



324/11041

Wednesday, August 03, 2022

10:08 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 12377 दिनांक: 03/08/2022

गावाचे नाव: दिंडोशी

दस्तावेजाचा अनुक्रमांक: बरल-१ -11041-2022

दस्तावेजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: विजय रघुनाथ बिवलकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
10:25 AM ह्या वेळेस मिळेल.

दु.निबंधक बोरीवली 1

बाजार मूल्य: रु.24317774.52/-

मोबदला रु.35500000/-

भरलेले मुद्रांक शुल्क : रु. 2130100/-

\*४६ दुय्यम निबंधक, बोरीवली १  
मंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0208202207989 दिनांक: 02/08/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005833263202223P दिनांक: 01/08/2022

बँकेचे नाव व पत्ता:

मुळ दस्त प्राप्त झाला.

REGISTERD ORIGINAL DOCUMENT  
DELIVERED ON

03 AUG 2022



Of DB Woods Cooperative Housing Society  
Situata at  
Krishna Vatika Marg, Near Gokulcham Bus Stop, Durgam  
Mumbai - 400063

**--Sellers--**

- 1) Jaideep Pantvaidya  
and
- 2) Nikki Pantvaidya

**--Purchasers--**

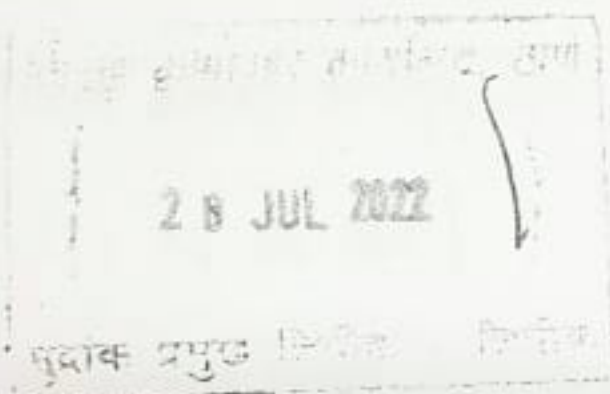
- 1) Vijay Biwalkar  
and
- 2) Roocha Biwalkar



महाराष्ट्र MAHARASHTRA

2022

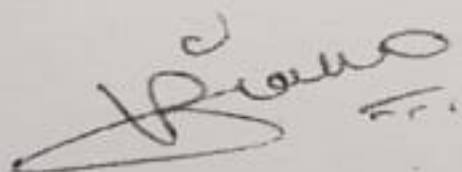

17AA 742380



[Under the Bye-law No.17(b) and 19(a) (iv)]

The Form of Undertaking to be furnished by the proposed member To use the Flat for the purpose for which it is allotted.

We Vijay Biwalkar and RoochaBiwalkar presently residing /having address Flat No. B-3904, DB Woods Cooperative Housing Society Limited, Krishna Vatika Marg, Near Gokuldharm Mandir, Goregaon East, Mumbai 400063 are intending members of the "DB Woods Cooperative Housing Society Limited" Krishna Vatika Marg, Near Gokuldharm Mandir, Goregaon East, Mumbai - 400063 hereby give the undertaking that We will use the flat acquired by us/ proposed to be acquired by us, on cessation of membership of the earlier members under bye- laws of the society, for the purpose mentioned in the letter, which will be issued Under the bye-law No.76(A) of the society for the prescribed purpose.

Date: 3<sup>rd</sup> August 2022

From  
Vijay Biwalkar and Roocha Biwalkar  
Flat No. C 1203, DB Woods Cooperative Housing Society Limited,  
Krishna Vatika Marg, Near Gokuldharm Mandir,  
Goregaon East, Mumbai- 400063

To,  
The Secretary  
DB Wood Cooperative Housing Society Limited  
Krishna Vatika Marg, Near Gokuldharm Mandir,  
Goregaon East, Mumbai- 400063

Letter of Intimation for purchase of rights, title and interest in respect of Flat No. C/1203.

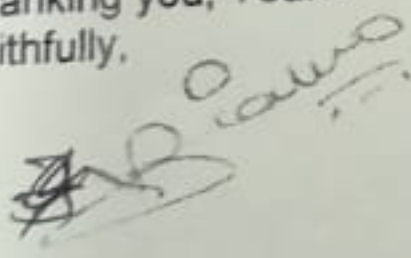
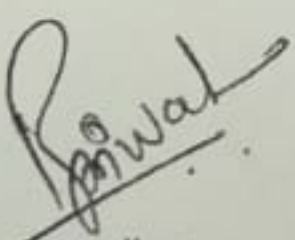
Dear Sir,

With reference to above subject matter, this is to place to your record that we have purchased abovementioned flat together with all rights, title, interest benefits, sinking fund amount, right to shares etc. from Jaideep Pantvaidya and Nikki Pantvaidya under Sale Deed dated the 1<sup>st</sup> Aug 2022 and registered on the 3<sup>rd</sup> Aug 2022.

Therefore, you are requested to transfer the said flat along with all rights, title, interest benefits, sinking fund amount, right to shares etc. in our name and oblige.

Kindly admit us as a members of the society and we undertake to pay the maintenance charges, outgoing and taxes and all society's dues regularly and abide by the rules and regulations of the society.

Thanking you, Yours  
Faithfully,

  
  
Vijay Biwalkar and Roocha Biwalkar  
The Transferees

Place:

Date: 3<sup>rd</sup> August 2022

9 JUL 2022

From:  
Jaideep Pantvaidya and Nikki Pantvaidya  
C1203, DB Woods Cooperative Housing Society Limited,  
Krishna Vatika Marg, Near Gokuldharm Mandir,  
Goregaon East,  
Mumbai 400063.

To:  
The Secretary  
DB Woods Cooperative Housing Society Limited  
Krishna Vatika Marg, Near Gokuldharm Mandir,  
Goregaon East, Mumbai 400063

**Two Covered Car Parking Space- FR-854 & FR-855 on level 6S**

Dear Sir,

Reference the Sale Deed dated the 1<sup>st</sup> Aug 2022 and registered on the 3<sup>rd</sup> Aug 2022

Between

Jaideep Pantvaidya and Nikki Pantvaidya  
The Transferor

And

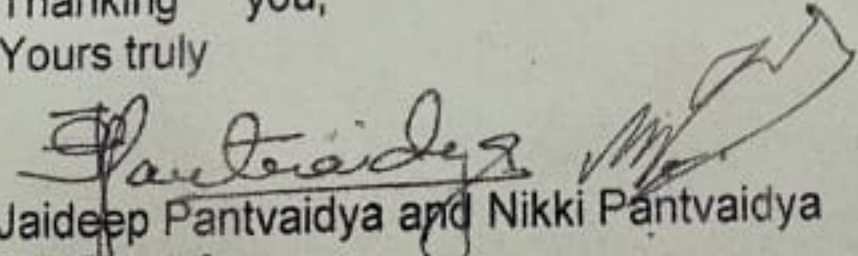
Vijay Biwalkar and RoochaBiwalkar  
The Transferee

We herewith inform you that aforesaid Two Covered Car Parking spaces stand in our name allotted to Flat C1203, DB Woods Cooperative Housing Society Limited, Krishna Vatika Marg, Near Gokuldharm Mandir, Goregaon East, Mumbai-400 063. We herewith enclose the copy of original allotment letter of the Two Covered Car Parking Spaces FR-854 & FR-855 for your ready reference.

This is to place on record that in pursuance of above refereed Sale Deed, We have transferred the above said flat and Parking Space as owner thereof to Vijay Biwalkar and RoochaBiwalkar.

You are requested to kindly transfer the Two Covered Car Parking Space FR-854 & FR-855 in the name of Vijay Biwalkar and RoochaBiwalkar along with security deposit lying with you under the said allotment.

Thanking you,  
Yours truly

  
Jaideep Pantvaidya and Nikki Pantvaidya  
The Transferors

Form No. - 23  
[Under the Bye-law No 38 (e) (i)]  
Form of Application for Membership of the Society by the Proposed Transferee  
[Being an individual]

To,  
The Secretary  
DB Wood Cooperative Housing Society Limited  
Krishna Vaika Marg, Near Gokuldham Mandir,  
Goregaon East, Mumbai- 400 063.

Sir,

1. We, Vijay Biwalkarand Roochabiwalkarintend to become members of "DB Woods Cooperative Housing Society Limited" having address at Krishna Vaika Marg, Near Gokuldham Mandir, Goregaon East, Mumbai- 400 063, by transfer of Share Certificate No. 429 for Twenty Fully Paid Up Shares of Rupees Fifty each, bearing distinctive numbers from 08561 to 08580 (both inclusive) held by Jaideep Pantvaidya and Nikki Pantvaidya the members of the said society and their interest in the Flat No. C/1203 admeasuring about 98.77 sq. meter Carpet area in the building of the society. Known as "DB Woods Cooperative Housing Society Limited" held by the said Jaideep Pantvaidya and Nikki Pantvaidya to our name.
2. We had given our consent to the proposed transfer of the said shares and the interest of the said Transferors in the capital/ property of the said society and for transfer of the said We now make this application for membership of the said society to shares and the interest of the said transferor in the capital/property of the said society to my/our name.
3. The particulars for the purpose of consideration of my/our application for membership of the "DB Woods Cooperative Housing Society Limited" are given below:

Age	: 59 years
Occupation	: Business. (Retired)
Monthly Income	: 15000/-
Office Address	
Residential Address	: Flat No. B-3904, DB Woods Cooperative Housing Society Limited, Krishna Vaika Marg, Near Gokuldham Mandir, Goregaon East, Mumbai 400063.

5. We remit herewith the entrance fee of Rs. 100/- (Rupees One Hundred only).
6. We declare that there is no plot/ flat/ house owned by us/ any of the of the members of our family / the person dependent on us, in the area of operation of the society.



FORM - 13  
[Under the Bye-law No. 27(a)]

The Form of Notice of Resignation from Membership of the society by the existing members.

To,  
The Secretary  
DB Wood Cooperative Housing Society Limited  
Krishna Vatika Marg, Near Gokuldharm Mandir,  
Goregaon East, Mumbai- 400063.

3<sup>rd</sup> Aug.2022

Sir,

We Jaideep Pantvaidya and Nikki Pantvaidya are members of the "DB Woods Cooperative Housing Society Limited" Krishna Vatika Marg, Near Gokuldharm Mandir, Goregaon East, Mumbai-400063. holding 20 (TWENTY) shares of Rupees 50/- each, amounting to Rs 1000/- the DB Woods Cooperative Housing Society Limited.

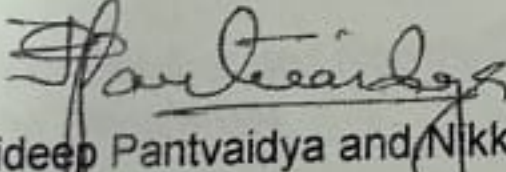
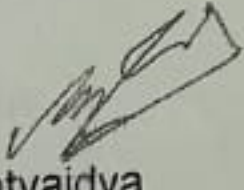
We desire to withdraw from the society and therefore give you a notice of three months of our intention to resign from membership of the society, as required under the Bye-law No. 27(a) of the bye-laws of the society.

We hereby state that I/ we am/ are prepared to discharge in full the amount of liability to the society as per records of the society before our resignation is considered by the Managing Committee of the society

OR

We authorize the society to recover the charges of the society, due to us from the value of our interest in the flat. On acceptance of my/our resignation, we shall surrender the share certificate no. 429 for shares numbering from 08561 to 08580 (both inclusive) for Rs. 1000/- to the society and the vacant possession of the flat for being acquired by the society purchasers or transferees. We request you to please pay us the value of the shares referred to above and the value of our interest in the flat, due to us, after deducting the amount payable to the Society and outstanding against us.

Your faithfully,

  
  
Jaideep Pantvaidya and Nikki Pantvaidya  
The Transferors

Place: Mumbai  
Date: 3<sup>rd</sup> August .2022

Form No. - 20(2)  
(Under the Bye-law No.38 (a))  
Form of the letter of consent of the Proposed Transferee For the transfer of the shares and  
interest of the member (Transferor) to him (Transferee)

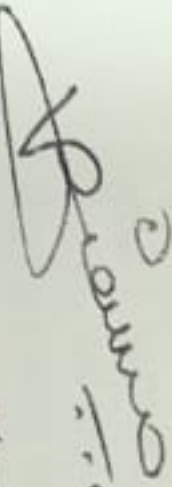
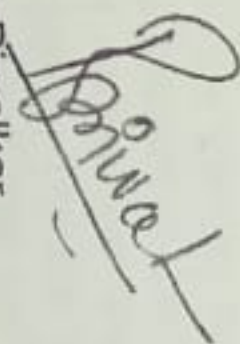
To,  
The Secretary  
DB Wood Cooperative Housing Society Limited  
Krishna Vatika Marg, Near Gokuldharm Mandir,  
Goregaon East, Mumbai- 400 063.

Sir,

Jaideep Pantvaidya and Nikki Pantvaidya members of "DB Woods Cooperative Housing Society Limited" propose to transfer their shares and interest in the capital/ property of the society to us. We hereby give our consent for the proposed transfer of shares and interest of Jaideep Pantvaidya and Nikki Pantvaidya in the capital/ property of the society to us as required under Rule 24(1)(b) of the Maharashtra Co-operative Society Rules, 1961.

My/Our name and address is as under  
Vijay Biwalkar and RoochaBiwalkar residing at Flat No. B-3904,DB Woods Cooperative Housing  
Society Limited, Krishna Vatika Marg, Near Gokuldharm Mandir, Goregaon East, Mumbai 400063.

Yours faithfully,

  
  
Vijay Biwalkar and RoochaBiwalkar  
The Transferees

Place: Mumbai  
Date: 3<sup>rd</sup> August .2022

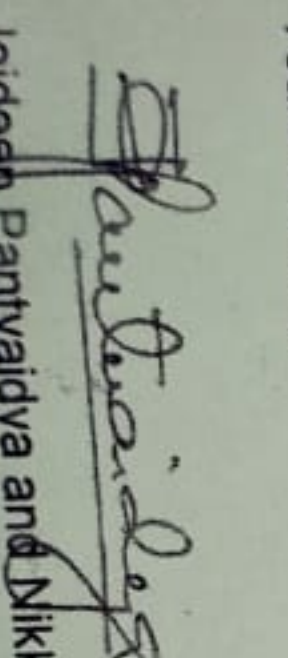
Form No. - 21  
[Under the Bye-law No.38 (e) (i)]  
Form of Application for Transfer of Shares and Interest in the Capital/Property of the  
Society by the Transferors

To,  
The Secretary  
DB Wood Cooperative Housing Society Limited  
Krishna Vatika Marg, Near Gokuldham Mandir,  
Goregaon East, Mumbai- 400 063.

Sir,

1. We, Jaideep Pantvaiddya and Nikki Pantvaiddya, are the members of "DB Woods Cooperative Housing Society Limited," having address at Krishna Vatika Marg, Near Gokuldham Mandir, Goregaon East, Mumbai- 400 063. and holding the Share Certificate No. 429 for Twenty Fully Paid Up Shares of Rupees Fifty each, bearing distinctive numbers from 08561 to 08580 (both inclusive) and holding the Flat No. C1203admeasuring about 98.77 sq. meter Carpet area in the building of the society, Known as "DB Woods Cooperative Housing Society Limited".
2. We had given you Notice of our intention to transfer the said shares and my/our interest in the capital/property of the society on as required under Rule 24(1)(b) of the Maharashtra Co-operative Society Rules, 1961 along with the consent of the proposed transferees Vijay Biwalkar and Roochabiwalkar.
3. We enclose herewith the application in the prescribed form for membership of the said society, by the said proposed Transferees.
4. We remit herewith the transfer fee of Rs. 500/- (Rupees Five Hundred Only). We also remit herewith the amount of the premium of Rs.25000/-(Rupees Twenty-Five Thousand only), as provided under bye- law No. 38(e)(ix) of the bye-laws of the society, which is being jointly be borne by Transferors and Transferees.
5. We state that the said shares and the interest in the said society have been held by us for a period of not less than a year.
6. We further state that the liabilities due to the said society by us, as on the date of this application have been fully paid by us. We also undertake to pay the liabilities which may become due till the transfer application is approved by the Society.
7. We hereby undertake to discharge any liabilities to the said society, which related to the period of our membership with the said society and have become payable by us after cessation of our membership of the said society due to any demand made by the local authority, Government or by any other authority on any account, after cessation of our membership.
8. We also furnish herewith the undertaking in the prescribed form, on One Hundred Rupees Stamp paper, about the registration of the transfer as required under Section 269-A-B of the Income-tax Act, and the Rules made there under.
9. We request you to approve the proposed transfer and inform us accordingly.

Yours faithfully,

  
Jaideep Pantvaiddya and Nikki Pantvaiddya

Date: 3<sup>rd</sup> August .2022

To,  
The Secretary  
DB Woods Cooperative Housing Society Limited  
Krishna Vatika Marg, Near Gokuldham Mandir,  
Goregaon East, Mumbai- 400 063.

**Transfer of rights, title and interest in respect of Flat No. C/1203 along with Two Covered Car Parking Space FR-854 & FR-855.**

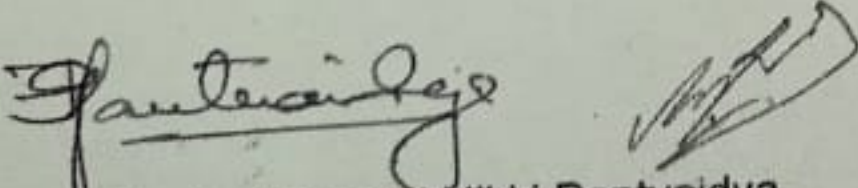
Dear Sir,

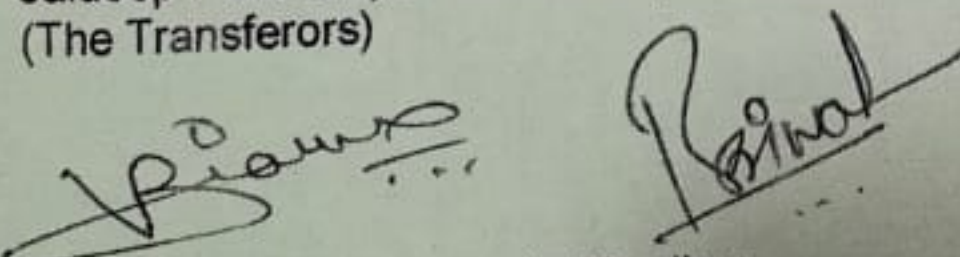
I enclosed herewith the following papers and document for transfer of above subject flat.

1. Notice of the member intending to transfer shares and interest in the property of the society. Form No. 20(1).
2. Letter of consent of the proposed Transferees for transfer shares and interest in the property of the society. Form No. 20(2).
3. Application for transfer of shares and interest in the Capital / Property of the society by the Transferors. (Form No. 21).
4. Application of membership of society by the proposed Transferees. (Form No. 23).
5. Copy of Agreement For Sale/Sale Deed/Transfer Deed.
6. Letter of Resignation and Intimation of transfer by the Transferors to the society(Form No. 13).
7. Intimation Letter by the Transferees to the society
8. Undertaking to be furnished by the prospective members to use the Flat for the purpose for which it is Purchased (Form No. 3 Form Rs. 200/-Stamp Paper).
9. Undertaking about the Registration of the Transfer of a Flat under Section 269AB of the Income-Tax Act (Form No. 25 (1).
10. Undertaking about the registration of the acquisition of a flat under section 269AB of the Income-Tax Act (Form No. 25(2).
11. Intimation by the society to the transferee about exercise of rights of membership (Form No. 26).
12. Copy of Letter of Possession.
13. Request Letter for Transfer of Car Parking Space FR-854 & FR-855
14. Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ bank towards Entrance Fee/ Share Transfer Fee/ Premium etc.

If you require any other papers or documents, please let us know immediately to enable us to produce the same in time.

Please acknowledge the receipt of the above documents and oblige. Thanking you,  
Your sincerely,

  
Jaideep Pantvaidya and Nikki Pantvaidya  
(The Transferors)

  
Vijay Biwalkar and Roocha Biwalkar  
(The Transferees)



03/08/2022

सूची क्र.2

दुपय निबंधक : मह दु.नि. सं.प.प. 1  
दस्ता क्रमांक : 11041/2022  
नोंदणी :  
Regn: 63m

गावाचे नाव : दिंडोशी

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	35500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24317774.52
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं 1203, 12 वा मजला, जी विंग, डी बी वूड्स कॉ ऑप हाऊसिंग सोसायटी लिमिटेड, गोकुळघाम, गोरेगाव पूर्व, मुंबई- 400 063. कटनिले एकुण क्षेत्रफळ 118.52 चौ.मी. विल्टअप सोबत दोन कव्हर्ड कार पार्किंग नं.एफ नं. 854, एफ नं. 855 एफ फ्लोअर. PUI: PS0510340020429 (( C.T.S. Number : 156/11(pt), 157/3, 157/8, 157/7(pt) and 157/8 ; ))
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1) 118.52 चौ.मीटर
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-जयदीप चंद्रशेखर पंतवैद्य वय:-50; पत्ता:-प्लॉट नं: सी-१२०३, माळा नं: बारावा मजला, इमारतीचे नाव: डी बी वूड्स कॉ ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: कृष्णा वाटिका मार्ग, रोड नं: गोकुळघाम देवळाच्या जवळ, गोरेगाव पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-ABZPP7291G 2): नाव:-निक्की जयदीप पंतवैद्य वय:-50; पत्ता:-प्लॉट नं: सी-१२०३, माळा नं: बारावा मजला, इमारतीचे नाव: डी बी वूड्स कॉ ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: कृष्णा वाटिका मार्ग, रोड नं: गोकुळघाम देवळाच्या जवळ, गोरेगाव पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AEFPP2591C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय रघुनाथ विवलकर वय:-59; पत्ता:-प्लॉट नं: बी-३९०४, माळा नं: ३९ वा मजला, इमारतीचे नाव: डी बी वूड्स कॉ ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: कृष्णा वाटिका मार्ग, रोड नं: गोकुळघाम देवळाच्या जवळ, गोरेगाव पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAIPB3804F 2): नाव:-रुचा विजय विवलकर वय:-54; पत्ता:-प्लॉट नं: बी-३९०४, माळा नं: ३९ वा मजला, इमारतीचे नाव: डी बी वूड्स कॉ ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: कृष्णा वाटिका मार्ग, रोड नं: गोकुळघाम देवळाच्या जवळ, गोरेगाव पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAIPB3805E
(9) दस्तऐवज करून दिल्याचा दिनांक	03/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	03/08/2022
(11) अनुक्रमांक, खंड व पृष्ठ	11041/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2130100
(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.

दस्ता सोबतची इंडेक्स नक्कल

03 AUG 2022

Form No. - 20(1)  
[Under the Bye-law No.38 (a)]  
The Form of Notice of Intention of a member to transfer his Shares and Interest in the  
Capital / Property of the Society.

To,  
The Secretary  
DB Wood Cooperative Housing Society Limited  
Krishna Vatika Marg, Near Gokuldham Mandir,  
Goregaon East, Mumbai- 400 063.

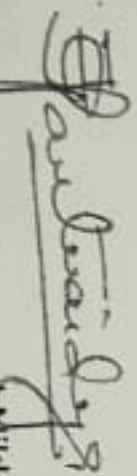

Sir,

We, Jaideep Pantvaidya and Nikki Pantvaidya, are the members of DB Woods Cooperative Housing Society Limited, Krishna Vatika Marg, Near Gokuldham Mandir, Goregaon East, Mumbai- 400 063, and holding the Share Certificate No. 429 for Twenty Fully Paid Up Shares bearing distinctive numbers from 08561 to 08580 (both inclusive) of Rupees FIFTY each, and holding the Flat No. C1203 admeasuring about 98.77 sq. meter Carpet area in the building of the society, Known as "DB Wood Cooperative Housing Society Limited", and hereby give you notice as required under Rule 24 of the Maharashtra Co-operative Society Rules, 1961. As under:

We, Jaideep Pantvaidya and Nikki Pantvaidya, intend to transfer our shares and our ownership right, title and interest in the aforementioned flat in the building of the society to Vijay Biwalkar and RoochaBiwalkar, for consideration of Rs. 3,55,00,000/- (Rupees Three Crore FiftyFive Lakhs only).

The consent of the transferees is enclosed.

Yours Faithfully

  
  
Jaideep Pantvaidya and Nikki Pantvaidya  
The Transferors

Place: Mumbai  
Date: 3 Aug 2022



BRIHANMUMBAI MAHANAGARPALIKA  
NO.CHE/A-8966/BP(WS)/AP of  
FULL OCCUPATION CERTIFICATE

अवधूत उशिवता इमारत (प्रस्ताव) प.उ. वी.डी.  
महापालिका इमारत, वी. विंग, चंद्रवली कॉम्प्लेक्स,  
१० म. सी.टी. रोड, वॉट स्ट्रीट हाकेजवळ,  
वॉ. १५वी, मुंबई-४०० १०१  
दस्तावेज: क्र. 28543407

23 DEC 2014

To,  
Owner,  
M/s. Conwood Construction Co.Pvt. Ltd. &  
M/s. Aditya Construction Developer Pvt. Ltd.

Sub:- Proposed Residential Bldg. on plot bearing C.T.S. No.157/3  
(pt), 157/6 (pt), 157/7 (pt), 157/8 (pt), 156A/11 (pt) at  
Village Dindoshi, Goregaon (East), Mumbai, known as  
Orchid Woods in Gokuldharm Layout.

Ref:- Your Architect's letter dtd.05.12.2014.

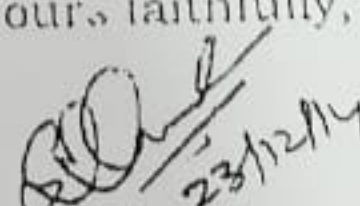
Gentleman,

The full development work for the residential bldg. comprising of Lower  
Ground + 1<sup>st</sup> to 7<sup>th</sup> Stilt + 8<sup>th</sup> level podium + 1<sup>st</sup> to 45<sup>th</sup> Upper floors + 2  
service floors for Wing 'A', B, & 'C' with electric sub-station, Club House &  
Swimming Pool on podium. is completed under the supervision of Shri  
B.S.Joshi, Architect having Lic. No. J/116/CA, Shri Achyut Watve, Lic.  
Structural Engineer, having Lic. No. STR/W/10 and Lic. Site Supervisor, Shri  
Shailendra U. Talekar, having Lic. No.T/110/SS-I may be occupied on the  
following conditions:-

1. That the certificate under Section 270-A of B.M.C. Act shall be  
obtained from A.E.W.W. 'P/South' Ward and a certified copy of the  
same shall be submitted to this office.
2. That all the deposit shall be claimed within 6 years from the date of  
payment or within a year from the date of B.C.C. whichever is earlier,  
failing which the same shall be forfeited.
3. That the compliance of layout conditions u/No.CHE/475/LOP which  
are not complied shall be done before asking for O.C.C. of other  
buildings which are under construction.

A set of certified completion plan is returned herewith.

Yours faithfully,

  
23/12/14  
Ex. Eng.(Bldg.Prop.) W.S. 'P' Ward



WOODS  
GOREGAON

**DBWOODS Co-Operative Housing Society Limited**  
(Regd No. MUM/WP/HSG/TC/15686/2016-17 dt. 09/01/2017)  
PAN: AADAD0545M, GSTIN: 27AADAD0545M1ZP, TAN: MUMD24551C

Reference No: BM/057/2022

Date: July 18, 2022

**TO WHOMSOEVER IT MAY CONCERN**

This is to confirm that DB Woods Co-operative Housing Society Limited is registered under no. MUM/WP/HSG/TC/15686/2016-17 dated January 09, 2017. The deed conveying / transferring the land and the said building to our society is not yet executed and it will be done in due course. We hereby declare that the said building and the land thereto are not subject to any encumbrances, charges or liability of any kind whatsoever and the entire property is free and marketable. We further confirm that we have a clear legal and marketable title to the said property and every part thereof. We confirm that there are no restrictive/negative covenants in the Bye laws / Rules of the above mentioned society concerning the transfer of shares / members interest in the society and other related matters.

This is to further confirm that Mr. Jaideep Chandrashekhar Pantvaidya & Mrs. Nikki Jaideep Pantvaidya are having Flat No. 1203 Tower C on 12<sup>th</sup> Floor along with 02 parking nos. FR-854 & FR-855 on 6S level in the building known as DB Woods CHS Ltd, situated at Krishna Vatika Marg, Gokuldham, Goregaon East, Mumbai 400 063. The share certificate bearing number 429 and distinctive number 08561 to 08580 has been allotted to above mentioned flat and handed over on 15<sup>th</sup> February, 2019.

This is to further state that the above stated member has paid the society dues as on date of the NOC and no dues are payable by the said member to the society. This is to further state that as per society records, the said flat is free from any encumbrances charge or liability of any kind.

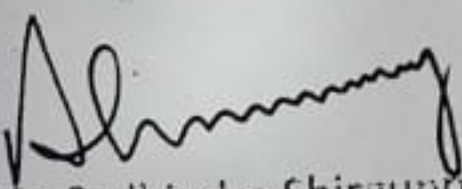
We are in receipt of email dated 16<sup>th</sup> July, 2022 and as per the request, we state that we have no objection in the aforesaid members, selling and transferring the right, title, interest in the said shares of Flat No. 1203 Tower C on 12<sup>th</sup> Floor along with 02 parking nos. FR-854 & FR-855 on 6S level in the building known as DB Woods CHS Ltd, situated at Krishna Vatika Marg, Gokuldham, Goregaon East, Mumbai 400 063 to Mr. Vijay Biwalkar & Rooha Biwalkar subject to completion of documentations as per the adopted Bye-Laws of the society and payment of statutory funds and any other dues towards society.


This is to further state that society on receipt of the stamp of the agreement for sale executed between that Mr. Jaideep Chandrashekhar Pantvaidya & Mrs. Jaideep Pantvaidya (Seller) and Mr. Vijay Biwalkar & Rooha Biwalkar (Buyer) and other transfer sets, may execute the transfer considering the completion of the aforementioned conditions.

Thanking in advance.

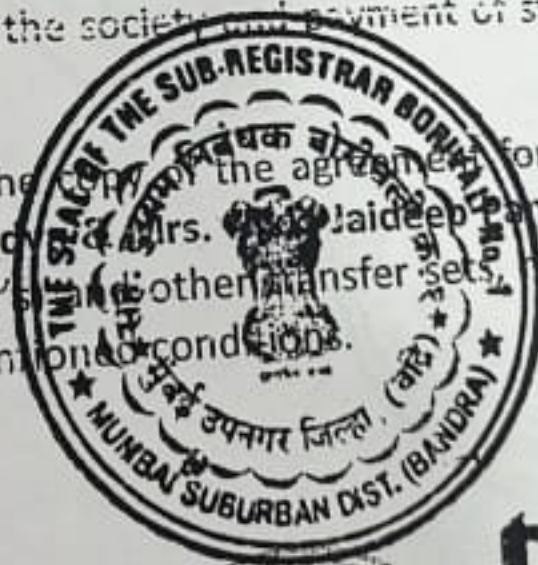
Yours Sincerely

For DB Woods Co-Operative Housing Society Limited.

  
Mr. Sudhindra Shirguppi  
(Hon. Chairman)

  
Mr. Asish Saraf  
(Hon. Secretary)

Address: Krishna Vatika Marg, Gokuldham, Goregaon East, Mumbai - 400063, Maharashtra.  
Phone No: +91 22-49604550 | Email ID: dbwoodschs@gmail.com



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(Registered under Maharashtra Co-operative Societies Act, 1960)  
 Regd. No.: MUMWP/HSGT/C/15686/2016-17 DT. 09/01/2017  
 Krishna Vaika Marg, Gokuldharm, Goregaon East, Mumbai, Maharashtra - 400063.

# Share Certificate

Share Certificate No.: 429 Member's Regn. No.: DBW/2017429 No. of Shares: 20

Authorised Share Capital of Rs. 6,30,000/- Divided into 12,600 Shares of Rs. 50/- Each

**Jaideep Chandrashekar Pantvaidya**  
 Tower: C Flat No.: 1203  
**Mrs. Niki Jaideep Pantvaidya**  
 To: 08561 To: 08580 both inclusive, in

are the Registered Holder(s) of Twenty Fully Paid up Shares of Rs. 50/- each bearing numbers from: 08561 To: 08580 both inclusive, in

XB Woods Co-operative Housing Society Ltd, Subject to the Bye-Laws of the said society.

under the Common Seal of the said society, this 1st day of July 2022



*Mujawar*  
 Hon. Chairman

*[Signature]*  
 Hon. Secretary

*[Signature]*  
 Auth. M.C. Member

2022	62066	8-1222	8-1222
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*[Handwritten marks]*


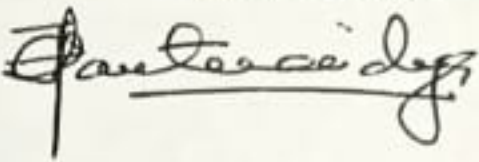
## The Schedule Hereinabove Referred To

A residential flat with the area admeasuring 98.77 sq. meter carpet area being the Flat No. 1203, C Wing, DB Woods Cooperative Housing Society Limited (Earlier Known as Orchid Woods), Gokuldham, Goregaon East, Mumbai - 400063 (hereinafter referred to as the 'said Flat') along with Two(2) covered car Parking Space Nos. FR-854 & FR-855 on 6th stilt floor situated at Krishna Vatika Marg, Near Gokuldham Mandir, Goregaon (East), Mumbai - 400 063, bearing Survey No.35 (Pt), CTS No.156/11 (pt) and Survey No. 35 (pt), CTS No.157/3, 157/6, 157/7 (pt) and 157/8 of Village Dindoshi, Taluka Borivali in the Registration District and Sub-District of Mumbai Suburban District in Greater Mumbai in P/South Ward of Municipal Corporation.

IN WITNESS WHEREOF, the Parties herein have hereunto set and subscribed their respective hands on the day and the year herein above written.

SIGNED AND DELIVERED by the  
Within named 'Sellers'


1) Jaideep Pantvaidya  
PAN ABZPP7291G

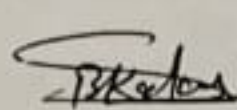
1   


2) Nikki Pantvaidya  
PAN AEFPP2591C

1   


In the presence of

1. SANJEEV AGRAWAL  Vary Agrewal

2 Sachin Kalam 

SIGNED AND DELIVERED by the  
Within named 'Purchasers'


1) Vijay Biwalkar  
PAN AAIPB3804F

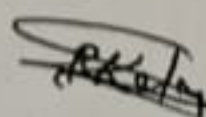
1   


2) Roocha Biwalkar  
PAN AAIPB3805E

1   


In the presence of

1. SANJEEV AGRAWAL  Vary Agrewal

2 Sachin Kalam 

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Received  
MRS.ROO  
sale of flat

Date
21st Ma 2022
19th Ju 2022
1st Aug.2
1st Aug.2
19th J 2022
1st Aug.
1st Aug.

14. The **Sellers and Purchasers** agree that vacant and peaceful possession of the Premises would be given on receipt of Full and Final Payments.
15. Upon receipt of the vacant and peaceful possession of the said Flat, the **Purchasers** shall duly observe and abide by the rules and regulation and the bye laws of the said Society as may be in force from time to time.
16. The **Sellers** shall indemnify and keep indemnified for any further debits, which shall accrue upon the said Premises on account of pending litigations or liabilities which are unaccounted till the date of handing over possession of the said Premises to the **Purchasers**.
17. The **Purchasers** agree to refund any excess amounts paid by the **Sellers** to the society towards the maintenance and any service providers in respect of the said Flat prior to handover of the vacant and peaceful possession of the flat as per date set in clause 6.
16. Transfer fees by whatever name called shall be borne and paid to the said Society by both **Sellers and Purchasers** in equal proportion.
17. The **Sellers** hereby agrees to pay to the society, the maintenance charges & any other charges levied by the Society, Electricity Meter charges, Property tax, to the competent authority till the date of handing over the quiet, vacant & peaceful physical possession of the said flat to the **Purchasers** as per the date set in clause 6.
18. The **Sellers** further undertake to co-operate with the **Purchasers** to get transferred the aforesaid Premises in the name of the **Purchasers** in the records of DB Woods Cooperative Housing Society Limited.
19. This Sale Deed as also its formation, execution, validity, interpretation, and implementation shall be governed by and construed in accordance with the laws of India.
20. The transaction referred to herein shall be subject to the jurisdiction of the Courts at Mumbai.



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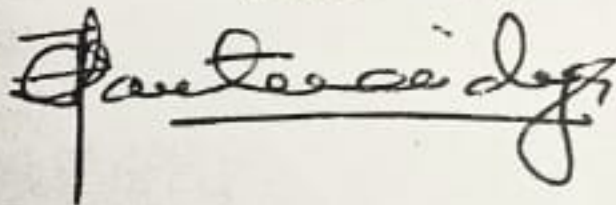
## The Schedule Hereinabove Referred To

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IN WITNESS WHEREOF, the Parties herein have hereunto set and subscribed their respective hands on the day and the year herein above written.

SIGNED AND DELIVERED by the  
Within named 'Sellers'

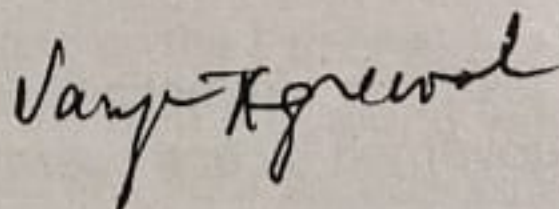
1) Jaideep Pantvaidya  
PAN ABZPP7291G

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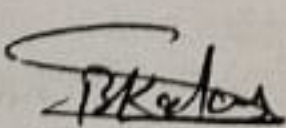
2) Nikki Pantvaidya  
PAN AEFPP2591C

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In the presence of

1. SANJEEV AGRAWAL 

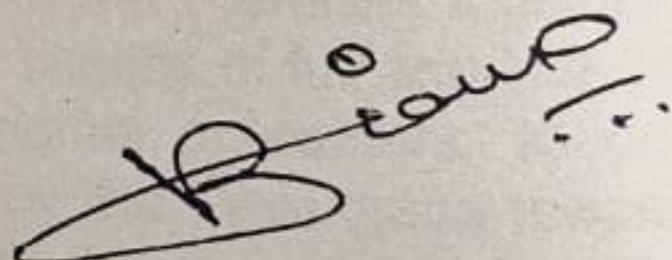


2. Sachin Kalam 

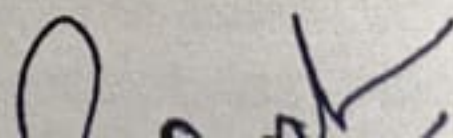
SIGNED AND DELIVERED by the  
Within named 'Purchasers'

1) Vijay Biwalkar  
PAN AAIPB3804F





2) Roocha Biwalkar





- (xi) The **Sellers** have paid all the out goings like Property Tax, Society Maintenance Charges, Electricity charges etc which is due and payable as on date. The **Sellers** have also paid in full all the taxes, including Service Tax, Value Added Taxes, Goods & Services Tax, Tax Deducted at Source etc. and all or any interest on the above to the Developer till date on or before taking over the possession of the said Flat from the Developer.
- (xii) The **Sellers** have good, clear and marketable title, free from all encumbrances of any nature whatsoever of the said Premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage, or otherwise howsoever outstanding against The **Sellers** and/ or against the said Premises or any part thereof.
- (xiii) The **Sellers** are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, or under any other statute from disposing of the said premises or any part thereof in the manner stated in this Sale Deed.
- (xiv) The **Sellers** have not done any act, deed, matter or thing whereby they are prevented from entering into this Sale Deed on the various terms and conditions stated herein in favour of the **Purchasers** and the **Sellers** have all the right, title and interest to enter into this Sale Deed with the **Purchasers** on the various term and conditions as stated herein.

The **Purchasers** have represented to the **Sellers** that:

- (i) The **Purchasers** have expressed interest in purchasing the said Flat.
- (ii) The **Purchasers** have verified the title documents provided by the **Sellers** and have satisfied themselves that the title documents establish the unencumbered ownership of the **Sellers** on the said Premises
- (iii) The **Purchasers** have offered to purchase the said Premises and rights, title and interest in and upon the said Premises together with the benefits of the membership, in the said shares of the said Premises of the said society or advance/ unutilized advances paid by the **Sellers** for the said Premises at and for a total Consideration of **Rs. 3,55,00,000/- (Rupees Three Crores Fifty-five lakhs only)**.

AND WHEREAS based on the representations made by the **Purchasers** and the **Sellers** the Parties have agreed to the terms and conditions of the said Sale Deed into writing as follows:

AND NOW THEREFORE THIS SALE DEED WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

- The Recitals hereinabove shall form an integral part of the Sale Deed.
- The **Sellers** on their own accord and intent have decided to sell the Premises on **Ownership Basis** and agreed to sell, transfer and assign the said Premises to the **Purchasers**, and the **Purchasers** have agreed to purchase the same from the **Sellers** after having satisfactorily verified for the said Flat to be free from all encumbrances and reasonable doubts at and for a **total consideration amount of Rs.3,55,00,000/- (Rupees Three Crores Fifty-five lakhs only)**.
- The **Sellers** have agreed to sell, transfer and assign and the **Purchasers** have agreed to acquire the interest of the seller in the said flat and the said shares along with all deposits including sinking fund, repairs fund, corpus, etc. and all common amenities which the seller is entitled to as a member of the said society for a total consideration of **Rs.3,55,00,000/- (Rupees Three Crores Fifty-five lakhs only)**.
- The **Purchasers** have paid the total consideration amount of **Rs.3,55,00,000/- (Rupees Three Crores Fifty-five lakhs only)** in equal proportion in the name of each of the **Sellers** viz. 1) Jaideep Pantvaidya and Nikki Pantvaidya in respect of the said Premises to the **Sellers** and the **Sellers** hereby admits and acknowledges the receipt of the same at the end of this Sale Deed, and as the part of this Sale Deed.



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5. That the **Purchasers** have deducted **Rs.3,55,000/- (Rupees Three Lakh Fifty Thousand Only)**, 1% of the total consideration amount of **Rs.3,55,00,000/- (Rupees Three Crores Fifty-Five Lakhs only)** as Tax Deducted at Source (TDS) as per the Income Tax Act, 1961 and the same will be deposited in the Government treasury before the due date and copy of the challan shall be given to the **Sellers** in respect to the said Premises. **The actual balance after deducting TDS amount, payable to the Sellers shall be Rs.3,51,45,000/- (Rupees Three Crores Fifty-one Lakhs Forty-five Thousand only).**
6. The **Sellers** agrees to hand over the quiet, vacant and peaceful possession of the said Premises on or before the 13<sup>th</sup> Aug 2022 against receipt of the entire consideration of **Rs.3,55,00,000/- (Rupees Three Crores Fifty-Five Lakhs only)** including TDS of **Rs.3,55,000/- (Rupees Three Lakh Fifty Thousand Only)** which the **Purchasers** have consented to.
7. It is agreed between the Parties that they shall make themselves available to admit execution of the Sale Deed at a mutually agreed date at the office of the Sub-Registrar of Assurances, Borivali at Goregaon/Borivali office.
8. The **Sellers**, upon receipt of full and final amount of consideration, shall have no claim, rights, title, interest, demand or charge of whatsoever nature in or upon the said Premises through themselves or through their heirs, predecessors in title. The **Purchasers** hereafter shall do all the needful in respect of the said Premises to secure their title to the said Premises along with membership of Society and The **Sellers** shall keep the **Purchasers** indemnified from all the liabilities and/ or claim against the said Premises up to the date of the registration of this agreement.
9. In consideration of the receipt of the full payment as per clause (3) hereinabove, the **Sellers** agree, confirm and declare that the **Purchasers** shall with effect from the day of receipt of full and final payment made by the **Purchasers** to the **Sellers** at all times enjoy the possession and occupation of the said Flat along with Two (2) Covered Car Parking Space Nos. Fr-854 & Fr-855 on 6th stilt floor as absolute and rightful owners/ occupiers thereof without any interruption, interference, hindrance, disturbance, lien, charge, interest, demand or claim whatsoever by the **Sellers** or any person/s lawfully and/or claiming through them individually or under trust for the **Sellers**. The **Sellers** shall handover peaceful and vacant possession of the Premises together with all keys immediately as on the date set in clause 6 upon receipts of full and final payments. The **Sellers** shall also hand over their previous original agreement, all original Parking Allotment letters, all the original receipts issued by the Developers towards payment of various amounts by which they acquired the said Premises, possession letter, last society maintenance charges receipt, last property tax payment receipt, last paid electricity bill and anything to the title of the Premises for the purpose of their record.



10. The **Purchasers** agree to refund any excess payments made by the **Sellers** towards the service tax, society maintenance charges and the utility companies beyond the date of handover of peaceful and vacant possession of the said Flat as mentioned in clause 6.
11. The **Sellers** and the **Purchasers** shall make necessary application as contemplated under society bye laws. The **Sellers** will also give the necessary resignation of the membership etc. in order to effectuate the legal transfer of the said Premises and also transfer of the share certificate in the name of the **Purchasers** and obtain the necessary sanction as per the bye laws, rules and regulations of the society. The **Sellers** and The **Purchasers** shall also make application to admit the **Purchasers** as member under bye laws.

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12. The **Sellers** hereby state, declare and confirm that the **Purchasers** shall be entitled to get transferred the electricity meter installed in the said Premises to their name and the **Sellers** shall, if required give them fullest co-operation in that regard.
13. The **Purchasers**, after taking possession of the said Premises, shall be entitled to have hold on the occupation and use of the said Premises and benefit for themselves, their heirs, executors, successors or assigns forever without any claim charges interest demand or lien of the **Sellers** or any person on its behalf or who may claim through it or in trust for it. The **Purchasers** are liable to pay the taxes, assessments, charges, duties or demands made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said Premises from the date of receipt of peaceful possession from the **Sellers** of the said Premises.

14. The **Sellers** and **Purchasers** would be given on
15. Upon receipt of... duly observe and... as may be in force
16. The **Sellers** shall... upon the said... unaccounted till... **Purchasers**.
17. The **Purchasers**... towards the main... handover of the
16. Transfer fees by **Sellers** and **Purchasers**
17. The **Sellers** here... charges levied by... authority till the... the said flat to the
18. The **Sellers** further... aforesaid Premises... Cooperative Society
19. This Sale Deed... implementation
20. The transaction... Mumbai.

# Sale Deed

This Sale Deed is made and entered into at Mumbai, on this 1st day of Aug 2022, BETWEEN

1) Jaideep Pantvaidya, aged 50 years, PAN ABZPP7291G, Aadhar No 5432-3561-2493 and 2) Nikki Pantvaidya, aged 50 years PAN AEFPP2591C, and Aadhar No 6935-7929-2703, both adult, Indian Inhabitants residing at Flat No. C-1203 DB Woods Cooperative Housing Society Limited, Krishna Vatika Marg, Near Gokuldharm Mandir, Goregaon East, Mumbai 400063, and lawful Owners of Flat No. C-1203 DB Woods Cooperative Housing Society Limited, Krishna Vatika Marg, Near Gokuldharm Mandir, Goregaon East, Mumbai 400063, hereinafter referred to as the 'Sellers' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the FIRST PART.

AND

1) Vijay Biwalkar, aged 59 years, PAN AAIPB3804F, Aadhar No 7544-7802-3168 and 2) Roocha Biwalkar, aged 54 years, PAN AAIPB3805E, Aadhar No 2112-3853-0500 both adult, Indian Inhabitants residing at Flat No. B-3904, DB Woods Cooperative Housing Society Limited, Krishna Vatika Marg, Near Gokuldharm Mandir, Goregaon East, Mumbai 400063, hereinafter collectively referred to as the 'Purchasers' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the SECOND PART.

The Sellers and the Purchasers are hereinafter collectively referred to individually referred to as "Party".

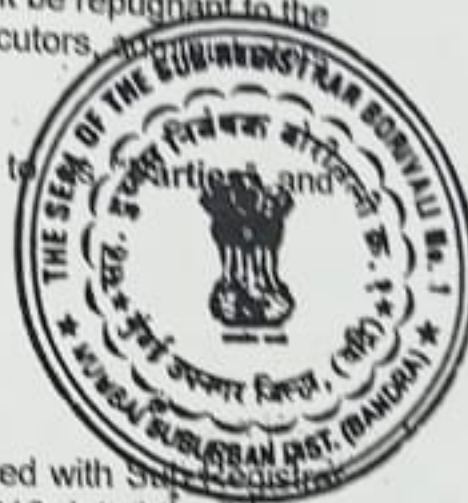
## WHEREAS

The Sellers represent and declare as follows:

a) Pursuant to an Agreement to Sell dated the 9th Sep 2010 registered with Sub Registrar of Assurances, Borivali IV Mumbai vide Registration No. 09088-2010 dated the 9th Sep 2010 made and entered into between the said erstwhile M/s. Gokuldharm Real Estate Development Company Private Limited, now amalgamated with M/s DB Realty Limited a company registered under the companies act, 1956 now having its registered office at DB Central, Maulaha Azad Road, Rangwala Compound, Jacob Circle, Mumbai 400011, therein referred to as the "Developers" of the One Part and 1) Jaideep Pantvaidya and 2) Nikki Pantvaidya therein referred to as the "Flat Purchasers" of the Other Part. The said erstwhile M/s. Gokuldharm Real Estate Development Company Private Limited now amalgamated with M/s DB Realty Ltd, agreed to sell and the said 1) Jaideep Pantvaidya and 2) Nikki Pantvaidya agreed to purchase and accordingly purchased a residential premises bearing Flat No. C-1203, admeasuring 98.77 sq.mtrs. carpet area (including balconies, niches, flower beds etc.) of the said Building erstwhile known as "ORCHID WOODS" now known as DB Woods Cooperative Housing Society Limited, Krishna Vatika Marg, Near Gokuldharm Mandir, Goregaon East, Mumbai - 400063 (hereinafter referred to as the 'said Flat') and more particularly described in the Schedule hereunder, and further by virtue of Possession letter dated the 19th Jun 2015 the Developer allotted Two (2) Covered Car Parking Space nos FR-854 & FR-855 on 6th stilt floor with all the rights, title and interest and benefits and on the terms and conditions and at the consideration mentioned therein on Ownership basis;

b) And in the terms of the said Agreement to Sell dated the 9th Sep 2010, the said Jaideep Pantvaidya and Nikki Pantvaidya having paid the entire agreed consideration for the said flat to the Developers viz. erstwhile M/s. Gokuldharm Real Estate Development Company Private Limited, now amalgamated with M/s DB Realty Limited and were put in possession of the said flat.

c) By virtue of the abovesaid facts, the Sellers herein are absolutely well and sufficiently entitled to the said flat with clear and marketable title free from all encumbrances to the said Flat No. 1203, C Wing, admeasuring 98.77 sq. meter carpet area, (inclusive of balconies, niches, flower beds etc.) at DB Woods Cooperative Housing Society Limited, Gokuldharm, Goregaon (East), Mumbai - 400063 along with two (2) Covered Car Parking Space Nos. FR-854 & FR-855 on the 6th stilt floor.



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- d) The unit holders of the said building formed and registered the Cooperative Society in the name and style of DB Woods Cooperative Housing Society Limited, and the same is registered on 9th January, 2017 vide registration No. MUM/WP/HSG/TC/15686/2016-17/Year 2017.
- e) The **Sellers** by virtue of holding the said Premises, are holding 20 shares of Rs 50/- each bearing distinctive Nos. **08561 to 08580** represented by **Share Certificate No. 429** issued on the 1st July 2018 by the said Society i.e. DB Woods Cooperative Housing Society Limited, hereinafter referred to as "**Said Shares**" of the Society.
- f) The said flat and the said shares are hereinafter collectively referred to as the "**Said Premises**".
- g) The **Sellers** state and declare that the said consideration and obligation towards the developers has been discharged and no further payments or installments are due to them.
- h) The **Sellers** have clear and marketable title in respect of the said Premises and thus the **Sellers** are well and sufficiently entitled to the said Premises and have absolute right, authority and power to hold, occupy and deal with and dispose off the said Premises and every part thereof to any third party and no other person/s has/have right, title interest in the said flat.

The **Sellers** have represented to the **Purchasers** that:

- (i) They are absolute and lawful owners of the said Premises and are the bonafide members of the said society and no other person(s) has/ have right, title or interest in the said Premises and they are well and sufficiently entitled to deal with and/ or dispose of the said Premises.

- (ii) There are no suits, recovery proceedings or notices, litigations, civil or criminal or any other proceeding or demand notices pending as against the **Sellers** affecting the stability and title of the said Premises.



The **Sellers** hold full right and absolute authority to sell, transfer, assign and convey the said flat to any person of their own choice.

That there are no other additional or further agreement whether oral or in writing or otherwise as recited hereinabove. It is expressly agreed that all the terms of the said Agreements to the extent the same are not contrary to terms mentioned herein shall be recorded verbatim in this Sale Deed. In the event of any contradiction in the terms of the agreements, then the terms of this present Sale Deed shall prevail.

- (v) The **Sellers** have paid all the necessary charges of any nature whatsoever in respect of the said Premises and the **Sellers** have not received any notice from any statutory body or authority asking for the payment of any nature whatsoever for the said Premises.

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- (vi) The **Sellers** have represented to the **Purchasers** that there are no pending proceedings related to them under the provisions of the Indian Income Tax Act, 1961; and which the **Purchasers** have verified and satisfied themselves of.

- (vii) The **Sellers** have/ had not received any notice either from the Municipal Corporation and/ or from and other statutory body or authority regarding the requisition and/ or acquisition of the said Premises.

- (viii) The **Sellers** have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy or encumbrance or any other rights of the like nature in the said Premises and have not dealt with or disposed of the said Premises in any manner whatsoever.

- (ix) The said flat is unencumbered and free from any mortgage, charge, lien or is not subject matter of any litigation under any laws in force.

- (x) The **Sellers** have obtained the No Objection Certificate (NOC) dated 18 Jul 2022 from the Society for the sale of said flat in the name of the **Purchasers**.