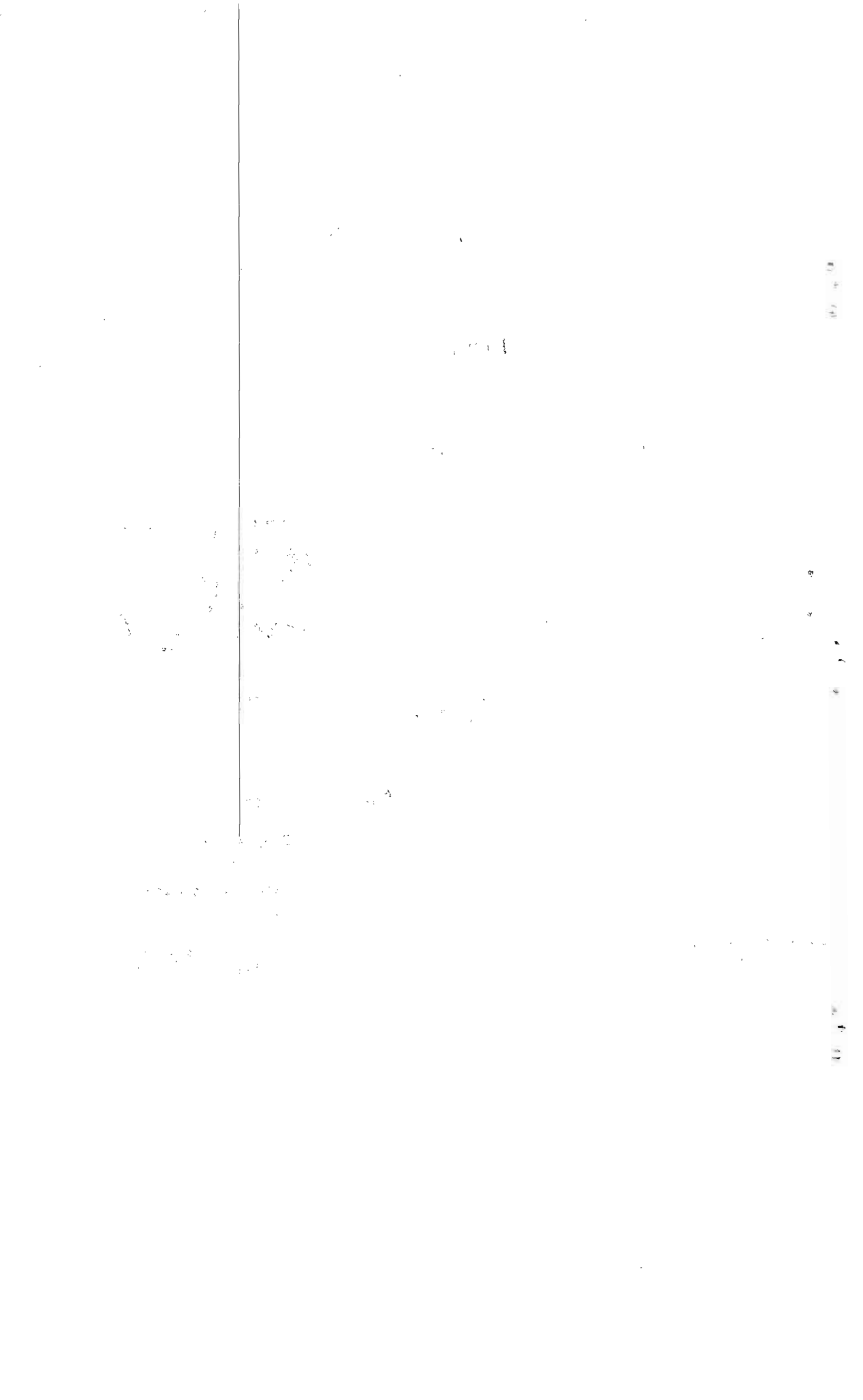
[SD:Stamp Duty] [RF:Registration Fee] [DHC:Document Handling Charges]

7616 /2023

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23/05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 7616/2023

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11100000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7255372.8
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 16, बी विंग, माळा नं: 1 ला मजला, इमारतीचे नाव: द मालाड संगता सीएचएस लिमिटेड, ब्लॉक नं: मालाड(पश्चिम), मुंबई - 400064, रोड : चिंचोली बंदर रोड PUI: PN1103070010000 (( C.T.S. Number : 972-D ; ) )
(5) क्षेत्रफळ	1) 54.08 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 पत्ता.	1): नाव:-फरदुन होरमासजी पाववाला - वय:-79; पत्ता:-प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: सी. एम. बनर्जी बिल्डिंग, ब्लॉक नं: मुंबई, रोड नं: एनेक्स फोर्जेट स्ट्रीट क्रॉस लेन, साईबाबा मंदिराजवळ, ऑगस्ट क्रांती मार्ग, महाराष्ट्र, . पिन कोड:-400036 पॅन नं:-ABGPP8493B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज आर. भोसले - वय:-39; पत्ता:-प्लॉट नं: खोली क्र. ४६, माळा नं: -, इमारतीचे नाव: दयाभाई चाळ, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: एन.एल. रोड, सोमवार बाजार, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-ANOPB4186H 2): नाव:-रिद्धी मनोज भोसले - वय:-28; पत्ता:-प्लॉट नं: खोली क्र. ४६, माळा नं: -, इमारतीचे नाव: दयाभाई चाळ, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: एन.एल. रोड, सोमवार बाजार, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-BYLPB5928A
(9) दस्तऐवज करून दिल्याचा दिनांक	22/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	22/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7616/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	666000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ 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

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 22/05/2023 ) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

*S. G. Sab*  
सह. दुय्यम निबंधक, बोरीवली क्र. १,  
मुंबई उपनगर जिल्हा.

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