

AGREEMENT FOR SALE

THE TRANSFERORS

Mr. Rameshchandra Mangalbai Patel, and
Mrs. Nalini Rameshchandra Patel

THE TRANSFEREES

Mrs. Nipa Sudhirbhai Pandit, and
Mr. Hrishikesh Sudhir Pandit

PREMISES:

Flat No.1502, in A Wing, on the 15th floor of Benzer Tower Co-op.
Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivali
(East), Mumbai 400 066



ESTATE AGENT

517712732
Monday, October 23, 2023
6:08 PM

पावती

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

पावती क्र.: 13489

दिनांक: 23/10/2023

गावाचे नाव: मागाठाणे

दस्तावेजाचा अनुक्रमांक: बरल9-12732-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: तिषा सुधीरभाई धडित

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 740.00

पुष्पांची संख्या: 37

कुळ दस्त पत्र सिन्हा

एकूण:

₹. 30740.00

आपणास मूळ दस्त, श्रवनेल प्रिंट, सर्वा-२ अंदाजे
6:27 PM हा वेळेस मिळेल. **सह. दुय्यम निबंधक, बोरीवली क्र. ९,**

मुंबई उपनगर जिल्हा.


BR/9

बाजार मुख्य: रु.0/- **7005858** / -

सह. दुय्यम निबंधक, बोरीवली क्र. ९,

मावदेला रु.9000000/-

मुंबई उपनगर जिल्हा.

भरलेले मुद्रांक शुल्क: रु. 540000/-

1) देयकाचा प्रकार: DHC रकम: रु.740/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023232315922 दिनांक: 23/10/2023

कुळ दस्त पत्र दिता

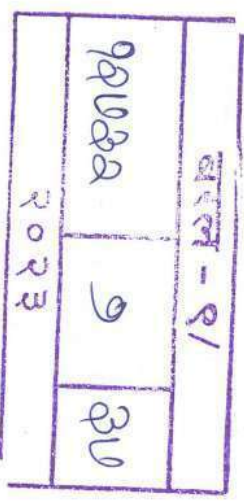
2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH0098243982C2324M दिनांक: 23/10/2023

बँकेचे नाव व पत्ता:

mpoint

Valuation ID	202310238956		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		23 October 2023, 05:04:49 PM
मूल्यांकनाचे वर्ष	2023		मुंबई (उपनगर)		
जिल्हा			86-मागाठाणे (बोरीवली)		
मूल्य विभाग			भूभाग: उत्तरेस राजेंद्रनगर समोरील 36.60 मी.चि.यो. रस्ता, पूर्वेस दुर्गाती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे लाईन.		
उप मूल्य विभाग			सर्व्हे नंबर /न. भू. क्रमांक :		
सर्व्हे नंबर /न. भू. क्रमांक :	वार्षिक मूल्य दर तक्रयानुसार मूल्यादर रु.		सि टी एस नंबर#167		
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमानाचे एकक
61640	142610	164000	210100	142610	चौरस मीटर
बांधीव क्षेत्राची माहिती	44.66चौरस मीटर		मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
बांधकाम क्षेत्र(Built Up)-	1-आर सी सी आहे		मिळकतीचे वय-	0 TO 2वर्षे	बांधीव
बांधकामाचे वर्गीकरण-	मजला -		11th floor To 20th floor		बांधकामाचा दर -
उद्दाहिन सुविधा-					Rs.30250/-
रस्ता सन्मुख -					
Sale Type - Resale	First Sale Date - 4/11/2003				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
A) मुख्य मिळकतीचे मूल्य	= 110% apply to rate= Rs.156871/-		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर		
			= (((156871-61640) * (100 / 100))+61640)		
			= Rs.156871/-		
			= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
			= 156871 * 44.66		
			= Rs. 7005858.86/-		
Applicable Rules	= ,10.4				
एकत्रित अंतिम मूल्य	<p>= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भोईनाईन मजला क्षेत्र मूल्य + लागत्या गळीचे मूल्य + वरील गळीचे मूल्य + बांदित वाहन तळघर मूल्य + खुल्या जमिनीवरील वाहन तळघर मूल्य + इनारती भावतीच्या खुल्या जागेचे मूल्य + बांदित बाळकणी + मॅकेनिकल वाहनतळ</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 7005858.86 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 7005858.86/-</p>				

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CHALLAN
MTR Form Number-6



GRN	MH009824398202324M	BARCODE					Date	20/10/2023-15:08:49	Form ID	25.2
Department	Inspector General Of Registration	Payer Details								
Type of Payment	Stamp Duty	TAX ID / TAN (if Any)								
	Registration Fee	PAN No. (if Applicable)	AGWP6642F							
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9	Full Name	NIPA SUDHIR PANDIT							
Location	MUMBAI	Flat/Block No.	FLAT NO.1502, A-WING, BENZER TOWER							
Year	2023-2024 One Time	Premises/Building	CO-OPERATIVE HOUSING SOCIETY LIMITED							
		Road/Street	BEHIND BHOR INDUSTRIES							
		Area/Locality	BORIVALI EAST, MUMBAI							
		Town/City/District								
		PIN		4	0	0	0	6	6	
		Remarks (if Any)	PAN2=AACPP0882H--SecondPartyName=RAMESHCHANDRA MANGALBHAI PATEL AND NALINI RAMESHCHANDRA PATEL-							
		Amount In	Five Lakh Seventy Thousand Rupees Only							
		Words								
Total			5,70,000.00							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK								
	Cheque-DD Details	Bank CIN	Ref. No.	691033320231023196801783362715						
		Bank Date	RBI Date	23/10/2023-15:08:49	Not Verified with RBI					
		Bank-Branch	IDBI BANK							
		Scroll No. , Date	Not Verified with Scrip							

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
राष्ट्र चलाण फॉर्म नंबर 6 पर 9 जेटी सब रेजिस्ट्रार कार्यालयी नोंदणी करायलायला दस्तावेजादी तागु आहे. नोंदणी न करायलायला दस्तावेजादी राखणे घेतलेले दस्तावेजादी तागु नाही.



राश - ९/

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CHALLAN
MTR Form Number-6



SRM	MH009824398202324M	BARCODE	Date			20/10/2023-15:08:49	Form ID	25.2
Department	Inspector General Of Registration	Payer Details		TAX ID / TAN (If Any)				
Type of Payment	Stamp Duty Registration Fee	Full Name		AGWPP6642F				
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9	Flat/Block No.		NIPA SUDHIR PANDIT				
Location	MUMBAI	Premises/Building		FLAT NO.1502, A-WING, BENZER TOWER				
Year	2023-2024 One Time	Road/Street		CO-OPERATIVE HOUSING SOCIETY LIMITED				
Account Head Details		Area/Locality		BEHIND BHOR INDUSTRIES				
00300145501	Stamp Duty	Town/City/District		BORIVALI EAST, MUMBAI				
00300133301	Registration Fee	PIN		4 0 0 0 6 6				
Amount In Rs.		Remarks (if Any)		PAN2=AACPF0882H-SecuridPartyName=RAMESHCHANDRA				
540000.00		MANGALBHAI PATEL AND NALINI RAMESHCHANDRA PATEL-		Amount In				
30000.00		Words		Five Lakh Seventy Thousand Rupees Only				
Payment Details		FOR USE IN RECEIVING BANK		Bank CIN				
IDBI BANK		Ref. No.		69103333203102312881033362719				
Cheque/DD No.		Bank Date		23/10/2023-18:08:04				
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No., Date		Not Verified with Scroll				



Department ID: Mobile No. 9137327339
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 Note - हेतु चालान वैध दस्तावेजां नोंदणी करवावयाची आहे. नोंदणी केलेल्या दस्तावेजांसाठीच हे चालान वैध आहे.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-517-12732	0005215868202324	23/10/2023-18:08:04	IGR558	30000.00
2	(S)-517-12732	0005215868202324	23/10/2023-18:08:04	IGR558	54000.00
Total Defacement Amount					5,70,000.00

98032 2 90
2023



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023232315922 Receipt Date 23/10/2023

Received from Nipa Sudhir Pandit, Mobile number 9594068505, an amount of Rs.740/-, towards Document Handling Charges for the Document to be registered on Document No. 12732 dated 23/10/2023 at the Sub Registrar office Joint S.R. Borivalli 9 of the District Mumbai Sub-urban District.

DEFACED
₹ 740
DEFACED

Payment Details

Bank Name	sbleppay	Payment Date	23/10/2023
Bank CIN	10004152023102315035	REF No.	202329669384722
Deface No	1023232315922D	Deface Date	23/10/2023

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



श्री - १/
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this **23rd** day of **OCTOBER 2023**, BETWEEN **Mr. Rameshchandra Mangalbai Patel**, aged about 72 years, bearing valid Income tax PAN: AACPP0882H, & Aadhar No.: 9285 4564 2290, and **Mrs. Nalini Rameshchandra Patel**, aged about 68 years, bearing valid Income tax PAN: AALPP5338B, & Aadhar No.: 8676 5007 0696, both adults, Indian inhabitants, presently residing at 305/A, Vinit Tower, Juhu Versova Link Road, Opp. IDBI Bank, Four Bungalows, Andheri (West), Mumbai 400053, having a residential premises bearing Flat No.1502, in A Wing, on the 15th floor of Benzer Tower Co-op. Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivali (East), Mumbai 400 066, herein after jointly and severally called "**THE TRANSFERORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and legal representatives and permitted assigns) of **the ONE PART**;

AND

Mrs. Nipa Sudhirbhai Pandit, aged about 54 years, bearing valid Income tax PAN: AGWPP6642F, & Aadhar No.: 2292 8436 3627 and **Mr. Hrishikesh Sudhir Pandit**, aged about 30 years, bearing valid Income tax PAN: BTKPP2101D, & Aadhar No.: 6991 2521 8101, both

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adults, Indian inhabitants, presently residing at D-2, Plot No.148, Sanjeevani CHS Ltd, Gorai-II, Near Mangalmurti Hospital, Borivali West, Mumbai 400092, hereinafter jointly and severally called "**THE TRANSFEREES**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and permitted assigns) of **the OTHER PART**;



M Patel

N Patel

N Pandit

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WHEREAS

It have been represented by the Transferors to the Transferees as follows:-

(i) **Anamika Real Estates Pvt. Ltd.**, a Company duly incorporated under the Companies Act, 1956 and having its registered office at 1 Home Stead, Ground Floor, 16, Dattatraya Road, Santacruz (West), Mumbai 400054, developed the land more particularly described in the Schedule hereunder in Building known as '**BENZER TOWER**'.

(ii) Pursuant to an Articles of Agreement dated 26th day of September 2003, duly registered with the office of Joint Sub Registrar, Mumbai, under Registration No. BDR-6-9331-2003 dated 04/11/2003, made and entered into between the said **Anamika Real Estates Pvt. Ltd.**, therein referred to as "**The Developers**" of the **ONE PART**; and **M/s Rajendraprasad Rameshkumar**, therein referred to as "**The Flat Purchaser**" of the **OTHER PART**; The said **Anamika Real Estates Pvt. Ltd.**, agreed to sell and the said **M/s Rajendraprasad Rameshkumar**, agreed to purchase and accordingly purchased a residential premises bearing **Flat No. 1502, in A Wing, admeasuring 37.22 Sq.Mtrs. Carpet area, on the 15th floor, of Benzer Tower, presently known as Benzer Tower Co-op. Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivali (East), Mumbai 400 066**, more particularly described in the Schedule hereunder (hereinafter referred to as "**The SAID FLAT**") together with all rights, title, interest and benefits, and on the terms and conditions and at the consideration mentioned therein;

And in terms of the said Articles of Agreement dated 26th day of September 2003, the said **M/s Rajendraprasad Rameshkumar**, having paid the entire agreed consideration for the said Flat to the said Developers viz, **Anamika Real Estates Pvt. Ltd.**, was put in vacant possession of the said Flat and have since been holding the said Flat as the absolute and exclusive owner thereof.

(iv) That the various Purchasers in the said building formed a Co-operative Housing Society namely **Benzer Tower Co-operative Housing Society Ltd.**, registered under the Maharashtra Co-op-erative Societies Act, 1960 bearing Registration No. MUM/W-R/HSGETC/13468/



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M. K. Kulkarni

Rajendraprasad Rameshkumar

2006-07/15-07-2006 (hereinafter called "the SAID SOCIETY") and M/s Rajendraprasad Rameshkumar, became the member of the said Society and the said Society entitled in their favour FIVE Shares of Rs. 50/- each, however the said society has issued Share Certificate vide No.30, bearing Distinctive Nos. From 146 to 150 both inclusive (hereinafter called "the SAID SHARES") in the name of M/s Rajendraprasad Rameshkumar on 08/08/2006.

(v) Pursuant to an Agreement for Sale dated 5th day of October, 2012, duly registered with the office of Joint Sub Registrar, Borivali-2 Mumbai, under Registration No.BRL-2-9568-2012 dated 17/11/2012, M/s Rajendraprasad Rameshkumar, had sold, assigned and transferred the said Flat & Shares to and in favour of Mr. Ramesh chandra Mangalbhaj Patel and Mrs.Nalini Rameshchandra Patel (The Transferors herein), for the consideration on the terms and conditions mentioned therein.

(vi) That the title of the Transferors in respect of the said Flat with benefits attached to it is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances.

(vii) That the Transferors are in the exclusive and absolute possession of the said Flat with the said shares and benefits and that neither the Transferors had till date hereof at any time either agreed to induct or included any third party in use, occupation, possession and/or enjoyment of the said Flat or any part or portion whereof, in any way or any manner whatsoever.

(viii) AND WHEREAS upon the strength of the representation and declaration made by the Transferors to the Transferes, the parties have negotiated for sale and purchase of the said Flat along with the said shares with all incidental benefits and rights, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of Rs.90,00,000/- (Rupees Ninety Lakhs only) payable to the Transferors with peaceful



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2023		

Rajendraprasad Rameshkumar

Nalini Rameshchandra Patel

Rajendraprasad Rameshkumar

possession of the said Flat with said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the Transferors and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

(ix) AND WHEREAS the Transferors have informed the said society as under the Bye-laws to transfer the shares and interest in the CAPITAL/PROPERTY of the society and obtained the necessary permission from the said society to sell, transfer and assign the said Flat along with the said Shares to the Transferees.

AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said Flat and the said shares in the said building with the benefits attached to it and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing;

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Transferors hereby declare and confirm that what is recited hereinabove in respect of the said flat and the said shares shall be treated as representations and irrevocable declarations on their part. The Transferors hereby confirm that the Transferees have agreed to purchase the said flat relying upon the correctness of the declaration and representations made by the Transferors in these presents.

The Transferors hereby agreed to sell, transfer, assign and assure to the Transferees and the Transferees agreed to purchase all the rights, title and interests of the said flat Viz. Flat No.1502, in A Wing, on the 15th floor of Benzer Tower Co-op. Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivali (East), Mumbai 400 066, more particularly described in the schedule herein for a total consideration of **Rs.90,00,000/-** (Rupees Ninety Lakhs only) to be payable by the Transferees to the Transferors in the following manner:

(a) A sum of **Rs.19,10,000/-** (Rupees Nineteen Lakhs Ten Thousand only) have been paid by the Transferees to the Transferors as and by way of the PART consideration as mentioned in the receipt hereto towards the purchase of the said flat and said shares on or before the registration of these presents; The Transferors hereby admits and acknowledges the receipt of the part consideration and give valid discharge to that part hereof.



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M. M. M.

M. M. M.

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(b) An amount of Rs. 90,000/- (Rupees Ninety Thousand only) will be deducted by the Transferees as Tax Deducted at Source under the provisions of Section 194--A of the Income Tax Act, 1961. The Transferees will deposit this amount with Government of India and provide to the Transferors the relevant Tax Deduction Certificates (with the Transferors' P.A.N. mentioned), in accordance with Section 194-I-A of the Income Tax Act, 1961 and rules there under. Such a payment of Rs. 90,000/- to Government of India under the Income Tax Act, 1961 will form Part consideration for the said Flat;

(c) The balance sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only) shall be payable by the Transferees to the Transferors, being full & final consideration amount by taking a housing loan from any Bank or Financial Institution or by making arrangement of funds from their own sources within 30 working days from the date execution/registration of this Agreement for Sale. The Transferors shall give peaceful possession of the Said Flat along with all the original chain of documents and keys related to the Said Flat on receiving the full and final consideration amount. The above mentioned balance amount is the essence of this Agreement for Sale. The Transferees hereby confirm that if they fails to pay the above said balance full & final consideration within the stipulated period than the said Agreement shall become null and void.

3. It is specifically agreed by and between the parties that the transfer charges of the said society shall be borne and paid by the Transferors & Transferees equally.

4. The Transferors have obtained the necessary permission from the said society to transfer all their rights, title, claim, interest and benefits whatsoever enjoyed by the Transferors including the shares, deposits, if any, in favour of the Transferees for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Transferors in respect of the said Flat unto the Transferees for exclusive use of Transferees thereof as aforesaid.

5. On receiving the balance full and final consideration, the Transferors shall immediately put the Transferees in vacant possession of the said Flat and shall surrender their rights, title and interest in favour of the



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Mahesh
M. Mahesh

N. Pandit
K. K. K.

Transferees and the 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 provided by the Transferors absolutely without any let or sub-let.

6. The Transferors covenant with the Transferees that only they are absolute owners of the said Flat and the said shares hereby agreed to be transferred and sold and 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 said shares and in the said Flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, leave & licences, easement or otherwise howsoever and they have good rights, full power and absolute authority to transfer and sell the same to the Transferees.

7. The Transferors hereby covenant with the Transferees as follows:

(i) That the Transferors are absolute owners of the said flat and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said flat either by way of sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and have good rights, full power and absolute authority to sell and transfer the same to the Transferees.



That the TRANSFERORS have duly observed and performed the rules and regulation and bye-laws of the said Society and has paid up-to-date their contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable by them in respect of the said Flat and that their membership in the said Society is valid and subsisting and not terminated by the said Society and they have not received notice of expulsion from the membership of the said Society, or any other notice restraining them from transferring the said Flat and the said Ten shares.

(iii) That the Transferors have not created any charge or encumbrance of whatsoever nature in respect of the said Flat and the said Flat is not a subject matter of any litigation nor is the same attached in execution of any decrees nor has the Transferors created any right in favour of any one in respect of the said Flat.

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[Handwritten signatures]

[Handwritten signatures: Nspandit, Khandit]

- (iv) The Transferors shall be liable to secure permission from the said society for the transfer of the said flat in favour of the Transferees before the completion of the sale.
- (v) The Transferors hereby undertake to indemnify and keep indemnified the Transferees against all claims, demands, proceedings, costs and expenses in connection with any liability which the Transferees may have to suffer or incur due to the claims from Government authorities, Stamp authority, Sub-Registrar, competent authorities and/or any third party relating to the said Flat sustained prior to the execution of these presents.
- (vi) Neither the Government nor any public authority has issued any order under Income Tax Act, Wealth Tax Act, Maharashtra Land Revenue Code or under any statute restraining the Transferors from selling or disposing of the said Flat or any part thereof in any manner whatsoever.
- (vii) That the Transferors have not received any notice from the Municipal Corporation of Greater Mumbai and/or Government and/or any other statutory body or authority for acquisition or requisition of the said Flat.
8. The Transferees shall become the members of the said society and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the said society and shall regularly pay the monthly maintenance charges in respect of the said Flat to the said society without any default.
9. The Transferors agreed and undertake that they will execute such further writings, transfer forms, declarations or documents as may be necessary for the purposes of effectually transferring all their rights, title and interest in respect of the said flat to the Transferees.
10. The Transferors shall give full co-operation to the Transferees to get the approval of the said society for transfer of the said flat and issuance of the Share Certificate in the name of the Transferees and the admission of the Transferees as member of the society.
11. This Agreement shall be subject to provisions of The Maharashtra Ownership Flats Act 1963, and the rules made thereunder. The Trans-



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ferres shall lodge the present agreement before the concerned Registrar of Assurances and the Transferors shall admit their signature on the said agreement before the said authority within the prescribed time limit as per law.

12. The Transferors shall handover the possession of the said flat alongwith all original documents pertaining to the said flat to the Transferees herein on receipt of the full and final consideration.

13. The Transferees shall not be called upon by the Transferors to make additional payment of any other sum of money other than that has been expressly agreed upon in these presents and after receiving the full and final payment as aforesaid from the Transferees, neither the Transferors nor their legal heirs, executors and administrators shall and will have any right, title, interest or claim to the said Flat.

14. The Transferors declare that on and after giving possession of the said flat, the Transferees shall be exclusive owners of the rights, title and interest which the Transferors have in the said flat and then the Transferees shall quietly and peacefully hold, possess, occupy and enjoy the said flat without any let or hindrance or denial or demand or interruption or eviction or claim by the Transferors or any other person or persons lawfully or equitably claiming through under or interest for the Transferors.

15. This Agreement shall operate as Sale Deed/Transfer Deed upon payment of the full and final consideration made by the Transferees to the Transferors.

16. This Agreement shall be subject to the exclusive jurisdiction of the courts at Mumbai only.

THE SCHEDULE HEREINABOVE REFERRED TO:

In and about all that Self contained FLAT premises on absolute ownership bearing **Flat No.1502, in A Wing, admeasuring 37.22 Sq.Mtrs. Carpet area, on the 15th floor, of Benzer Tower, presently known as Benzer Tower Co-op. Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivaili (East), Mumbai 400 066**, on the land situated, lying and being at Village Magathane Taluka Borivaili bearing C.T.S. No.167, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, within the assessment jurisdiction of R/Central Ward of Brihanmumbai Mahanagar Palika



90022	90	30
2023	THE SCHEDULE HEREINABOVE REFERRED TO:	

Mulshi
Mulshi

~~Mulshi~~
Mulshi

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND THE YEAR FIRST HERE IN ABOVE WRITTEN.

SIGNED AND DELIVERED]

By the withinnamed]

"THE TRANSFERORS"]

Mr. Rameshchandra

Mangalbhai Patel]

and]

Mrs. Nalini Rameshchandra

Patel]

in the presence of]

1.]

2.]

SIGNED AND DELIVERED]

By the withinnamed]

"THE TRANSFEREES"]

Mrs. Nipa Sudhirbhai Pandit]

and]

Mr. Hrishikesh Sudhir Pandit]

in the presence of]

1.]

2.]



M. Ramesh
[Purple ink stamp]



N. Nalini
[Purple ink stamp]



N. Pandit
[Purple ink stamp]



H. Pandit
[Purple ink stamp]



शुद्ध - १/ १०८२ १३ १७
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RECEIPT

Received from the Transferees, **Mrs. Nipa Sudhirbhai Pandit and Mr. Hrishikesh Sudhir Pandit**, a sum of **Rs. 19,10,000/-** (Rupees Nineteen Lakhs Ten Thousand only) a sum being the part consideration towards the sale of Flat No.1502, in A Wing, on the 15th floor of Benzer Tower Co-op. Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivalli (East), Mumbai 400 066, by Cheque/RTGS/NEFT/DD, as specified below: (Cheque Subject to realisation)

Date	Instrument No.	Drawn on	Amount
28.9.2023	100016		1,01,000/-
21.10.2023	ABHY520231021084- -004028	ABHY0040 Co-op. Bank Ltd. SST	9,09,000/-
23.10.2023	405	SST	9,00,000/-



M Patel

M Patel

Rs. 19,10,000/-
WE SAY RECEIVED

[**Mr. Rameshchandra Mangalbhaj Patel and Mrs. Nalini Rameshchandra Patel**]
(The Transferors)

Witnesses:

- [Signature]*
- [Signature]*

२१७८२	१२८७
२०२३	

Benzer Tower Co-op. Hsg. Soc. Ltd.

Regn. No.: MUM/WR/HSG/TC/13468/2006-07
CTS No.: 167A, Village - Magathane, Taluka - Borivali

Thakur Complex, 90 Feet Road, Near Thakur Polytech, Borivali (East), Mumbai - 400066

Sr. No. : **2063**

Date : 21st October, 2023

To Whomsoever It May Concern

This is to confirm that Mr. Rameshchandra M. Patel and Mrs. Nalini R. Patel are bonafide members of our society and holding Flat No. 1502 on 15th Floor of the "A" wing of Benzer Tower Co-operative Housing Society Ltd.

The building is known Benzer Tower and situated on the plot of Land bearing C.T.S. No. 167A, Village : Magathane Taluka : Borivali, Dist.: Mumbai Suburban District.

The building is of Stilt + 24 upper floors with Lift and is constructed during the year 1994.

Further, we hereby confirm that he has paid all the dues payable to the society up-to-date. We hereby give our no objection to sale his Flat.

This Confirmation / No Objection is issued at the request letter from Mr. Rameshchandra M. Patel and Mrs. Nalini R. Patel and has been issued without any liability and responsibility of the society and its office bearers.

For Benzer Tower Co-op. Housing Society Ltd.


Hon. Secretary


Chairman


Treasurer

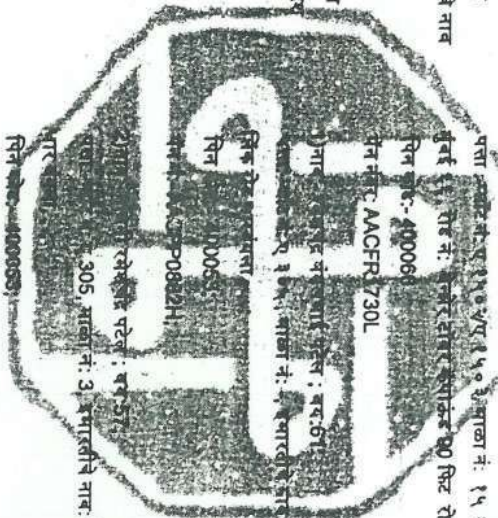


गट्ट - २/		
२२७३२	१५	३७
		

0 001200 020102

गावाचे नाव : मागाठाणे

वित्तबाचा प्रकार	कारनामा
(1) मोबदला	रु. 4,300,000/-
(2) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 4,206,000/-
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	167, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदतिका नं: ए १५०२, भाळा नं: १५ मजला ए विंग, इमारतीचे नाव: बेक्रेट टॉवर को ऑफ सोसायटी लिमिटेड, ब्लॉक नं: बेक्रेट टॉवर कॅम्पाऊड, रोड : ९० फिट रोड बोरीवनी (यु) मुंबई ६६ 44.66 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असलेले नका.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिव्याणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव: शे.राजे.प्रसाद रघुशुभार हे भागीदार मोहनलाल चिंरवीलाल - भडिया. बय: 83; पत्ता: दरत नं. ए १५०२/ए. १५०३ भाळा नं: १५ मजला ए विंग, इमारतीचे नाव: बेक्रेट टॉवर, ब्लॉक नं: बोरीवनी (यु) मुंबई ६६, रोड नं: बेक्रेट टॉवर कॅम्पाऊड 90 फिट रोड, .. पिन नं: 400006 पिन नं: MACFR1730L
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिव्याणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	पत्रकाराचे नाव: विजिता टॉवर, ब्लॉक नं: अंधेरी (य) मुंबई ५३, रोड नं: जुहू टॉवर पत्ता: 305, भाळा नं: 3, भारतीचे नाव: विनीता टॉवर, ब्लॉक नं: अंधेरी प मुं 53, रोड नं: जुहू टॉवर पिन नं: 400063
(9) दस्तऐवज करून दिल्याचा दिनांक	05/10/2012
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2012
(11) अतुक्रमांक, खंड व पृष्ठ	9568/2012
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु. 215,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु. 30,000/-
(14) क्षेत्र	



पं नं: AALPP5338B:



मुल्यांकनासाठी विचारारत घेतलेला तपशील:-

Null

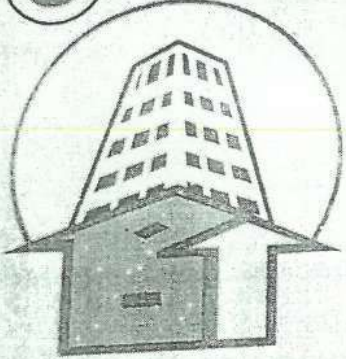
मुद्रांक शुल्क आकाराताना निवडलेला अनुच्छेद :-

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

करणा - ९/		
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२०२३		

MEMBERS REGN. NO. 30

CERTIFICATE No. 30



BENZER TOWER CO-OPERATIVE HOUSING SOCIETY LTD.

Regn. No.: MUM/WR/HSG/TC/13468/2006-07/15-07-2006 CTS No.: 167, Village - Magathane.
Benzer Tower Compound, 90 Feet Road, Behind Bhor Ind., Near Thakur Polytech, Borivali (E), Mumbai - 400 066.

SHARE CERTIFICATE

THIS IS TO CERTIFY THAT ~~SHRI SMT/M/S.~~ RAJENDRAPRASAD RAMESH KUMAR
IS / ARE THE REGISTERED HOLDER/S OF FIVE
FULLY PAID-UP SHARES OF RS. FIFTY EACH BEING DISTINCTIVE NUMBERS
146 TO 150 BOTH INCLUSIVE, IN BENZER TOWER CO-OPERATIVE HOUSING
SOCIETY LTD. SUBJECT TO THE BYE-LAWS OF THE SAID SOCIETY.

Rs. 250.00 Flat No. A-4502

GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY AT MUMBAI ON THIS 8 DAY OF AUG 2006



Ashok J. Patel

Authorised M. C. Member Hon. Secretary Chairman

2007	99032
	90
	80

MEMORANDUM OF TRANSFER OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To whom Transferred	Regn. No. of Transferee	Chairman	Secretary
05.12.2012	43	BDA-5 9331- 2003	MR. Rameshchandra M. Patel & Mrs. Nanki R. Patel.	BDA-2 9568- 2012	<i>[Signature]</i>	<i>[Signature]</i>

A-1562



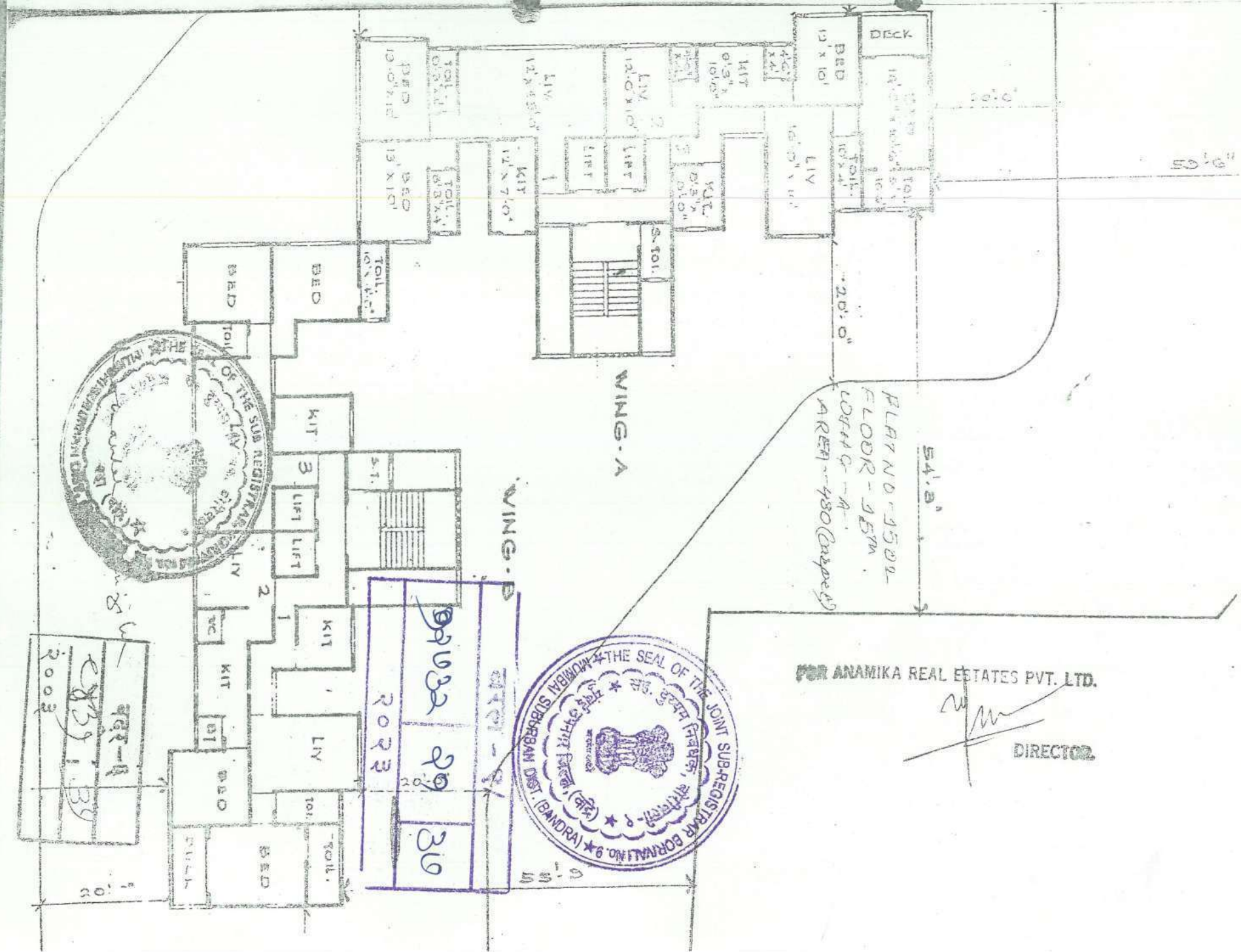
90032	91	9130
2012		

ANNEXURE 'A'
(BUILDING PLANS)

FOR ANAMIKA REAL ESTATES PVT. LTD.

[Signature]
DIRECTOR

PLAN NO - 15509
FLOOR - 15TH
LOTTA - A
AREA - 480 (approx)



Handwritten notes in a box:
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१३. The Provisions of Urban Land Ceiling and Regulation Act 1976 (Central and Regulatory Act 1976)

२. The Provisions of the Maharashtra Land Ceiling and Regulation Act 1967

BRIHMAN KUMHAI MALAYALABHARATI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
/NO. CDE/ 5015 /BP (W3)2002/AR

COMMENCEMENT CERTIFICATE

10 MAY 1994

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1961) to M/s. Bhur Industries Ltd.

of Residential Building. APPLICANT, to the development work at premises at Street No. _____

Miss No. _____ CTS No. 167-A Survey No. _____

situated at Karlyai (East), of village Karlyapna, on the following conditions viz.:

1. This certificate is liable to be revoked, by the Municipal Commissioner for Greater Bombay 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 Bombay is contravened or not complied with; (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or under him in such an event 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; the Municipal Commissioner has appointed Shri H.G. AGASHE Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

2. This Commencement Certificate shall be valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This commencement certificate shall be in force for a period of one year but such extended period shall be in force for a period of one year provided further that such lapse shall not be subject to any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

4. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assigns, admors, successors and successors and every person deriving title therefrom or under him.

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२६७१५
२०१०

TRUE COPY



V. H. Anis
VELJI H. NISHAN
SPECIAL EXECUTIVE OFFICER
I. P. Road, Sunil Shopping Centre,
MUMBAI-400058.

११७३२	१२	३७
२०२३		

P.T.O.

Approved at 25/01/94

30 SEP 1994
E. E. P. CHAIR

③ This C.C. is now valid & further extended with SHIT +
2U upper floor for wing 'A' & 'B' & SHIT + 5 UPPER floor for
wing 'C' as per approved plan dt. 21-7-2007.

21 SEP 2007

Executive Engineer,
Bldg. Proposal (W.S.) P. B. K. W. Ward

8) This C.C. is now valid & further extended for entire
work i.e. wing 'A' & 'B' SHIT + 2U upper floors and wing
'C' SHIT + 7 upper floors as per approved amended
Plan dt. 26/11/09

24 DEC 2009

EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P. B. WARD
CERTIFIED TRUE COPY

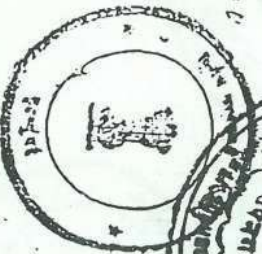
(RANGE ARCHITECT) & CONSULTANTS PVT. LTD.
JY4 1st Fl. Stone Castle,
L. C. Colony, Borivali (W),
Mumbai-400 103.



बदल-११/
२६० १३
२०१०



TRUE COPY



बदल - २/
१५६५ १५५
२०१२

VEDH SUBBAN VISHAR
SPECIAL EXECUTIVE OFFICER
6/A, Sunil Shopping C. rd
H. P. Road, Andheri (W),
MUMBAI-400058.

बदल - १/
११५३ ११३ १५
२०१३



भारत सरकार

Unique Identification Authority of India
Government of India

नॉटिफिकेशन क्रमांक / Enrollment No.: 2006/50069/15908

To
 नलिनी रामेशचंद्रा पटेल
 Nalini Rameshchandra Patel
 W/O Rameshchandra Patel
 305, 305, A Wing Vini Tower Juhu Versova Link Road, 4
 Bungalow
 Andheri West
 Mumbai
 Azad Nagar
 Andheri Mumbai Suburban
 Maharashtra 400053
 9821223140
 117861043
 ME176010435FH



आपला आधार क्रमांक / Your Aadhaar No. :

8676 5007 0696

माझे आधार, माझी ओळख



भारत सरकार
Government of India



नलिनी रामेशचंद्रा पटेल
Nalini Rameshchandra Patel
जन्म तारीख / DOB : 14/02/1955
स्त्री / Female


8676 5007 0696

माझे आधार, माझी ओळख



M. Patel

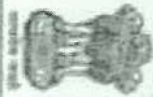
वर्ग - १/		
११७३	१२	३७
२०२३		

भारत सरकार
GOVT. OF INDIA
भारत विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
 NIPA SUDHIRBHAI PANDIT
 VENILAL G LAKHANI
 14/01/1969
 Permanent Account Number
 AGWPP6642F

Nepandit
 Signature

Nepandit



अति-२/		
११७४२	१५	३७
२०२३		



भारत सरकार
GOVERNMENT OF INDIA

हृषीकेश सुधिर पंडित

Hrishikesh Sudhir Pandit

जन्म तारीख/ DOB: 11/10/1993

पुरुष / MALE



6991 2521 8101



माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

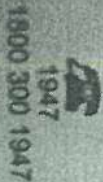
डी/2, प्लॉट नो.148,
तंजीवनी सीएचएस
एलडीडी, गोरई-2,

मंगलमूर्ती हॉस्पिटल जवळ,
बोरीवली वेस्ट, मुंबई, मुंबई,

महाराष्ट्र - 400092

Address:

D/2, Plot No. 148, Sanjeevani CHS
LTD., Goral-2, Near Mangalpada
Hospital, Borivali West,
Mumbai, Mumbai, Maharashtra
400092



1947
1800 300 1947



help@uidai.gov.in


WWW

www.uidai.gov.in P.O. Box No.1947,
Bengaluru-560 001

Handwritten signature

शरदा - २/		
१११३२	२६	३५
२०२३		

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**




PANDIT HRISHIKESH SUDHIR
SUDHIR BHANUSHANKAR PANDIT

11/10/1993 115
 Permanent Account Number 660994161

BTKPP2101D

Signature *K. Pandit*



H. Pandit



श्री - १/	
११८२२	१७ ३७
२०२३	



भारत सरकार
Unique Identification Authority of India
Government of India

संदर्भ क्रमांक / Enrollment No. 1216/00186/01616

10
रामेशचंद्र मंगलभाई पटेल
Rameshchandra Mangalbhai Patel
S/O Mangalbhai Hirabhai Patel
305/A, Vimal Tower
Juhu Versova Link Road
Opp. IDBI Bank Four Bunglows
Andheri West
Mumbai
Maharashtra 400053
9821205573

16/01/2012

Ref: 16 / 19C / 4678 / 4668 / P



UE 196582705IN



आपला आधार क्रमांक / Your Aadhaar No. :

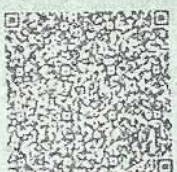
9285 4564 2290

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

रामेशचंद्र मंगलभाई पटेल
Rameshchandra Mangalbhai Patel
जन्म वर्ष / Year of Birth : 1951
पुरुष / Male



9285 4564 2290


आधार — सामान्य माणसाचा अधिकार




संख्या - ९/		
११७७२	१८	३७
२०२३		

M. K. Patil

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA





स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AACPP0882H



नाम / Name
RAMESHCHANDRA MANGALBHAI PATEL

पिता का नाम / Father's Name
MANGALBHAI HIRABHAI PATEL

जन्म की तारीख / Date of Birth
30/05/1951

हस्ताक्षर / Signature
R Patel

R Patel



शुद्ध - ९१	
११७७२	१२३७
२०२३	



भारत सरकार
GOVERNMENT OF INDIA



निपा सुधीर पंडित

Nipa Sudhir Pandit

जन्म तारीख/ DOB: 14/01/1969

महिला / FEMALE

2292 8436 3627



माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

डी/2, प्लॉट नो.148,
संजीवनी सीएएस
एलटीडी,, गोरई-2,
मंगलमूर्ती हास्पिटल जवळ,
बोरीवली वेस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400092

Address:

D/2, Plot No. 148, Sanjeevani CHS
LTD., Gorai-2, Near Mangalmurti
Hospital, Borivali West,
Mumbai, Mumbai, Maharashtra, India
400092



1947
1800 300 1947



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P. O. Box No. 1947,
Bongaluru-560 001




Nipandit

वर्ग - १/	
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भारत सरकार **भारत सरकार**
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT



स्थायी लेखा संख्या कार्ड

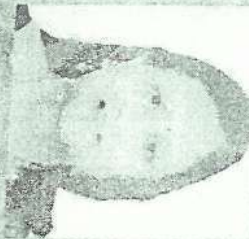
Permanent Account Number Card

AALPP5338B

नाव / Name
NALINI RAMESHCHANDRA PATEL

पिता का नाम / Father's Name
NATWARLAL CHAGANLAL MODY

जन्म की तिथि / Date of Birth
14/02/1958



हस्ताक्षर / Signature

Nalini

Nalini



भारत ५ /	
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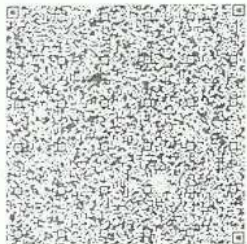


भारत सरकार
Government of India

भारतीय विधि एवं अल्प सभिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 0221/00068/02935

TO
श्रीधर चंद्रकांत सुपुतार
Mitesh Chandrakant Upadhye
Room No.12, Upadhye Chawl
C.S.E Road
Miskita Nagar
Mumbai
Mumbai Suburban Maharashtra - 400068
413721659



आपला आपात कमांक / Your Aadhaar No. :

9763 1383 1547

VID : 9124 2364 5032 9356

माझे आपात, माझे अोकख



भारत सरकार
Government of India



श्रीधर चंद्रकांत सुपुतार
Mitesh Chandrakant Upadhye
रूम नोंदणी/DOR: 05/76/1976
पुरुष / MALE

9763 1383 1547

VID : 9124 2364 5032 9356

माझे आपात, माझे अोकख



माहिती / INFORMATION

- आपात ही अोकखीचा पुरावा आहे. नागरिकत्वचा नाही.
- आपात अंतिमीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑफलाईन XML/ ऑनलाईन प्रमाणीकरण वापरून अोकख सत्यापित करा.
- आपात कार्ड, पीव्हीसी कार्ड्स, ईअडहार आणि mAadhaar सारखे आपातचे सवत प्रकार नितकेच वैध आहेत. १२ अकी आपात कामकाजाच्या जाती स्पष्ट अल आपात अोकख (VID) देखील वापरली जाऊ शकते.
- 10 वरून वकला तरी आपात अपडेट करा.
- आपात तुमच्या विविध सरकारी आणि गैर-सरकारी ताभ/सेवांचा ताभ प्रयुषास मदत करते.
- आपात रसेल तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आपात सेवांचा ताभ प्रयुषासाठी स्पॉटफोनवर mAadhaar अंण लाउनलॉड करा.
- सुरक्षित सुनिश्चित करण्यासाठी लॉक/अनलॉक वायबोमिडिक्स/आपात या अधिकृततांचा वापर करा.
- आपात ही माहिती करणाना योग्य समरी संस्थांनी तथ्य सेवा अलनकारक आहे.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication
- All forms of Aadhaar like Aadhaar letter, PVC Cards, Aadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phone to avail Aadhaar Services.
- Use the feature of lock/unlock ensure security.
- Entities seeking Aadhaar are to be provided with due consent.



भारतीय विधि एवं अल्प सभिकरण
Unique Identification Authority of India

प्रातः
रूम नोंदणी: 12, सुपुतार चawl, सी.एस.ई. रोड, मीसकितानगर,
मुंबई, महाराष्ट्र
संपादक - 400068
Address:
Room No.12, Upadhye Chawl, C.S.E Road,
Miskita Nagar, Mumbai, Maharashtra - 400068

9763 1383 1547

VID : 9124 2364 5032 9356

माझे आपात, माझे अोकख



Handwritten signature

99022	32	910
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बंदरा - ९/		
११७३	३३	१७
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Handwritten text in a table format, possibly containing names and addresses, though the text is faint and difficult to read.

Issue Date: 08/03/2012



सनजय राममंदन ठाकुर
 Sanjay Rammandan Thakur
 जन्म तारीख/DOB: 02/01/1978
 लिंग/ GENDER: MALE

6105 5867 2313
 VID : 9126.5525.3330.5886
 भाई अतार, भाई अणुकर

Unique Identification Authority of India
 Unique Identification Authority of India
 सनजय राममंदन ठाकुर, पोस्टार, रूम नं. 2,
 चेव-2, यशवंत पेठे चौक, धरानि टेक
 रोड, कोरडवेली ईस्ट 5.0, मुंबई,
 महाराष्ट्र - 400101

Address:
 S/O Rammandan Thakur, Postar, Room No. 2,
 Chev-2, Yashwanth Patel Chowk, Dharni Tekh
 Road, Kordevalli East 5.0, Mumbai,
 Maharashtra - 400101

6105 5867 2313
 VID : 9126.5525.3330.5886
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श्री - १/	
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517142732
नोंवतार, 23 ऑक्टोबर 2023 6:31 म.नं.

दरत गोपवारा भाग-1

परतग
दरत क्रमांक: 127322023

दरत रकमांक: परतग 9 / 12732/2023

नोंवदरत: रु. 90,00,000/-

नोंवतार मुदत: रु. **१००९९९९** /-
दरतनेले मुदतक मुदत: रु. 5,40,000/-

**सह. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.**

रु. नि. म.नं. दु. नि. भरतग 9 याने कार्यालय
क्र. नं. 12732 पर दि. 23-10-2023
रु. नि. 6:09 म.नं. वा. दरत करत.

गावती दरतक: 23/10/2023

गावती: 13489
सादर करणाराचे नाव: निपा सुधीरसाई पंडित

नोंदणी फी
दरत रानाळणी फी
पुढाची संख्या: 37

रु. 30000.00
रु. 740.00

रु. 30740.00

Nupandit
दरत रकमांक करणार्याची मदी:

**सह. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.**

**रु. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.**

दरतार प्रक्राण करणार्या

मुदतक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या वहीतील क्षेत्रात किंवा उप-व्हड (दोन) मध्ये नमूद न करण्यत आलेल्या अशा कोणत्याही क्षेत्रात.

दिनांक: 23 / 10 / 2023 06 : 06 : 41 PM ची वेळ: (सादर करण्य)

दिनांक: 23 / 10 / 2023 06 : 07 : 46 PM ची वेळ: (फी)

गोपवारा	
दरत दरतरेख व नोंदणी करणारा रु. ९९,००,०००/- मध्ये नमूद न करण्यत आलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दरतातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची संपूर्ण नोंदणी आहे. • दरताची सरतगा, वेधना कायदेशीर बालीसाठी दरत निष्पादक व संजुलाचारक हे संपूर्णपणे जबाबदार राहतील.	
Nupandit	Nupandit
लिहून देणार :	लिहून देणारे :




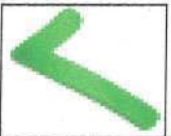

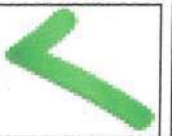

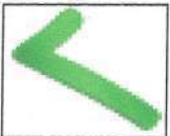

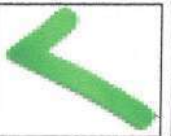
**दरत दरतारचे बाजारमुदत
रु. 700९,8९९ / - मध्ये वाचावे.**

**सह. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.**

दरत - ९ /		
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दस्तावेजांचा क्रमांक :बरल9/12732/2023




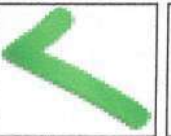
दस्तावेजांचा प्रकार :-कारारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायविभव	उभा प्रमाणित
1	नाम:रमेशचंद्र मंगलभाई पटेल पत्ता:प्लॉट नं.: ए-३०५, माळा नं.: तिसरा, इमारतीचे नाव: विनीत टॉवर, ब्लॉक नं.: जुहु वसोबा लिक रोड, आईडीबीआई समोर, चार बंगलोज, रोड नं.: अश्वेरी पश्चिम, महाराष्ट्र, MUMBAI. पंन नंबर: AACPP0882H	पक्षकाराचा प्रकार विहून देणार वय :-72 स्वाक्षरी:-		
2	नाम:नलिनी रमेशचंद्र पटेल पत्ता:प्लॉट नं.: ए-३०५, माळा नं.: तिसरा, इमारतीचे नाव: विनीत टॉवर, ब्लॉक नं.: जुहु वसोबा लिक रोड, आईडीबीआई समोर, चार बंगलोज, रोड नं.: अश्वेरी पश्चिम, महाराष्ट्र, MUMBAI. पंन नंबर: AALPP5338B	विहून देणार वय :-68 स्वाक्षरी:-		
3	नाम:निपा सुधीरभाई फंडित पत्ता:प्लॉट नं.: डी-२, प्लॉट नं.: १४८, माळा नं.: . इमारतीचे नाव: संजीवनी सीएसएस लिमिटेड, ब्लॉक नं.: गोरार्ड-२, मंगलमूर्ती हॉस्पिटल जवळ, रोड नं.: बोरिवली पश्चिम, महाराष्ट्र, MUMBAI. पंन नंबर: AGWPP6642F	विहून देणार वय :-54 स्वाक्षरी:-		
4	नाम:हृषीकेश सुधीर फंडित पत्ता:प्लॉट नं.: डी-२, प्लॉट नं.: १४८, माळा नं.: . इमारतीचे नाव: संजीवनी सीएसएस लिमिटेड, ब्लॉक नं.: गोरार्ड-२, मंगलमूर्ती हॉस्पिटल जवळ, रोड नं.: बोरिवली पश्चिम, महाराष्ट्र, MUMBAI. पंन नंबर: BTKPP2101D	विहून देणार वय :-30 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तय्यारकीत कारारनामा चा दस्तऐवज करून दिल्याचे कबूल करतात.
शिक्रा क्र.3 ची वेळ:23 / 10 / 2023 06 : 21 : 28 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायविभव	उभा प्रमाणित
1	नाम:मितेश उपाध्याय वय:47 पत्ता:शॉप नं.: ०५, लक्ष्मी अपार्टमेंट, ९० फीट रोड, डाकूर कॉम्प्लेक्स, कांदिवली ईस्ट, मुंबई पिन कोड:400101		
2	नाम:संजय डाकूर वय:47 पत्ता:शॉप नं.: ०५, लक्ष्मी अपार्टमेंट, ९० फीट रोड, डाकूर कॉम्प्लेक्स, कांदिवली ईस्ट, मुंबई ४००१०१ पिन कोड:400101		

शिक्रा क्र.4 ची वेळ: 23 / 10 / 2023 06 : 24 : 26 PM

शिक्रा क्र.5 ची वेळ:23 / 10 / 2023 06 : 25 : 54 PM नोंदणी क्र.1 मध्ये

BRL9

sr.	Payment Details	Verification no./Vendor	GRN/Licence	Amount	Used At	Defence Number	Date
1	NIPA SUDHIR PANDIT	eChallan 691103332023102312681	MH009824398202324M	540000.00	SD	0005215868202324	23/10/2023
2		DHC	10232323159222	740	RF	1023232315922D	23/10/2023
3	NIPA SUDHIR PANDIT	eChallan	MH009824398202324M	30000	RF	0005215868202324	23/10/2023

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



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दस्तावेजांचे प्रमाणित कर घेत घ्या.
पुस्तक क्र. १/२०२३/२३/१०
वर नोंदला, दिनांक: २३/१०/२०२३

करीब १/११०३३३	Know Your Rights as Registrants
११०३३३	4 pages on a side) printout after scanning.
२०२३	For feedback, please write to us at feedback.is@raa@gmail.com



23/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्ता क्रमांक : 1273212023

नोदणी :

Regn:63m

गावाचे नाव : भागाठाणे

	करारनामा	गावाचे नाव : भागाठाणे
(1) विलिखाभा प्रकार	9000000	
(2) मोबदला	0	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करांचे)		
(4) शा.भा.प.पोटहिस्ता व घरक्रमांक (असा.या.स)		1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं.: 1502,ए-विा, माळा नं.: पंथरावा, इमारतीचे नाव: बेंबार टॉवर कॉ-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं.: ऑफ 90 फीट रोड आईबीपीएस जवळ, रोड : बोरिवली पूर्व:सुन्वई 400086, इतर माहिती: सदनिका नं.: 1502,ए-विा, माळा नं.: पंथरावा, इमारतीचे नाव: बेंबार टॉवर कॉ-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं.: ऑफ 90 फीट रोड,आईबीपीएस जवळ, रोड नं.: बोरिवली पूर्व:सुन्वई 400086 P.U: RC1405260290000 ((C.T.S. Number : 167 ;))
(5) धांत्रकळ	1) 44.66 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षांवर चे नाव किंवा देवाणी न्यायालयाचा हुजुमनाचा हुजुमनाचा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-रमेशचंद्र मंगलभाई पटेल वय:-72; पत्ता:-ब्लॉट नं.: ए-३०५, माळा नं.: तिसरा, इमारतीचे नाव: विनीत टॉवर, ब्लॉक नं.: जुहू वसोवा लिंक रोड, आईबीआई समोर, चार बंगलोव, रोड नं.: अन्वैरी पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400053 फॅन नं.: -AACPP0882H 2): नाव:-नलिनी रमेशचंद्र पटेल वय:-68; पत्ता:-ब्लॉट नं.: ए-३०५, माळा नं.: तिसरा, इमारतीचे नाव: विनीत टॉवर, ब्लॉक नं.: जुहू वसोवा लिंक रोड, आईबीआई समोर, चार बंगलोव, रोड नं.: अन्वैरी पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400053 फॅन नं.: -AALPP5338B
(8) दस्तऐवज करून देणा-या पक्षाकाराचे व किंवा देवाणी न्यायालयाचा हुकुमनाचा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-निपा सुधीरभाई पंडित वय:-54; पत्ता:-ब्लॉट नं.: डी-२, ब्लॉट नं.: १४८, माळा नं.: .. इमारतीचे नाव: संजीवनी सीएचएस लिमिटेड, ब्लॉक नं.: गोरार्ई-२, मंगलमूर्ती हॉस्पिटल जवळ, रोड नं.: बोरिवली पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400092 फॅन नं.: -AGWPP6642F 2): नाव:-हृदयेश सुधीर पंडित वय:-30; पत्ता:-ब्लॉट नं.: डी-२, ब्लॉट नं.: १४८, माळा नं.: .. इमारतीचे नाव: संजीवनी सीएचएस लिमिटेड, ब्लॉक नं.: गोरार्ई-२, मंगलमूर्ती हॉस्पिटल जवळ, रोड नं.: बोरिवली पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400092 फॅन नं.: -BTKKPP2101D
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023	
(10) रस्त नोदणी केल्याचा दिनांक	23/10/2023	
(11) भू.क्रमांक,खंड व पृष्ठ	1273212023	
(12) भाजारभावाप्रमाणे मुद्रांक शुल्क	540000	
(13) भाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) गैर		
मुद्रांक शुल्क आकारलाना निवडलेला नमुदक्रमांक :- :		
मुद्रांक शुल्कासाठी विचारात घेतलेला तपशील:-:		
		(iii) Within the limits of any Grampanchayat or any such area not mentioned in sub-clause (ii)



दस्तासोबत सुर्चा क्र. II

रखणी भत

सह. दुय्यम निबंधक बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

Payment Details

Sr.	Purchaser/T Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NIPA SUDHIR PANDIT	eChallan 69103332023102312681	MH009824398202324M	540000.00	SD	0005215868202324	23/10/2023
2		DHC	1023232315922	740	RF	1023232315922D	23/10/2023
3	NIPA SUDHIR PANDIT	eChallan	MH009824398202324M	30000	RF	0005215868202324	23/10/2023

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

