

*Handwritten signatures and dates: 20/09/2021, S. L. ...*



पृथी क्र. 2

दुपचाक निबंधक : मंडळ दुधम मुंबई शहर 2  
 सन क्रमांक : 3479/2021  
 शेवटी  
 Page 53m

सावधे साह : साहदपत्रेपेन

(1) निवेद्याचा प्रकार	कगणपत्रा
(2) मूल्यमात्र	4800000
(3) सावधानपत्राचे (भांडवल) ठरवण्याचे सावधानपत्राच्या आधारेची देणे वी करणेचा वे बधुद करणे)	2533814.01
(4) दुध, मातण, पौढादिका व प्राणसंरक्षक (अवसाधन)	1) सावधाने साह मुंबई शहरात वर इतके अर्जादिका नं. 512, विविध नं. 3-ग, सावध नं. सावध सावध, सावधाने साह: दुधमुंबई को-ऑप हीलिंग सोसायटी, मंडळ नं. , मंडळ नं. पणिका मंडळ, सावध मुंबई 400022. ( C.T.S. Number : 4-SC PART : )
(5) वेळापत्र	1) 25.06 ची मंडळ
(6) सावधानपत्राची किंवा दुधी, वेळापत्र असेच वेळ.	
(7) इतरांचेकडून कर्जा देणा-या सावधानपत्रे व किंवा सावधानपत्रे साह किंवा किंवाची सावधानपत्राचा दुधसावधान किंवा अर्जादिका असावधान, इतिहासाचे साह व पत्र.	1) साह-अर्जादिका मंडळ पत्र-34, पत्र-अर्जादिका नं. 512, विविध नं. 3-ग, सावध नं. सावध सावध, इतरांचेकडून साह: दुधमुंबई को-ऑप हीलिंग सोसायटी, मंडळ नं. , मंडळ नं. पणिका मंडळ, सावध मुंबई, मंडळ नं. मुंबई. मंडळ नं.-400022 व नं.-GVPP6795J
(8) इतरांचेकडून कर्जा देणा-या सावधानपत्रे व किंवा किंवाची सावधानपत्राचा दुधसावधान किंवा अर्जादिका असावधान, इतिहासाचे साह व पत्र	1) साह-अर्जादिका सावधानपत्रे मुंबई-40, पत्र-अर्जादिका नं. 6, सावध नं. , इतरांचेकडून साह: सावधान अर्जादिका, मंडळ नं. , मंडळ नं. दुधसावधान किंवाची मंडळ, सावधानपत्राचे सावध सावध, सावधान, इतके, सावधान, सावधान, इतके. मंडळ नं.-421301 व नं.-AGPPT6555P
(9) इतरांचेकडून कर्जा किंवा सावधानपत्राचा	05/03/2021
(10) सन शेवटी सावधानपत्राचा	05/03/2021
(11) मंडळ नं. 3479/2021	
(12) सावधानपत्राच्या वेळापत्रक मंडळ नं.	147000
(13) सावधानपत्राच्या वेळापत्रक शेवटी मंडळ	30000
(14) वेळ	



दुपचाक सावधानपत्राची किंवा सावधानपत्रे सावधानपत्रे :-

मुंबई मंडळ सावधानपत्राचा किंवा सावधानपत्रे :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



*Handwritten signature*  
 सह. दुधम निबंधक  
 मुंबई शहर क्र. २



CHALLAN  
MTR Form Number-6



GRN	MH012387018202021M	BARCODE			Date	28/02/2021-18:49:57	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2			PAN No.(If Applicable)	AEGPT6555F			
Location	MUMBAI			Full Name	PRASHANT BABURAO TUPE			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO.512 ON 5TH FLOOR IN BUILDING NO.			
Account Head Details		Amount In Rs.		Premises/Building	3/A-WING, KUMKUM CHSL			
0030045501	Stamp Duty	147000.00		Road/Street	PRATIKSHA NAGAR, SION EAST			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 2 2			
				Remarks (If Any)	SecondPartyName=SANCHITA SANJAY PAWAR-			
				Amount In	One Lakh Seventy Seven Thousand Rupees Only			
				Words				
Total			1,77,000.00					
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02300042021030333716	210625898106			
Cheque/DD No.		Bank Date	RBI Date	03/03/2021-16:10:23	Not Verified with RBI			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA					
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 दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

बचत - २  
२०२१

पत्रांक - २	
३	२४
२०२१	

## AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 5<sup>th</sup> day of March, 2021.

### BETWEEN

**MS. SANCHITA SANJAY PAWAR**, aged 24 years, holding **AADHAR CARD NO. 7642 4042 5730** and **PAN CARD No. BYPPP6796J** Indian Inhabitant, residing at **Room No. 512, 5<sup>th</sup> Floor, Bldg. No. 3-A, Kumkum CHS. Ltd., Pratiksha Nagar, Sion(East), Mumbai 400 022**, hereinafter called and referred to as the "VENDOR"/SELLER/TRANSFOR (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the One Part;

*Sanchita Pawar*

A N D

MR. PRASHANT BABURAO TUPE, Aged 49 Years, holding AADHAR CARD NO. 5200 1661 2734, and PAN CARD NO. AEGPT6555F, residing at C/O. 6, Walmik Apartment, Murbad Bhiwandi Road, Khadakpada Circle, Gandhar Nagar, Kalyan, Thane, Maharaashtra 421301, hereinafter called and referred to as the **PURCHASERS/TRANSFEREES**, (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the other part;

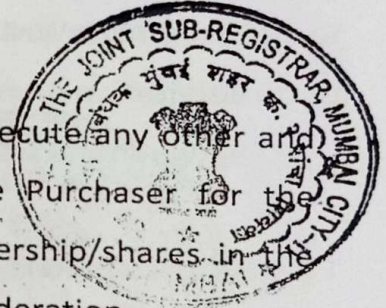
Whereas the vendor was purchase this flat from MR. RAJESH JIVRAJ MARU & MRS. SUNITA RAJESH MARU, wide Serial Registration BBE5/818/2018 ON Dated 29.01.2018, which was original allotted to him by the Maharashtra Housing And Area Development Board, Mumbai Provisional Offer Letter No. DIR/MTKG/CODE-148/876/2005, dated. 10/02/2005. and Possession Letter No DIR/MKT/148/2462/2005, dated. 07/04/2005.in respect of the **Room No. 512, 5<sup>th</sup> Floor, Bldg. No. 3-A, Kumkum CHS. Ltd., Pratiksha Nagar, Sion(East), Mumbai 400 022,** admeasuring 22.50 sq. ft carpet hereinafter called and referred to the said flat,) **MRS. SANCHITA SANJAY PAWAR,** transfer above mention flat from MHADA on his name, allotted letter by MHADA wide no. outward no. E.M. (SION) M.B./458/2018 ON DATED 6.03.2018.

AND WHEREAS the Vendor had paid full cost price of the said Flat to the MHADA/M.H. & A.D. Board and thereby acquired its full and absolute ownership rights and taken possession of the said flat vide valid possession letter-cum possession receipt referred herein above and occupied the same.

AND WHEREAS the Vendor is also a bonafide member of the said **Room No. 512, 5<sup>th</sup> Floor, Bldg. No. 3-A, Kumkum CHS. Ltd., Pratiksha Nagar, Sion(East), Mumbai 400 022,** and the said Society issued a maintenance bill in the name of the Vendor as per the record of the said

letter-cum possession receipt referred herein above and occupied the same.		

1. At the time of execution of this Agreement, the PURCHASERS have paid the sum of **Rs. 9,00,000/- (Rupees Nine Lakhs only)** as and by way of Part Payment to the VENDOR herein, the receipt whereof the VENDOR hereby admit and acknowledge at the foot hereof.
2. That the PURCHASERS hereby undertake to pay the balance payment **Rs. 40,00,000/- (Rupees Forty Lakhs Only)**. to the VENDOR herein by obtaining loan from LIC Housing Finance .
3. That the VENDOR hereby state and undertake to provide all necessary cooperation to the PURCHASERS for obtaining loan from the said bank and for that purpose shall sign, execute, handover necessary documents such as Register Agreement of Sale, Sale Deed/ Conveyance Deed and or all relevant papers required from time to time.
4. That the Vendor hereby further agrees to sign and execute any other and further deeds and final documents in favor of the Purchaser for the effectual transfer of the above said Flat and membership/shares in the name of the Purchasers on receipt of the balance consideration.



वर्ग - २	
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That Vendor hereby declares that :-

- a) He has not entered into any agreement/s with any other person/s in respect of the above said Flat;
- b) The Vendor has not transferred and/or assigned his rights, title and interest in respect of the above said Flat with any other person/s;
- c) The Vendor has not mortgaged, alienated or charged with the above said Flat or any part thereof with any person/s and the same is free from all encumbrances;

*[Handwritten signatures]*

Society and the said VENDOR is paying monthly outgoing charges to the said Society regularly.

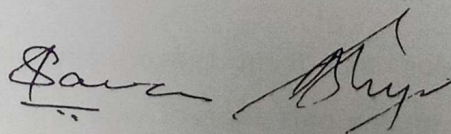
AND WHEREAS the Vendor is in exclusive use, occupation and possession of the above said flat and also paid and cleared all the dues, taxes, outgoings, electricity charges, Society charges etc. of the above said flat to the society/MHADA up to date.

AND WHEREAS the VENDOR/SELLER has agreed to sell and transfer all his right, title and interest of said premises to the PURCHASERS the said flat along with membership/shares of the society and the PURCHASERS have agreed to purchase and acquire all rights title and interest of the VENDORS in the said Flat & the membership/shares of the society together with the permanent and absolute rights of use and occupations of the said Flat for the total cost price of **Rs.49,00,000/- (Rupees Forty Nine Lakhs Only)**, on the following terms and conditions.

AND WHEREAS the Purchasers have accepted the above offer of the Vendor on the following terms and conditions mutually agreed by and between the parties hereto as under:-

**NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

That the VENDOR has agreed to sell, transfer and assign the abovementioned flat viz. **Room No. 512, 5<sup>th</sup> Floor, Bldg. No. 3-A, Kumkum CHS. Ltd., Pratiksha Nagar, Sion(East), Mumbai 400 022**, admeasuring about 225 square feet carpet area & membership/ shares of the society along with all the rights, title and interest in the above said Flat in favor of the PURCHASERS for the **Total Consideration Rs.49,00,000/- (Rupees Forty Nine Lakhs Only)**.



SCHEDULE OF PROPERTY REFERRED TO

ALL that piece or parcel of land or ground of plot situated, lying and being at Pratiksha Nagar, bearing C.T.S. No. 4.5(pt) Salt Pan Division, in The Registration District And Sub-District of Mumbai city and Mumbai Suburban. The said flat premises situated at KUMKUM CHS.LTD, Pratiksha Nagar, Sion East, Mumbai-400022. The said flat admeasuring area 225 sq. feet carpet area.

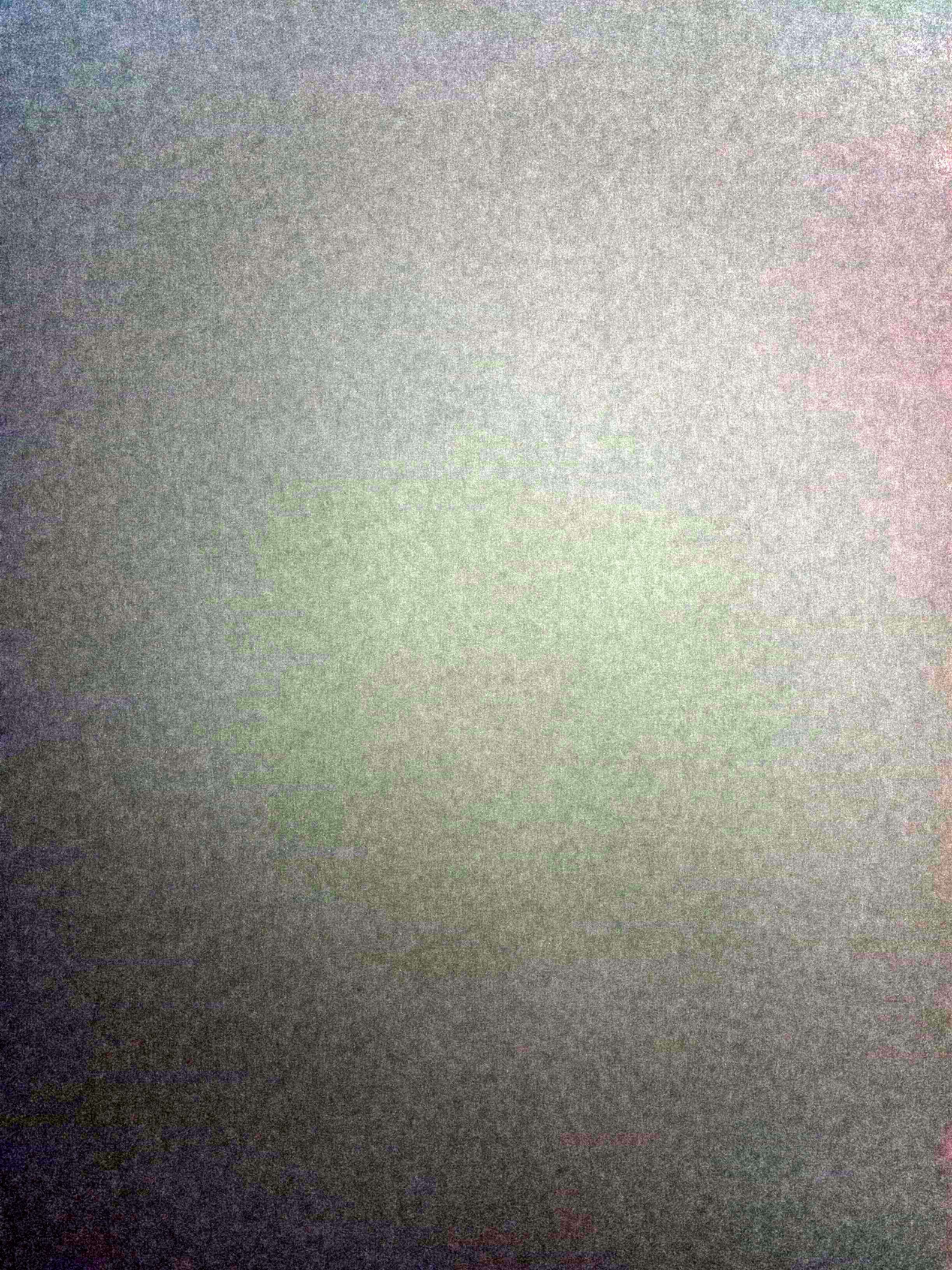
And further details of which are as under:

Year of Construction	:	2000.
Area of Flat	:	225 sq. feet carpet area
No. of Floors. Of Bldg.	:	Ground + 7 Upper Floors with Lift.
Municipal Ward no.	:	F/North.
Address of Flat	:	Room No.512, Bldg.3-A, 5 <sup>th</sup> Floor, Kumkum CHS., Pratiksha Nagar, Sion (East), Mumbai- 400022.



512	-	3
225	sq	ft
2000		

*[Handwritten signatures]*





गृहनिर्माण व क्षेत्रविकास मंडळ  
डाचा घटक)  
MUMBAI HOUSING AND  
AREA DEVELOPEMENT BOARD  
(A MHADA UNIT)

म्हाडा  
MHADA



जा. क्र.मि.व्य.(सायन)मु.मं./४५८ /२०१८  
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,  
वांद्रे (पूर्व) मुंबई - ४०० ०५१.  
दिनांक : १६/०३/२०१८

मुंबई - २	
३५६	१३/२
२०२१	

प्रति,  
श्रीम.संचिता संजय पवार  
इमारत क्र. ३अ, सदनिका क्र. ५१२,  
कुम-कुम सह.गृह.संस्था.नियो.,  
प्रतिक्षानगर, सायन,  
मुंबई - ४०० ०२२.

विषय : इमारत क्र. ३अ, सदनिका क्र.५१२ कुम-कुम सह.गृह.संस्था.नियो., प्रतिक्षानगर,  
सायन, मुंबई-२२, नियमित करण्याबाबत. (संकेत क्र. १४८)  
संदर्भ : १) आपला ऑनलाईन अर्ज क्र. १००११७१८०००७६४४, दि. ०७.०२.२०१८.  
४००२१७१८०००५७५२, दि. ०८.०३.२०१८.  
२) चलन क्रमांक .

महोदया,

संदर्भाधिन पत्र क्र. २ नुसार आपणांस कळविलेल्या रुपये १७,१६०/- रक्कमेचा भरण आपण  
दिनांक ११.०३.२०१८ रोजी केला. सबब इमारत क्र. ३ अ, सदनिका क्र. ५१२, कुम-कुम  
सह.गृह.संस्था.नियो., प्रतिक्षानगर सायन मुंबई, ही श्री. राजेश जीवराज मारु व श्रीम. सुनिता  
राजेश मारु, यांचे नावे असलेली मूळ सदनिका दिनांक १५.०३.२०१८ पासून आपल्या नावे निवासी  
वापरासाठी मूळ क्षेत्रफळापुरती नियमित करण्यात आली आहे.

आपण सादर केलेल्या कागदपत्राचे आधारे सदर सदनिका नियमित करण्यात आली आहे. आपण  
नियमित करण्यात आलेल्या उपरोक्त सदनिकेसंबंधी मूळ सदनिकाधारकाच्या वारसात किंवा अथवा  
सदनिका मंडळाची अथवा सदनिकाधारकाची फसवणूक करू अथवा चुकीची किंवा कागदपत्रे सादर  
आपले नावे नियमित केल्याचे सिद्ध झाल्यास आपल्या नावे केलेले नियमितकरण रद्द करण्याचे  
मंडळाकडे राखून ठेवण्यात येत आहे व अशा प्रकारच्या कृत्यास मंडळाचा कर्मचारी / अधिकारी जबाबदार राहणार  
नाही.

तरी आपण रुपये ७२०/- प्रमाणे मासिक भूई भाडे मंडळाकडे नियमित भरावा.

आपला विश्वासू,

मिलकत व्यवस्थापक ( सायन )  
मुंबई मंडळ / मुंबई.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.  
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९०६६०, ६६४०५३९८  
फॅक्स नं. : ०२२-२६५९९५४४ / २६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051  
Phone : 66405000, 26592877, 26590660, 66405398  
Fax No. : 022-26591544 / 26592058  
C:\Users\pattil3636\MHADA\GIDesktop\Shri Pratiksha Nagar\FINAL LETTER.docx

2	(IS)-319-3479	0005961453202021	05/03/2021-10:25:01	IGR183	147000 00
Total Defacement Amount					1,77,000.00

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)



जा. क्र. उप. मु. अ. (पणन) / मु. सं. / संकेत क्र. १४८/१६२२/२३  
दिनांक : २२/१२/२०१६

गाळा वितरण पत्र (Allotment letter)

प्रति,  
Shri. Rajesh Jiwraj Maru &  
Smt. Sunita Rajesh Maru,  
Kumkum CHS,  
Flat No. ५१२, Bldg No. ३A,  
Sion, Pratiksha Nagar,  
Mumbai - ४०० ०२२.

विषय : संकेत क्रमांक-१४८, प्रतिक्षानगर, सायन योजनेतील इमारत क्रमांक-३A, गाळा क्रमांक-५१२  
चे वितरण.

संदर्भ : या कार्यालयाचे तात्पुरते देकार पत्र क्र. DIR/MTKG/CODE-१४८/२२७३/  
२००५, दिनांक : १०.०२.२००५

महोदय / महोदया,

वरील विषयाबाबतची संदर्भातील पत्रं व ठराव पहावीत.

ज्याअर्थी .....

- (१) या कार्यालयाच्या संदर्भातील तात्पुरते वितरण पत्र क्र. DIR/MTKG/CODE-१४८/२२७३/२००५,  
दिनांक १०.०२.२००५ रोजीच्या पत्रास अनुसरून (दिनांक- रोजीच्या पत्रान्वये) आपण स्विकृती दर्शविली  
आणि गाळयाच्या किंमतीपोटी रुपये ५,०३,५४०/- ची अदायगी केली आहे व आवश्यक ते हमीपत्र,  
क्षतीपूर्तीबंध / प्रतिज्ञापत्र सादर केले आहे. त्याअर्थी .....
- (२) आपणांस कळविण्यात येते की, आपला अर्ज क्र. २०५८४, मागासवर्गीय अर्जदारांसाठी असलेल्या संकेत  
क्रमांक- १४८ योजनेतील इमारत क्रमांक-३A, सदनिका क्रमांक-५१२ चे वितरण करण्यात येत आहे.
- (३) सदरहू योजनेतील सदनिकेचे काम पूर्ण झाले असून सदनिका वास्तव्यासाठी तयार आहे.
- (४) सदनिकेचे 'ताबापत्र तथा ताबा पावती' (Possession Letter cum Possession Receipt) स्वतः  
उपस्थित राहून घेणे आवश्यक आहे. प्रत्यक्ष योजनेच्या ठिकाणी स्वतः उपस्थित राहून सदनिकेचा ताबा आपणांस  
मंडळाच्या अधिका-यांकडून यापुर्वीच देण्यात आला आहे.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.  
दूरध्वनी ६६४०५०००/२६५९२८७७ / २६५९२८८१  
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000 / 26592877 / 26592881  
Fax No. : 022-26592058

# M.H.& A.D.BOARD

No.DIR/MKT/ 148/2462/2005.  
Office of the Director Marketing, 19 Gr  
Floor, G.N. Bhavan, Bandra (E).  
Mumbai No. - 400 051.  
Date: 7/4/05

## POSSESSION LETTER CUM POSSESSION RECEIPT

Shri Rajesh Jiwraj Maru & Smt Sunita Rajesh Maru, has been hereby permitted to take the possession of flat No. 512 in Bldg. No. 3A of Code No. 148 at Sion, Pratiksha Nagar constructed under ORS scheme by M.H.& A.D. Board.

If it is revealed that in the flat allotted to you, someone else, other than you and your family members, is residing in the flat No. 512 in Bldg. No. 3A at Sion, Pratiksha Nagar or if it is found out that the said flat has been sold / transferred without prior permission of M.H.& A.D. Board, the M.H. & A.D.Board will cancel the allotment of your flat and the unauthorized occupant will be removed from the said flat and the said flat will be taken in the possession of M.H.& A.D. Board.



*[Signature]*  
Director Marketing,  
Mumbai Board.

L.H.Thumb

Specimen Signature/s of the Applicant/s.

1) *[Signature]* L.H.Thumb  
1) *[Signature]* L.H.Thumb

2) *[Signature]* L.H.Thumb  
2) *[Signature]* L.H.Thumb

Copy f.w.c.s w to:

- 1) Estate Manager - 5 /M.B. for information please. It is informed to E.M.-5 /M.B.that the said flat's allotment has come in force from the month of 4/2005. As such service charge of Rs 1200/- per month may kindly be recovered on or before 10<sup>th</sup> of every month.
- 2) Executive Engineer-1/SRD.MB. For information and necessary action please.
- 3) Deputy Engineer, SRD-1 for information and necessary action please.

The Dy. Engineer is requested to verify the above attested signature of the applicant before handing over the possession of the above-mentioned flat. Dy. Engineer is also requested to maintain a register of allotment and submit the report of handing over. The possession of the above mentioned flat within a week should be given positively.

- 4) Select file.