

Receipt (pavti)

514/19728

Tuesday, November 21, 2023

10:39 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 21327 दिनांक: 21/11/2023

गावाचे नाव: मोगरा

दस्तऐवजाचा अनुक्रमांक: बदर18-19728-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: विलास विठ्ठल पवार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण:

रु. 30740.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:59 AM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

सह. दुय्यम निरीक्षक, अधीक. ७
मुंबई नगरपालिका

वाजार मूल्य: रु.8910448 /-

मोवदला रु.9000000/-

भरलेले मुद्रांक शुल्क : रु. 540000/-

1) देयकाचा प्रकार: DHC रकम: रु.740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123206412979 दिनांक: 21/11/2023

वर्केचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011122882202324E दिनांक: 21/11/2023

वर्केचे नाव व पत्ता:

[Handwritten Signature]

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

21/11/2023

1/1

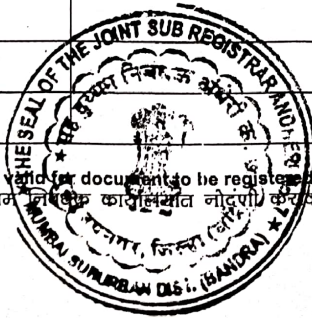


CHALLAN
MTR Form Number-6



MH011122882202324E		BARCODE		Date	19/11/2023-17:01:36	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(If Applicable)		AJQPP1148M			
Name BDR18 __JT SUB REGISTRAR ANDHERI 7		Full Name		MR VILAS PAWAR, AMOL PAWAR AND SWAPNALI PAWAR			
Location MUMBAI		Flat/Block No.		FLAT NO A 604, 6TH FLOOR, DHAWALGIRI			
2023-2024 One Time		Premises/Building		CHSL			
Account Head Details		Amount In Rs.					
045501 Stamp Duty		540000.00		Road/Street			
063301 Registration Fee		30000.00		SHER E PUNJAB, DATTA JAGDAMBA MANDIR ROAD			
				Area/Locality			
				ANDHERI EAST MUMBAI			
				Town/City/District			
				PIN			
				4 0 0 0 9 3			
				Remarks (If Any)			
				PAN2=AAHPO6272F--SecondPartyName=SANJAY OKATE, PRADNYA SALPE AND SEEMA AANGARE-			
				Amount In			
				Five Lakh Seventy Thousand Rupees Only			
		5,70,000.00		Words			
Bank Details		BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		0220229202311905152 160040722	
Cheque/DD No.		Bank Date		RBI Date		19/11/2023-17:01:36 Not Verified with RBI	
Branch		Bank-Branch		BANK OF INDIA			
Branch		Scroll No. , Date		Not Verified with Scroll			

बदर - १८
१९०२८ २ ३०
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Document ID :
- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9930795934
चलन फॉर्म दुर्यंत नोंदणी कार्यालयीन नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू

Handwritten signatures and names:
Bhar
Bhawan

Handwritten signatures and names:
S. J. Okate
सो. प्रशा. प्र. सलपे
श्रीमा ओगरे
कि. वि. शे. शे. शे.

CHALLAN
MTR Form Number-6



V MH011122882202324E	BARCODE	Date 19/11/2023-17:01:36	Form ID 25 2
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Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	AJQPP1148M	
Account Name BDR18 __JT SUB REGISTRAR ANDHERI 7	Full Name	MR VILAS PAWAR, AMOL PAWAR AND SWAPNALI PAWAR	
City MUMBAI	Flat/Block No.	FLAT NO A 604, 6TH FLOOR, DHAWALGIRI	
2023-2024 One Time	Premises/Building	CHSL	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
1045501 Stamp Duty	540000.00	SHER E PUNJAB, DATTA JAGDAMBA MANDIR ROAD	ANDHERI EAST MUMBAI		4 0 0 0 9 3
063301 Registration Fee	30000.00				

Remarks (If Any)	
PAN2=AAHPO6272F--SecondPartyName=SANJAY OKATE, PRADNYA SALPE AND SEEMA AANGARE~	

Amount In	Five Lakh Seventy Thousand Rupees Only
Words	
5,70,000.00	

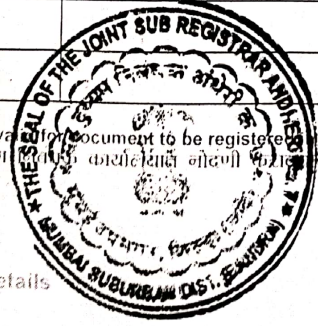
Bank Details BANK OF INDIA	FOR USE IN RECEIVING BANK
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Cheque-DD Details		Bank CIN	Ref. No.	02202292023111905152	160040722
Cheque/DD No.		Bank Date	RBI Date	19/11/2023-17:02:41	Not Verified with RBI
Branch of Bank		Bank-Branch	BANK OF INDIA		
Branch of Branch		Scroll No. . Date	187 , 20/11/2023		

Document ID : This challan is valid for document to be registered at Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9930795934

Defaced Details

Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
(IS)-514-19728	0005854379202324	21/11/2023-10:39:40	IGR555	30000 00



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चदर - १८		
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Mumbai on this 21st day of NOVEMBER, 2023 BETWEEN **MR.SANJAY DATTARAM OKATE** having PAN AAHPO6272F, **MRS.PRADNYA PRABHAKAR SALPE** having PAN DLAPS4110R, **MRS.SEEMA SANJAY AANGARE** having PAN AOJPA8348A, all legal heirs of the deceased and late (MR.DATTARAM BUDHAJI OKATE & MRS.LAXMI DATTARAM OKATE) & **SMT.VIDYA VIJAY OKATE** (wife of late Mr.Vijay Dattaram Okate-legal heir) having PAN ADSP01307K all adults, Indian inhabitants having their present address at Dhawalgiri Co-operative Housing Society Limited, Flat no: A/604, Plot no: 19-20, Datta Jagdamba Mandir Road, Sher-E-Punjab, Andheri East, Mumbai 400 093, hereinafter called 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 **ONE PART**;

AND

MR.VILAS VITHAL PAWAR, having PAN AJQPP1148M, **MR.AMOL VILAS PAWAR** having PAN BQWPP9775L, AND **MRS.SWAPNALI AMOL PAWAR** having PAN CEXP83909Q all adults, Indian inhabitants, hereinafter referred to as the **PURCHASERS** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**;



WHEREAS vide Allotment Letter Ref no: SEP/1136/85 dated 07-08-1985, **MR.DATTARAM BUDHAJI OKATE & MRS.LAXMI DATTARAM OKATE** herein being the Original (Allotters) had acquired the said flat no: 604, 6th floor, "A" Wing, Bldg no.2, Dhawalgiri, Plot no: 19-20, Datta Jagdamba Mandir Road, Sher-e-Punjab Andheri East. Mumbai 400 093, from **SHER-E-PUNJAB CO-OPERATIVE HOUSING SOCIETY LIMITED** a society having registered no: B/4529 under the provisions of the Maharashtra Co-operative Act 1960 (Maharashtra Act XXIV of 1961) under the law, and having its registered office at Mahakali Caves Road Andheri East, Mumbai 400 093.

AND WHEREAS THE SELLERS have absolutely seized and possessed, transferred of and well, and are completely entitled to the said Flat No: A-604, 6th Floor, of Dhawalgiri Co-operative Housing Society Limited, Plot no: 19-20, Datta Jagdamba Mandir Road, Sher-E-Punjab, Andheri East, Mumbai 400 093, admeasuring approximately 600 Sq.ft Builtup area, situated at Mahakali Caves Road, Andheri East, Mumbai 400 093, having CTS NO: 368/300 being the plot of the layout plots 19-20 admeasuring in aggregates _____ Sq.Mtrs and their about Village Mogra, Taluka Andheri, in Registration District Bandra Bombay Suburban District, Mahakali Caves Road, Andheri East Mumbai 400 093. (hereinafter referred to as "THE SAID FLAT").

AND WHEREAS A CO-OPERATIVE SOCIETY under the name of DHAWALGIRI Co-operative Housing Society Limited is already formed and registered in respect of the said society under the Maharashtra Co-operative Societies Act, 1960 (Maharashtra)Act XXIV of 1961 under the REG NO. M.U.M/W.-KE/HSG/(TC) 16317-2021-22/YEAR 2022.

The SELLERS herein are members of DHAWALGIRI Co-operative Housing Society Limited, and are holding 10 (Ten) fully paid up shares of RS 50/- (Rupees fifty only) each, bearing Share Certificate No: 021 and Distinctive Share Numbers from 201 to 210 (both inclusive) with right to possess and acquire the said flat from the SELLERS on certain terms and conditions hereinafter appearing.

AND WHEREAS the parties hereto desire that the terms and conditions and covenants be reduced to writing as follows:

शुद्ध - २८	१२०२८
AND WHEREAS	३०
covenants be reduced to writing as follows:	३०२३

(Handwritten signatures and notes in Marathi)

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED DECLARED, RECORDED AND CONFIRMED BY AND BETWEEN BOTH THE PARTIES HERETO AS FOLLOWS:

The SELLERS shall sell and transfer to the PURCHASERS and the PURCHASERS shall purchase and acquire from the SELLERS the 10 (Ten) fully paid up shares of Rs 50/- (Rupees fifty only) each held by the SELLERS bearing Share Certificate No.021 and Distinctive Shares Nos. : 201 to 210 (both inclusive) of the said property; Flat No: A-604, Sixth Floor, of Dhawalgiri Co-operative Housing Society Limited, Plot no:19-20, Datta Jagdamba Mandir Road, Sher-E-Punjab, Andheri East, Mumbai 400 093. Admeasuring approximately 600 Sq.ft Builtup up area.

1) The said property hereby is believed to be sold for a total consideration of **RS.90,00,000/- (Rupees Ninety Lakhs only)** and shall be taken to be correctly described in the first schedule here under written, and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but at the same such mis-statement, error or omission will always be subject to correction by both the parties hereto.

RS 2,00,000/- (Rupees Two Lakhs Only) paid by the PURCHASERS to the SELLERS as Token Amount.
 10,00,000/- (Rupees Thirty Lakhs Only) paid as part payment.
 35,10,000/- (Rupees Thirty Five Lakhs Ten Thousand Only) paid as part payment.

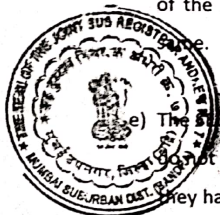
d) RS 22,00,000/- (Rupees Twenty Two Lakhs Only) balance amount to be paid to the SELLERS towards full and final payment within 30 days, on Registration of the Agreement for Sale, by obtaining loan from Bank/financial institution.
 e) RS 90,000/- Deduction @ 1% TDS.

शुद्ध - २८	१२०२८
balance amount to be paid to the SELLERS towards full and final payment within 30 days, on	३०
Registration of the Agreement for Sale, by obtaining loan from	३०२३

(Handwritten signatures and notes in Marathi)

4)

- 2) The SELLERS hereby declare :
- a) That SELLERS shall pay maintenance and other charges to the said society or any other concerned authority till the date of handing over the possession to the PURCHASERS.
 - b) That there is no other attachment and/or prohibitory order by any government and/or local authority or any injunction by any court restraining them from sale or transferring of the said flat and thus, they have got the clear and marketable title of the said flat and the said flat is not subject to any litigation in any court of law.
 - c) The SELLERS are not restricted either by Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, ULC Act or any other statute from disposing of the said flat or any part thereof in the manner stated in this agreement.
 - d) The SELLERS hereby undertake to render their fullest co-operation for legal, full, perfect and effectual transfer to the said flat as well as the said Electricity Meter No. 10527425 having CA No: 100337287, in favor of the PURCHASERS and observe all the necessary procedures for the



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The SELLERS state that except the aforesaid documents and papers, they do not possess any other document of title in respect of the said flat nor they have deposited or pledged the same with any one and as such they undertake to indemnify and keep indemnified the PURCHASERS.

f) The SELLERS amongst one Mrs. Vidya Vijay Okate (wife of late Mr. Vijay Dattaram Okate-legal heir) solemnly declare that her children Mr. Ravindra Vijay Okate having PAN AGQP08775Q and Ms. Vinaya Vijay Okate having PAN AFM04080K both adults, Indian inhabitants duly present as confirming parties to the sale of the above mentioned flat, both agree that they shall have no claim in the above said mentioned

[Handwritten signatures and names: S. D. Okate, Mr. Prakash Pr. Samode, Mr. Vinay Okate, Mr. Ravindra Okate]

5)

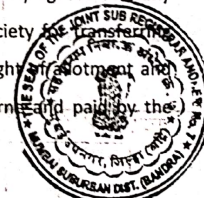
- g) flat anytime in the near future and also agree to be present at the time of registration and also sign as witnesses on the Agreement for Sale.
- h) The SELLERS will clear all dues, maintenance as well as electricity Charges, Cable TV Charges, Mahanagar Gas Ltd Charges, Parking Charges up to the date of handing over possession of the said flat to the purchasers and on receiving

possession of the said flat all above expenses will be borne by the PURCHASERS on their own.

3) The SELLERS agree and undertake to indemnify the PURCHASERS in future against all expenses, claims, charges, suits, suit demands and losses of whatsoever nature for the period till the date of this Agreement and handing over the possession of the said flat, which may hereinafter be brought against the said flat and to make good such losses suffered and/or to be suffered by the PURCHASERS on/or after the execution of these presents if any declaration in Clause No:2 above is proved incorrect.

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4. The SELLERS shall transfer all rights, title, benefit and interest in the shares of the society held by the SELLERS together with the right of allotment and possession of the said flat in favor of the PURCHASERS on receipt of full and final payment. It is hereby expressly agreed that any charges, fees, premium demanded by the said society in respect of the shares held by the SELLERS together with a right of allotment and possession of the said flat, the same shall be borne and paid by the SELLERS and the PURCHASERS jointly and equally.



5. The SELLERS hereby agree to sign all transfer forms, applications, papers, documents, agreements, notices etc, for effectual transfer of the said flat in favour of the PURCHASERS and for this purpose the SELLERS hereby further agree to attend the OFFICE OF SUB-REGISTRAR

[Handwritten signatures and names: S. D. Okate, Mr. Prakash Pr. Samode, Mr. Vinay Okate, Mr. Ravindra Okate]

at Mumbai, sign and admit the execution of these presents lodged or to be lodged for registration by the PURCHASERS.

6. It is hereby expressly agreed upon that the Registration fees and other expenses payable for lodging this Agreement for Registration with the Sub-Registrar of Assurance at Mumbai and the Stamp Duty payable under the newly amended Mumbai Stamp Act, the same shall be borne and paid by the PURCHASERS alone.

7. On receipt of full and final payment the SELLERS shall surrender, relinquish and release all their rights, title, interest, benefit and claims in respect of the said flat in favor of the PURCHASERS and the SELLERS undertake not to claim any such right, title, interest, benefit in respect of the said flat in future also.

8. On receipt of full and final payment the SELLERS hereby declare that henceforth the PURCHASERS shall become full and complete owner in all respects of the said flat and the SELLERS or their family members or relatives or legal heirs or administrators or any assigns shall never interfere with the PURCHASERS in respect of the said flat.



The SELLERS shall deliver to the PURCHASERS the Original Allotment letter, along with Original paid receipts for transfer if any, Original Share Certificate, and receipt of full and final payment from the PURCHASERS. The SELLERS shall also obtain the necessary NOC (No Objection Certificate) from the said society, and other Relevant Documents pertaining to the said flat; Copy of IOD/CC OR Occupancy Certificate (OC), along with Copy of Property Registration Card, Latest BMC Assessment Copy, and Copy of Society Registration Certificate, prior to the date of registration of Agreement for Sale.

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प्राथमिक	90027
संश्लेषण	30

Handwritten signatures and notes in Marathi, including 'स.प. ओकरे' and 'श्री. प्रकाश'.

10. The PURCHASERS agree to become the members of the said DHAWALGIRI CO-OPERATIVE HOUSING SOCIETY LIMITED and also agree and undertake to abide by the bylaws of the said society and hereby also agree and undertake to pay to the above mentioned said Society their share of the maintenance charges of the said flat, regularly from the date of taking possession of the said flat.

11. In case this agreement is cancelled for whatsoever reason, on or before of the final payment of the agreed amount by the Purchasers, then the SELLERS shall refund to the PURCHASERS all the amount received from the PURCHASERS within 30 days from the date of cancellation of this agreement.

12. The SELLERS and PURCHASERS hereby have declared and confirmed that they have understood all the contents and clauses of this agreement in the languages which they understand, from the translator before signing of this agreement and by signing this agreement they have accepted and agreed all the clauses of this agreement.

बंदर - १	१२	१३	३०
अग्रीव	१२	१३	३०
संश्लेषण	१२	१३	३०

THE FIRST SCHEDULE ABOVE-REFERRED TO

Flat No: A-604, 6th Floor, of Dhawalgiri Co-operative Housing Society

admeasuring approximately 600 Sq.ft Builtup area, with Lift, situated at Plot no: 19-20, Datta Jagdamba Mandir Road, Sher-E-Punjab, Andheri East, Mumbai 400 093, having CTS No: 368/300 being the plot of the layout admeasuring in aggregates Sq.Mtrs and their about Village Mogra, Taluka Andheri, in Registration District Bandra of Mumbai City and Mumbai Suburban.



Handwritten signatures and notes in Marathi, including 'स.प. ओकरे' and 'श्री. प्रकाश'.



बंदर - १८
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WITNESS WHEREOF THE PARTIES HERETO have hereunto set and subscribed their respected hands and seals to this present on this 21st day of November 2023.

SIGNED AND DELIVERED

By the within named the SELLERS

MR.SANJAY DATTARAM OKATE

MRS.PRADNYA PRABHAKAR SALPE

MRS.SEEMA SANJAY AANGARE

SMT.VIDYA VIJAY OKATE

In the presence of
१) वि. वि. ओकटे Okate
२) शक्ति वि ओकटे R.V. Okate.
SIGNED AND DELIVERED

By the within named the PURCHASERS

MR.VILAS VITHAL PAWAR

MR.AMOL VILAS PAWAR

MRS.SWAPNALI AMOL PAWAR

In the presence of
१) वि. वि. ओकटे Okate
२) शक्ति वि ओकटे R.V. Okate.



9)

बंदर - १८
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RECEIPT

Received with thanks from MR.VILAS VITHAL PAWAR, MR.AMOL VILAS PAWAR AND MRS.SWAPNALI AMOL PAWAR a sum of RS 32,00,000/- (Rupees Thirty Two Lakhs Only) as part payment against total consideration of RS 90,00,000/- (RS Ninety Lakhs Only) for sale of Flat No: A-604, Sixth Floor, of Dhawalgiri Co-operative Housing Society Limited, Plot no: 19-20, Datta Jagdamba Mandir Road, Sher-E-Punjab, Andheri East, Mumbai 400 093, Vide Cheques as follows :

Cheque No / Transfer	Dated	Drawee Bank	Amount(RS)	In Favor of
1 171607	18-08-2023	Bank of Baroda	50,000/-	MR.SANJAY DATTARAM OKATE
RTGS 583656351	20-11-2023	Bank of Baroda	7,50,000/-	MR.SANJAY DATTARAM OKATE
2 171611	19-08-2023	Bank of Baroda	50,000/-	MRS.PRADNYA PRABHAKAR SALPE
RTGS 546519080	31-08-2023	Bank of Baroda	5,00,000/-	MRS.PRADNYA PRABHAKAR SALPE
RTGS 523941692	26-09-2023	Bank of Baroda	2,50,000/-	MRS.PRADNYA PRABHAKAR SALPE
3 171609	18-08-2023	Bank of Baroda	50,000/-	MRS.SEEMA SANJAY AANGARE
RTGS 546520031	31-08-2023	Bank of Baroda	5,00,000/-	MRS.SEEMA SANJAY AANGARE
RTGS 523269335	26-09-2023	Bank of Baroda	2,50,000/-	MRS.SEEMA SANJAY AANGARE
4 171610	18-08-2023	Bank of Baroda	50,000/-	SMT.VIDYA VIJAY OKATE
RTGS 546444369	31-08-2023	Bank of Baroda	5,00,000/-	SMT.VIDYA VIJAY OKATE
RTGS 523103741	26-09-2023	Bank of Baroda	2,50,000/-	SMT.VIDYA VIJAY OKATE
Total Sum			32,00,000/-	

Witness

वि. वि. ओकटे Okate
शक्ति वि ओकटे R.V. Okate.



I SAY RECEIVED
RS. 32,00,000/-

(Rupees Thirty Two Lakhs Only)

MR.SANJAY DATTARAM OKATE

MRS.PRADNYA PRABHAKAR SALPE

MRS.SEEMA SANJAY AANGARE

SMT.VIDYA VIJAY OKATE

(SELLERS)

#	Cheque No. / (Transfer)	Dated	Drawee Bank	Amount (RS)	In Favor of
1	000043	20-11-2023	Bank of Baroda	8,77,500/-	MR.SANJAY DATTARAM OKATE
2	000040	20-11-2023	Bank of Baroda	8,77,500/-	MRS.PRADNYA PRABHAKAR SALPE
3	000042	20-11-2023	Bank of Baroda	8,77,500/-	MRS.SEEMA SANJAY AANGARE
4	000041	20-11-2023	Bank of Baroda	8,77,500/-	SMT.VIDYA VIJAY OKATE
TDS @ 1%				90,000/-	
Total Sum				36,00,000/-	

Witness
 वि.वि ओकटे Okate
 रवि वि ओकटे R.V.Okate



I SAY RECEIVED
 RS. 36,00,000/-
 (Rupees Thirty Six Lakhs Only)
 s-prokate
 MR.SANJAY DATTARAM OKATE
 श्री प्रजा प्रबलमे
 MRS.PRADNYA PRABHAKAR SALPE
 सीमा आंगरे
 MRS.SEEMA SANJAY AANGARE
 वि.वि ओकटे
 SMT.VIDYA VIJAY OKATE
 (SELLERS)

बदर - १८
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 २०२३



ता.पु.क्र./न.पु.मा.का. - १९४/२०२३
 मांगरा मालमत्ता संघ, मुंबई
 जिल्हा - मुंबई उपनगर जिल्हा
 शासनाचा दिस्त्या अकरच्या क्रमा पादयाय
 तराशेस अर्ज त्याच्या फेर तपसणीचे नियत वेळ

क्र.सं. न.	मालमत्ता संघ	संघ	धारणाकार	जिल्हा	मुंबई उपनगर जिल्हा
१९८१	७६०१९	क			
					[१००ची.मी. र.रू.७.१७ दि.१/१२/६५ पासून] [१०० ची.मी. र.रू.९.१७ दि.१/८/७९ पासून] [१००ची.मी र.रू.१८.२० दि. १/८/७९ पासून] १०० ची.मी. र.रू.५.१.६० दि. १/८/२००१ पासून

सही-xxx
 २१/०२/२३
 नि.वि.पु.अ.तथा न.पु.अ.क्र.४४

व्यवहार	खंड क्रमांक	नविन खर्क (धा) पट्टेदर(ध) किंवा धार (धा)	साक्षात्कृत
१०४/२००५ मा. अप्पर डीपिनलहाधिकारी मुंबई उपनगर यांचेकडील विनरोती आदेशा No. ADG/BN/D/८८६७ दि. १७/५/६६ क्र.मो.र.नं. १-७४/१-३-०५ व इकडील आदेशा क्र. न.पु.मोगरा/न.पु.क्र.३६८/३०१/०५ दि.१३/४/०५ अन्वये ७६०१९,६३बी.मी. निवासी प्रयोजनासाठी विनरोती आदेशाची नोंद घेतली. विनरोती धारा दिनांक १/१२/६५ पासून १००ची.मी. र.रू.७.१७			के रस्त्या क्र.१०६ घनने १३/४/०५ न.पु.अ.अंशेरी
१०४/२००५ शासन निर्णय महसूल व वनविभाग क्र.एन.ए.ए./१०८७/३५७०/एल.५३/नि-५ दिनांक २७/१/२००१ चे आदेशाप्रमाणे द.वि.रो. आकारणीची नोंद घेतली मुता १/८/२००१ ते ३१/७/२००६			के रस्त्या क्र.१०६ घनने १३/४/०५ न.पु.अ.अंशेरी



अर्ज क्रमांक..... २८९
 अर्ज स्वीकारल्याची तारीख: ११/११/२३
 नक्कल तयार केलेची तारीख: ३१/११/२३
 नक्कल दिलेची तारीख: २९/११/२३
 नक्कल तयार करणार: [Signature]
 नक्कल तपासणी करणार: [Signature]

एकूण नोंदी: ०१
 नक्कल शुल्क: १०
 एकूण शुल्क: ६२

सही नक्कल
 नगर भूतपत्रक अधिकारी
 मुंबई उपनगर जिल्हा

बदर - १८
 १९२८ १९ ३०
 २०२३

DHAWALGIRI CO-OP HOUSING SOC. LIMITED

Plot 19-20 Sher-e- Punjab Soc. Off. Mahakali Road Andheri East Mumbai-400093.

Dtd 23/10/20 23

To.

Mr. Sanjay Okte & Others


Flat No.604

Sub : NOC to sell Your Flat.

As requested by you we don't have any objection for the sale of your Flat subject to you clearing all Society dues and complying with all the legal formalities . Further you are also requested to introduce the prospective buyer to the committee before executing the sale Deed.

Thanks & Regards

For Dhawalgiri CHS Ltd


President/Secretary



बंदर - १८		
१९९२८	१९	३७
२०२३		



Share Certificate No. 21 Member Reg. No. 021

Share Certificate

DHAWALGIRI

Co-operative Housing Society Limited

REGD. NO.: MUM/W-KE/HSG/(TC) 16317-2021-22 / YEAR-2022
Plot No. 19-20, Datta Jagdamba Mandir Road, Sher-E-Punjab, Andheri (East) Mumbai - 400 093.

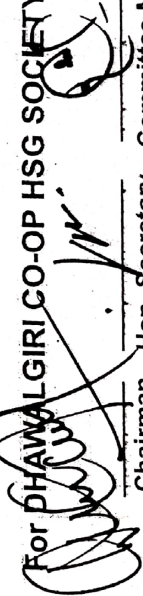
(AUTHORIZED SHARE CAPITAL RS. 1,00,000/- DIVIDED INTO 2000 SHARES OF RS. 50 EACH)

This is to certify that / Mr. / Mrs. / ~~Mrs.~~ **DATTARAM BUDHAJI OKATE & LAXMI**
DATTARAM OKATE
of **Mumbai** Shop No./ Flat No. **A - 604** is/ are the registered Holder of Ten
(10) Ordinary Shares from Distinctive No. **201** to **210** of Rupees Fifty each in the
DHAWALGIRI CO-OP HSG SOCIETY LTD. Andheri (East) Mumbai - 400 093.

Subject to the Bye - laws of said Society and that upon each of such Share the sum of
has been paid.

Common Seal of the said Society at Mumbai this 02th day of May 2022



For **DHAWALGIRI CO-OP HSG SOCIETY LTD**

Chairman Hon. Secretary Committee Member

बदर - १८		
१००२८	२२	३०
२०२३		



Sr. no. of Transfer	Managing Committee Meeting at which Transfer was Approved	To Whom Transferred	Regd. No. Of Transferor	Regd. No. Of Transferee	Authorised Signatory
	01-03-2023	MR. SAHITYA DATTARAM OKATE	021	045	Chairman Hon. Secretary Comm. Member
		MRS. PRADNYA PRABHAKAR SALPE			Chairman Hon. Secretary Comm. Member
		MRS. SEEMA SAHITYA AANGARE			Chairman Hon. Secretary Comm. Member
		SMT. VIJAYA VITAY OKATE			Chairman Hon. Secretary Comm. Member
2					Chairman Hon. Secretary Comm. Member
3					Chairman Hon. Secretary Comm. Member
4					Chairman Hon. Secretary Comm. Member
5					Chairman Hon. Secretary Comm. Member



बदर - १८
 १७०२८ २३ ३७
 २०२३

123 - 1234
 1234 - 1234



- : नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एमयुएम/डब्ल्यु-केई/एचएसजी/(टीसी)/२६३७७/२०२१-२२/सन-२०२२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

धवलगिरी को-ऑप, हौसिंग सोसायटी लि.,

प्लॉट नं. १९-२०, दत्त जगदंबा मंदिर रोड, शिरे पंजाव सोसायटी,

महाकाली रोड, अंधेरी (पुर्व) मुंबई - ४०० ०९३

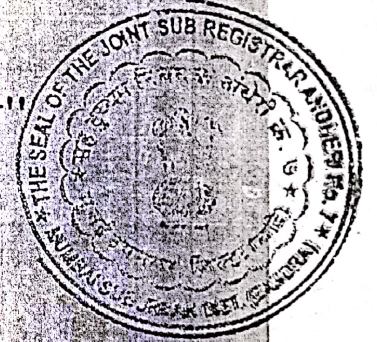
ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात आलेली आहे .

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे वर्गीकरण

असून उप-वर्गीकरण आहे.

"गृह निर्माण संस्था"

"भाडेकरु सहभागीदारी गृहनिर्माण संस्था"



साही

(संजय राजत)

मुद्रा

उपनिबंधक

गृहनिर्माण संस्था (के.पू.) विभाग
मुंबई



दिनांक :

३१/०९/२०२२

बंदर - १८

१९०२८	२४	३७
२०२३		

21/23, 10:38 AM

514/19728

बुधवार, 21 नोव्हेंबर 2023 10:40 म.पु.

दस्त गोषवारा भाग-1

बदर 18

दस्त क्रमांक: 19728/2023

दस्त क्रमांक: बदर 18 / 19728 / 2023

बाजार मूल्य: रु. 89,10,448/-

मोयदला: रु. 90,00,000/-

अमलेले मुद्रांक शुल्क: रु. 5,40,000/-

दु. नि. मह. दु. नि. बदर 18 यांचे कार्यालयात

पावती: 21327

पावती दिनांक: 21/11/2023

अ. क्र. 19728 बर दि. 21-11-2023

सादरकरणाचे नाव: विलास विठ्ठल पवार

वेळी 10:38 म.पु. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

दस्त हजर करणाऱ्याची मही:

एकुण: 30740.00

Joint S.R. Andheri-7

दुय्यम निबंधक, अंधेरी क्र. ७

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 21 / 11 / 2023 10 : 38 : 39 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 21 / 11 / 2023 10 : 39 : 25 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीत दाखल केलेला आहे. दस्तऐवज संपूर्ण मजकूर नियमादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदाप्रमाणे सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर खात्यातर्फे दस्त निव्यादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

S. P. K. K.

लिहून देणारे

सौ. प्रज्ञा प्र. शर्मा

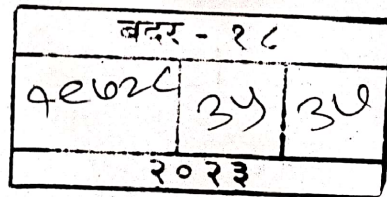
सीमा ओगरे

वि. वि. शर्मा

लिहून घेणारे

V. P. K. K.

S. P. K. K.



21/11/2023 10 50:08 AM

दस्त गोपवारा भाग-2

बदर 18
दस्त क्रमांक: 19728/2023

दस्त क्रमांक: बदर 18/19728/2023

करारनामा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव: संजय दत्ताराम ओकटे पत्ता: प्लॉट नं: ए / 604, माळा नं: 6 वा मजला, प्लॉट नं 19-20, इमारतीचे नाव: धवळगिरी को ऑप ही सोमा ली, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: शेर ए पंजाब योगायटी, दत्त जगदंबा मंदिर रोड, महाराष्ट्र, मुम्बई. पिन नंबर: AAHP06272F	लिहून देणार वय :-47 स्वाक्षरी:-	<i>S. D. O. K. A. T. E.</i>		
2	नाव: प्रजा प्रभाकर सालपे पत्ता: प्लॉट नं: 501, माळा नं: 5, इमारतीचे नाव: थरयू ग्रीन व्ह्यू कॉम्प्लेक्स, ब्लॉक नं: बोरीवली पूर्व मुंबई, रोड नं: संत ज्ञानेश्वर मार्ग, महाराष्ट्र, मुम्बई. पिन नंबर: DLAPS4110R	लिहून देणार वय :-58 स्वाक्षरी:-	<i>S. D. O. K. A. T. E.</i>		
3	नाव: सीमा संजय आंगरे पत्ता: प्लॉट नं: रूम नं 570, माळा नं: चाळ नं 72, इमारतीचे नाव: मोतीलाल नगर नं 3, ब्लॉक नं: गोरगाव पश्चिम मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुम्बई. पिन नंबर: AOJPAB348A	लिहून देणार वय :-45 स्वाक्षरी:-	<i>सीमा आंगरे</i>		
4	नाव: विद्या विजय ओकटे पत्ता: प्लॉट नं: 162, माळा नं: -, इमारतीचे नाव: ओकटे वाडी, ब्लॉक नं: कडवई, रोड नं: रवागिरी, महाराष्ट्र, रवागिरी. पिन नंबर: ADSP01307K	लिहून देणार वय :-49 स्वाक्षरी:-	<i>वि. वि. ओकटे</i>		
5	नाव: विलास विठ्ठल पवार पत्ता: प्लॉट नं: रूम नं 04, माळा नं: -, इमारतीचे नाव: वंदना निवास, मालपा डोंगरी नं 02, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: आझाद रोड, महाराष्ट्र, MUMBAI. पिन नंबर: AJQPP1148M	लिहून देणार वय :-57 स्वाक्षरी:-	<i>V. V. Pawar</i>		
6	नाव: अमोल विलास पवार पत्ता: प्लॉट नं: रूम नं 04, माळा नं: -, इमारतीचे नाव: वंदना निवास, मालपा डोंगरी नं 02, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: आझाद रोड, महाराष्ट्र, MUMBAI. पिन नंबर: BQWPP9775L	लिहून देणार वय :-30 स्वाक्षरी:-	<i>A. M. Pawar</i>		
7	नाव: स्वप्राची अमोल पवार पत्ता: प्लॉट नं: रूम नं 04, माळा नं: -, इमारतीचे नाव: वंदना निवास, मालपा डोंगरी नं 02, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: आझाद रोड, महाराष्ट्र, मुम्बई. पिन नंबर: CEXPB3909Q	लिहून देणार वय :-26 स्वाक्षरी:-	<i>S. P. Pawar</i>		

ग्रीन दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शेकडा क्र.3 ची वेळ: 21 / 11 / 2023 10 : 43 : 33 AM

बदर - १८
१९७२८ ३६ ३७
२०२३

नोंद:-

ग्राहील इसाम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवतात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी
1	नाव: श्रीकांत जाधव वय: 49 पत्ता: ऑफिस नं 103, पहिला मजला, रोज रेसिडेन्सी, दीक्षित रोड एक्सटेन्शन, विलेपार्ले पूर्व मुंबई पिन कोड: 400057	<i>Shrikanth</i>
2	नाव: रोहन डिकुञ्ज वय: 55 पत्ता: ग्री / 5, न्यू मालिनी को ऑप ही सोमा ली, मोरीप्राची केव्हर्स रोड, अंधेरी पूर्व मुंबई पिन कोड: 400093	<i>Rohan</i>



छायाचित्र	ठसा प्रमाणित

शिक्का क्र.4 ची वेळ: 21 / 11 / 2023 10 : 44 : 25 AM

शिक्का क्र.5 ची वेळ: 21 / 11 / 2023 10 : 49 : 54 AM नोंदणी पत्रक 1 मध्ये

21/11/2023

सूची क्र.2

दुय्यम निबंधक: मह.दु.नि. अंधेरी 7

दस्ता क्रमांक: 19728/2023

नोंदणी:

Regn:63m

गावाचे नाव: मोगरा

(1) विलेखाचा प्रकार करारनामा
 (2) मोवदला 9000000
 (3) वाजारभाव (भाडेपट्ट्याच्या यावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 8910448

(4) भू-मापन, पोट्टिस्मा व धरमक्रमांक (अमल्ल्याम)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन: मदनिका नं: मदनिका क्रं ए - 604, माळा नं: 6 वा मजला, ए. बिंग, प्लॉट नं 19-20, इमारतीचे नाव: धवलगिरी को ऑफ हौ सोमा ली, ब्लॉक नं: दन जगदंवा मंदिर रोड, अंधेरी पूर्व मुंबई 400093, रोड: शं ए पंजाब मोसायटी, ऑफ महाकाली रोड, इतर माहिती: मदनिका चे क्षेत्र 600 चॉरम फूट वांधीव. PUI: KE1010090270021 ((C.T.S. Number : 368/300 ;))

(5) क्षेत्रफळ

1) 55.76 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तावेज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्ल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:- संजय दत्ताराम ओकटे वय:-47; पत्ता:- प्लॉट नं: ए / 604, माळा नं: 6 वा मजला, प्लॉट नं 19-20, इमारतीचे नाव: धवलगिरी को ऑफ हौ सोमा ली, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: शं ए पंजाब मोसायटी, दन जगदंवा मंदिर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400093 फॅन नं:-AAHPO6272F
 2): नाव:- प्रजा प्रभाकर सलपे वय:-58; पत्ता:- प्लॉट नं: 501, माळा नं: 5, इमारतीचे नाव: शंयू ग्रीन व्ह्यू कॉम्प्लेक्स, ब्लॉक नं: बोरीवली पूर्व मुंबई, रोड नं: मंत ज्ञानेश्वर मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-DLAPS4110R
 3): नाव:- सीमा संजय आंगरे वय:-45; पत्ता:- प्लॉट नं: रूम नं 570, माळा नं: चाळ नं 72, इमारतीचे नाव: मोतीलाल नगर नं 3, ब्लॉक नं: गोरेगाव पश्चिम मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400104 फॅन नं:-AOJPA8348A
 4): नाव:- विद्या विजय ओकटे वय:-49; पत्ता:- प्लॉट नं: 162, माळा नं: -, इमारतीचे नाव: ओकटे वाडी, ब्लॉक नं: कडवई, रोड नं: रत्नागिरी, महाराष्ट्र, रत्नागिरी. पिन कोड:-415609 फॅन नं:-ADSP01307K

(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्ल्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:- विलाम विठ्ठल पवार वय:-57; पत्ता:- प्लॉट नं: रूम नं 04, माळा नं: -, इमारतीचे नाव: बंदना निवाम, मालपा डोंगरी नं 02, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: आझाद रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400093 फॅन नं:-AJQPP1148M
 2): नाव:- अमोल विलाम पवार वय:-30; पत्ता:- प्लॉट नं: रूम नं 04, माळा नं: -, इमारतीचे नाव: बंदना निवाम, मालपा डोंगरी नं 02, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: आझाद रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400093 फॅन नं:-BQWPP9775L
 3): नाव:- म्वप्राली अमोल पवार वय:-26; पत्ता:- प्लॉट नं: रूम नं 04, माळा नं: -, इमारतीचे नाव: बंदना निवाम, मालपा डोंगरी नं 02, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: आझाद रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400093 फॅन नं:-CEXPB3909Q

(9) दस्तावेज करून दिल्याचा दिनांक

21/11/2023

(10) दस्ता नोंदणी केल्याचा दिनांक

21/11/2023

(11) अनुक्रमांक, खंड व पृष्ठ

19728/2023

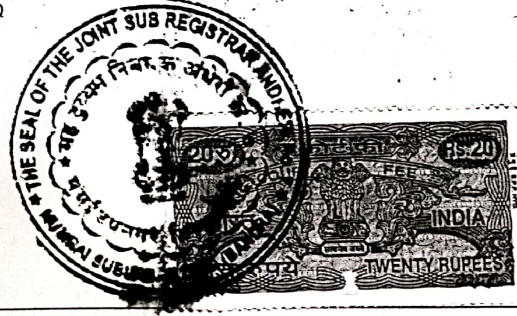
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क

540000

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

30000

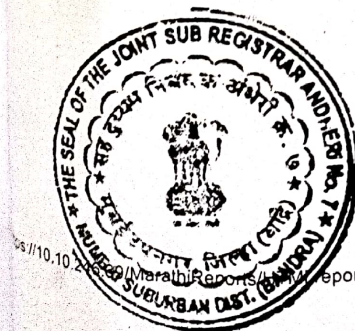
(14) शंग



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



दस्तासोबत सूची क्र. II
 खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र. ७
 मुंबई उपनगर जिल्हा.

Vilas. Pawar
09930795934

