

324/16569

Friday, October 27, 2023

9:12 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18318 दिनांक: 27/10/2023

गावाचे नाव: मालाड

दम्तऐवजाचा अनुक्रमांक: बरल-१ -16569-2023

दम्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: तेहा विद्याधार कामत . .

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

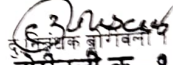
₹. 800.00

पृष्ठांची संख्या: 40

एकूण:

₹. 30800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
9:32 AM व्हा वेळेस मिळेल.


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

वाजार मूल्य: ₹.8338825.5/-

मोवदला ₹.7000000/-

भरलेले मुद्रांक शुल्क: ₹. 417000/-

1) देयकाचा प्रकार: DHC रकम: ₹.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023278800394 दिनांक: 27/10/2023

विकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008933666202324P दिनांक: 27/10/2023

विकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank
2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

Registered Original Document

Delivered On 27 OCT 2023



CHALLAN
MTR Form Number-6



GRN	MH0008933666202324P	BARCODE	[Barcode]			Date	03/10/2023-18:43:18	Form ID	252
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty		Registration Fee		TAX ID / TAN (If Any)				
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9				PAN No.(If Applicable)	ANRPK3429M			
Location	MUMBAI				Full Name	Neha Kamal			
Year	2023-2024 One Time				Flat/Block No.	304 Mantri Park CHS Ltd .Lavender Bldg			
Account Head Details			Amount In Rs.		Premises/Building	Goregaon east			
0030045501	Stamp Duty		417000.00		Road/Street	Mumbai			
0030063301	Registration Fee		30000.00		Area/Locality	Mumbai			
					Town/City/District	Mumbai			
					PIN	4 0 0 0 6 5			
					Remarks (If Any)	PAN2=ABHPS7850A~SecondPartyName=Prakashkar			
					Amount In	Four Lakh Forty Seven Thousand Rupees Only			
					Words	4,47,000.00			
					FOR USE IN RECEIVING BANK				
Payment Details			PG2		Bank CIN	Ref. No.	02003812023100300092	pay_MjklmXYhF0eiYv	
Cheque-DD Details					Bank Date	RBI Date	04/10/2023-12:00:00	05/10/2023	
Cheque/DD No.					Bank-Branch		PG2		
Name of Bank					Scroll No. , Date		11035 , 05/10/2023		
Name of Branch					Mobile No. : 8108917948				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
एडर घटान केवल दुरगम निबंधक कार्यालयात नोंदणी करायच्या दस्तावाठी लागू आहे. नोंदणी न करायच्या दस्तावाठी लागू नाही.

Signature Not Verified
Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2023.10.09 16:38 IST
Reason: GRAS Secure Document
Location: India

बरल - १
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Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-324-18569	0005295927202324	27/10/2023-09:12:22	IGR190	30000.00
2	(IS)-324-16569	0005295927202324	27/10/2023-09:12:22	IGR190	417000.00
Total Defacement Amount					4,47,000.00



CHALLAN
MTR Form Number-8



GRN	MH008833866202324F	BARCODE	[Barcode]		Date	03/10/2023-18:43:18	Form ID	25.2
Department				Inspector General Of Registration				
Stamp Duty				Payer Details				
Type of Payment				Registration Fee		TAX ID / TAN (If Any)		
				PAN No.(If Applicable)		ANRPK3429M		
Office Name				BRL 9_JT SUB REGISTRAR BORIVALI 9		Full Name		Neha Kamat
Location				MUMBAI				
Year				2023-2024 One Time		Flat/Block No.		304 Mantri Park CHS Ltd ,Lavender Bldg
Account Head Details				Amount In Rs.		Premises/Building		
0030045501 Stamp Duty				417000.00		Road/Street		Goregaon east
0030063301 Registration Fee				30000.00		Area/Locality		Mumbai
						Town/City/District		
						PIN		4 0 0 0 6 5
						Remarks (If Any)		
						PAN2=ABHPS7850A~SecondPartyName=Rajesh Satankar~		
						Amount In		
				4,47,000.00		Words		
						Four Lakh Forty Seven thousand Rupees Only		
Total				4,47,000.00		FOR USE IN RECEIVING BANK (AST. BANSARA)		
Payment Details				PG2		FOR USE IN RECEIVING BANK (AST. BANSARA)		
Cheque-DD Details				Bank C/IN		Ref. No.		02003812023100300092
				Bank Date		RBI Date		04/10/2023-12:00:00
Cheque/DD No.								05/10/2023
Name of Bank				Bank-Branch		PG2		
Name of Branch				Scroll No. , Date		11035 , 05/10/2023		

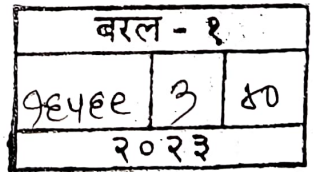


Mobile No. : 8108917948

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS,
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2023.10.26 11:52:32 IST
Reason: GRAS Secure Document
Location: India





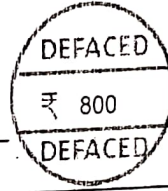
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023278800394

Receipt Date 27/10/2023

Received from NEHA KAMAT, Mobile number 9969994441, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 16569 dated 27/10/2023 at the Sub Registrar. office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 27/10/2023

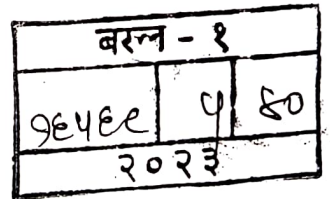
Bank CIN 10004152023102700348

REF No. 366605045137

Deface No 1023278800394D

Deface Date 27/10/2023

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



AGREEMENT TO SALE

This **AGREEMENT TO SALE** made at Mumbai this 27th day of October 2023, between 1) **MR.RAJESH SATANKAR** age about 56 years AND 2) **MRS.SANIKA RAJESH SATANKAR** age about 50 years Indian Inhabitant, presently having address at Flat No.B-502, "AKAR APARTMENT" Opp. Wageshwari Temple Film City Malad East Mumbai-400097 hereinafter collectively called as "**THE TRANSFERORS**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include their heirs, executors, administrators and assigns) of the First Part

AND

MS.NEHA VIDYADHAR KAMAT age 40 years, an adult, Indian Inhabitant at present having address at Flat No.B-103, "LILLY" Mantri Park N.N.P. Sector 10, Opp. New Mhada Building, New Dindoshi Goregaon East Mumbai-400105 hereinafter collectively called "**THE TRANSFEREE**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include her heirs, executors, administrators and assigns) of the Second Part.



WHEREAS the TRANSFERORS are members of Mantri Park Co-operative Housing Society Limited" in Lavender Building, a Society duly registered under the Maharashtra Co-operative Societies Act, 1960, vide Registration No. MUM/WP/HSG./TC/15277/ YEAR 2012 Dated 09-11-2012 (hereinafter referred to as "**the said Society**") situated at CTS No. 827 D/2 TO 4, of Village Malad East, Off Filmcity Road ,Goregaon (East), Mumbai -- 400 065 and interest in the property of the Society that is Flat No. 304 on the 3rd floor in the building of the said Society admeasuring 52.75 sq. mtrs built up area, hereinafter called as "**the said flat**" of the said Society.

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AND WHEREAS the VENDORS had Jointly purchased the said flat from the developers M/s **Sunil Mantri Realty Ltd** (predecessor in the title Mantri Real Estate Pvt Ltd), a company incorporated and registered under the companies act 1956 having its registered office at GA-1 ,Court Chambers ,35,New Marine Lines ,Mumbai 400020 there-in referred to as the "**promoters**" of the first part and **MR.RAJESH SATANKAR** and **MRS.SANIKA RAJESH SATANKAR** party of the second part purchased the flat mentioned in the schedule of this

agreement and duly registered the same at Jt.S.R.O Borivali 4 vide document no. BDR10-01935-2008 dated 10/03/2008 and registering on 12/03/2008. The further on 18th March 2010 M/s Sunit Mantri Realty Ltd as promoter and VENDORS MR. RAJESH SATANKAR and MRS.SANIKA RAJESH SATANKAR registered at the office of Jt.Sub Registrar Borivali 1 vide document no.BDR2-251-2010 "The Articles of Agreement cum Compliance Confirmation Receipt" as name of Promoter was amalgamated and merged with the promoter then known "Mantri Chandak Construction Ltd" as per scheme of amalgamation sanctioned by Hon'ble High Court on 12th October 2007 under company petition No.397/2007.The then name of the promoter was subsequently changed from "Mantri Chandak Construction Ltd" to Mantri Realty Pvt Ltd pursuant to Fresh Certificate of Incorporation issued by ROC ,Maharashtra on 31st January 2008.The VENDORS states and declares that the said consideration and obligation towards the developers or previous owners has been discharged and no further payments or installments is due to them.



WHEREAS the above said VENDORS MR. RAJESH SATANKAR and MRS.SANIKA RAJESH SATANKAR became members of the said society as when formed. That Share Certificate No.108 in members Regn No.108 having shares of Rs.50 each bearing distinctive nos.536 to 540 has already been issued and the same shall be handed over to the TRANSFEREE.

WHEREAS the TRANSFERORS herein are the Legal and Lawful members of said Society which is coupled with the right of use, occupation and possession and the right to hold on ownership basis, the said flat.

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WHEREAS apart from whatever stated hereinabove, the TRANSFERORS have done or omitted to do any act, deed or thing whereby their rights to sell, transfer, convey and assign the said shares and the said flat are adversely affected and the TRANSFERORS hereby say and covenant with the TRANSFEREE herein that all rights for selling, transferring, conveying and assigning the said shares and the said flat are subsisting solely with the TRANSFERORS herein.

NOW FURTHER WHEREAS the TRANSFERORS have agreed to transfer all their rights, titles and interest in the said flat & the said shares in favour of the TRANSFEREE herein and the TRANSFEREE relying on the representation made by the TRANSFERORS and believing the same to be true and correct have also agreed to acquire the right, title and interest of TRANSFERORS in the said flat and the said shares on the terms and conditions hereinafter appearing.

[Handwritten signature]

[Handwritten signature]

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WHEREAS the TRANSFERORS have given inspection of copies of the documents mentioned in the preamble to the TRANSFEREE and the TRANSFEREE has also found the same to be in order.

WHEREAS the Parties herein are desirous of recording their terms and conditions in writing.



NOW THIS SALE-DEED WITNESSTH AS FOLLOWS :

1. The Vendors has agreed to sell, transfer and assign all there right, title and interest in respect of the said Flat no 304, MANTRI PARK CO-OPERATIVE HOUSING SOCIETY LTD Building Knows "LAVENDER" 3rd Floor, Dindoshi Film City Road, Goregaon East Mumbai-400065 admeasuring 52.75 sq. mts Built-up Area, C.T.S no. 827-D2 to 4 in Village Malad Taluka Borivali, Mumbai Suburban District-MSD (hereinafter referred to as the said flat) to PURCHASER. The Said "LAVENDER" in MANTRI PARK CO-OPERATIVE HOUSING SOCIETY LTD Has been registered as co-operative housing society vide Registration No. MUM/WP/HSG./TC/15277/ YEAR 2012 Dated 09-11-2012 herein referred to as the said society The said Flat is hereinafter referred to as the said Premises and are more particularly described in the schedule hereunder written for the total consideration amount of Rs.70,00,000/- (Rupees Seventy Lakhs Only).

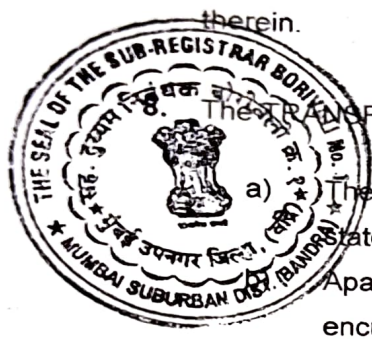
₹ 70,00,000/-		
70,00,000	00	00
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2. Before Execution hereof the Transferee has paid to the Transferors the Self Contribution Sum of Rs. 10,01,000/- (Ten Lakhs One Thousand Only). In respect of said Premises to the Vendors and the Vendors hereby admits and acknowledge the receipts of the same at the foot of this agreement.

3. That the TDS applicable @ 1% of the total consideration of Rs.70,00,000/- (Rupees Seventy Lakhs Only) and the same being Rs. 70,000/- (Rupees Seventy Thousand Only) shall be deducted from the sale value as per IT Act.

4. That after consideration the part payment of Rs. 10,01,000/- (Ten Lakhs One Thousand Only) and TDS deductible of Rs. 70,000/- (Rupees Seventy Thousand Only) the remaining balance of Rs. 59,29,000/- Rupees Fifty-Nine Lakhs twenty Nine Thousand Only shall be paid by The Transferee to the Transferors by obtaining a loan from a bank/financial institution within 60 days of signing of this agreement. The TRANSFERORS promise to extend all co-

5. operation and shall produce all documents as demanded by the bank/financial institution.
6. The TRANSFERORS shall hand over original copies of all the prior deeds/documents of the said Flat and the said shares, NOC from the said owners and all other relevant documents and information as may be required by TRANSFEREE.
7. Simultaneously against receiving of the balance and final consideration TRANSFERORS shall deliver the vacant and peaceful possession of the said Flat to the TRANSFEREE and thereafter the TRANSFEREE will be the absolute owners thereof and the TRANSFERORS shall have no right, title and interest therein.



- The TRANSFERORS have represented to the TRANSFEREE that :
- a) They are the absolute owners of the said Flat and subject to whatever stated in clause herein above, no other person has any interest therein
 - b) Apart from whatever stated in clause herein above, there is no encumbrance on the said Flat and the said shares;
 - c) They have been in exclusive and peaceful possession and occupation of the said Flat since it was acquired by them;
 - d) On taking possession of the said Flat, the TRANSFEREE will be entitled to use and occupy the same without any claim or interruption from the TRANSFERORS or anybody claiming through or under them;
 - e) They have paid and shall continue to pay all dues of the said flat, if any up to the date of possession and they will indemnify and keep indemnified the TRANSFEREE against any claim made for any period prior to the completion of the sale in respect of the said Flat;
 - f) No order of attachment against the said Flat is in existence up to date and any suit, decrees for proceedings in relation thereto are pending in any court or otherwise;
 - g) The said Flat is not acquired by Municipal Authorities, Government or any Revenue Authorities and no notice of the acquisition is received by the TRANSFERORS under the provisions of land acquisition Act or otherwise;
 - h) Except whatever stated in clause herein above, they have not created any Mortgage, Charge, lien or negative lien or any encumbrance or liability of any nature whatsoever on the said Flat.

बरल - TRANSFERORS	
e)	They have paid and shall continue to pay all dues of the said flat, if any up to the date of possession and they will indemnify and keep indemnified the TRANSFEREE against any claim made for any period prior to the completion of the sale in respect of the said Flat;
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i) The said Flat is not affected by any LIS PENDENS or insolvency proceeding or any prohibitory orders in any manner whatsoever from anybody whatsoever including Department of Income-Tax, Sales-Tax, Central and/or State Excises, Customs or any other Taxation Department, Local Authorities or other Institutions, Banks, Courts and/or Tribunals restraining the TRANSFERORS from transferring, dealing with or disposing off the said Flat.

8. The TRANSFERORS hereby further agree and undertake to sign and execute such other and further applications, documents, instruments, society transfer forms and/or any other writing or writings at the instance of the TRANSFEREE to give full effect to this AGREEMENT TO SALE and perfect the title of the TRANSFEREE to the said Flat. The costs, charges and expenses for such applications, documents, writings etc. shall be borne and paid by the TRANSFEREE only, so as to enable the TRANSFEREE to become the bonafide members of the said society. That this agreement shall be deemed to be a Sale Deed automatically on receipt of full payment by the TRANSFERORS.



9. The TRANSFERORS hereby agree to transfer the electricity deposit, sinking fund; any other deposit or any credit concerning the said Flat to the TRANSFEREE. Further TRANSFERORS grant to the TRANSFEREE all the rights to get the electric meter and gas meter transferred in their names, after completion of the sale.

10. The TRANSFERORS shall present themselves at the office of the Sub-Registrar of Assurances, Borivali office and admit execution of this Agreement.

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11. The TRANSFEREE hereby undertake and agree:-

- To become members of the said Society in place of the TRANSFERORS in respect of the said flat and the said shares and hereby further agree to abide by all the bye-laws and rules and regulations adopted by it or which it may adopt from time to time;
- To pay to the said society regularly the dues payable, including periodical ground/lease rent, Municipal taxes, Water charges, Service charges etc., in respect of the said flat from the date of receipt of possession of the said flat from the TRANSFERORS & not to withhold the same for any reason whatsoever;

c) To pay the stamp duty under the Bombay Stamp Act, 1956 and Registration Fees in respect of execution and registration of this AGREEMENT TO SALE.

13. The TRANSFEREE hereby say and declare that they have taken inspection of the said flat and have agreed to acquire the same and hereby say that they will not make any grievance about anything whatsoever including the provision or non-provision of any facilities therein.



It is hereby agreed between both the parties that the transfer fees, transfer premium and other charges payable to the said Society for transfer of the said flat and the shares from the names of the TRANSFERORS herein to the names of the TRANSFEREE shall be equally borne by both parties to this agreement.

All the amounts standing to the credit of the TRANSFERORS on the said flat in the books of the Society towards deposits such as Authorised Share Capital, Subscribed Share Capital, Security Deposits, Sinking Fund with interest, dividend on subscribed capital and other amounts to which the TRANSFERORS are legitimately authorised in respect of the said flat, shall be transferred to the TRANSFEREE on receipt of the full consideration mentioned hereinabove from the TRANSFEREE.

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16. The TRANSFEREE shall not be called upon by the TRANSFERORS to make any additional payment of any other sum of money other than that what have been expressly agreed upon between the parties by virtue of these presents.

17. Both the parties hereto state their Income Tax PAN as under :

TRANSFERORS

MR. RAJESH SATANKAR

ABHPS7850A

MRS. SANIKA RAJESH SATANKAR

BHNPS3476D

TRANSFEREE

MS. NEHA VIDYADHAR KAMAT

ANRPK3429M

17. All disputes under this agreement are subject to the jurisdiction of court in Mumbai.

Schedule of Flat

Flat No. : 304 on the 3rd Floor
Area : 52.75 sq. mtrs built up area
Name of Society : Mantri Park Co-operative Housing Society Limited" In Building Known as "LAVENDER"
Address : CTS No. 827 D/2 TO 4 of Village Malad, Borivali Taluka, Dindoshi Off Filmcity Road Goregaon (East), Mumbai - 400 065.



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२०२३		

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

SIGNED AND DELIVERED by the within named TRANSFERORS,
1) MR. RAJESH SATANKAR



[Handwritten signature]

2) MRS. SANIKA RAJESH SATANKAR



[Handwritten signature]

in the presence of :

[Handwritten signature]
[Handwritten signature]

SIGNED AND DELIVERED by the within named TRANSFEREE,
MS. NEHA VIDYADHAR KAMAT



[Handwritten signature]

In the presence of :

[Handwritten signature]
[Handwritten signature]

RECEIPT


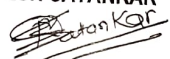
We, **MR. RAJESH SATANKAR** and **MRS. SANIKA RAJESH SATANKAR** state that we have agreed to sell our flat bearing no. 304 on the 3rd floor building of **Mantri Park Co-operative Housing Society Limited** in "LAVENDER" situated at CTS No. 827 D/2 TO 4 of Village Malad East, Off Filmcity Goregaon (East), Mumbai- 400 063 to **MS. NEHA VIDYADHAR KAMAT** for consideration of **Rs. 70,00,000/- (Rupees Seventy Lakhs only)** and in consideration of the same we have received the following payment after deduction of TDS:-

*Received of and from the within named "PURCHASER" as sum of **Rs. 2,51,000/- (Rupees Two Lakh Fifty One Thousand Only)** towards sale of the flat no. **MANTRI PARK CO-OPERATIVE HOUSING SOCIETY LTD**, in "LAVENDER" Floor, Dindoshi Film City Road Goregaon East Mumbai-400065 vide Chq. No 214 Saraswat Bank 10/04/2023 dated being the part payment out of Consideration amount favouring **Mr. Rajesh Satankar** in respect of the said flat.

*Received of and from the within named "PURCHASER" as sum of **Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)** towards sale of the flat no. **MANTRI PARK CO-OPERATIVE HOUSING SOCIETY LTD**, in "LAVENDER" Floor, Dindoshi Film City Road Goregaon East Mumbai-400065 vide Chq. No 214 Saraswat Bank 20/09/2023 dated being the part payment out of Consideration amount favouring **MRS. SANIKA RAJESH SATANKAR** in respect of the said flat.

We SAY RECEIVED Rs. 10,01,000/-

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MR. RAJESH SATANKAR


MRS. SANIKA RAJESH SATANKAR

Place : Mumbai
Dated : 27.10.2023



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का.बोरीवली 4

दस्त क्रमांक : 1935/2008

नोदणी :

Regn:63m

1935387

29-09-2023

Note :-Generated Through eSearch Module,For original report please contact concern SRO office.

गावाचे नाव : मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.3887520
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1688000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मालाड (पूर्व) (बोरीवली), उपविभागाचे नाव - 62/292A - भूभाग : उत्तरेकडे आकुर्तीची हद्द, दक्षिणेस आरे गावाची हद्द व पूर्वेस गाव सीमा व पश्चिमेस फिल्म सिटी रस्ता यामधील मिळकती.....सदनिका क्र. 304, 3 रा मजला, लेवेन्डर, मंत्री पार्क
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 52.75 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- मंत्री रियल इस्टेट प्रा. लि. चे संचालक रणजीत राणे यांच्या तर्फे मुखत्यार विवेक कदम - - वय:-29पत्ता:-बी/१०२, कृष्णा पॅलेस, कांदिवली,मुं -१०१पिन कोड:-पं नं:-AABCA9969J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-राजेश सटाणकर - - वय:-41पत्ता:-५०२पिन कोड:-पं नं:-ABHRS 3): नाव:-सानिका सटाणकर - - वय:-35पत्ता:-वरीलपुढीलप्रमाणेपिन कोड:-पं नं:-ABHRS 9476D
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/03/2008
(10)दस्त नोंदणी केल्याचा दिनांक	12/03/2008
(11)अनुक्रमांक,खंड व पृष्ठ	1935/2008
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	177000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-



बरल - १
१६५६६ १४ ६०
२०२३

गावाचे नाव : मालाड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप प्रत किया उतारा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 0.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) दर्शन: मुळ दस्त क्र बदर 10/1935/08 दि 12.3.08 रोजी नोंदविलेल्या दस्ताया प्रत किया उतारा
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रविचारीचे नाव व संपूर्ण पत्ता (1) मे समिलामंत्री निस्याली लिमिटेड अथो सिग्ने रणजीत राणे तर्फे मुखत्यार परवेश पटेल - ; घर/प्लॉट नं: -; माली/रस्ता: -; ईमारतीचे नाव: जी ए 1 कोर्ट बेंबर्स , 35 न्यू मरीन लाईन्स , मुं 20 ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नम्बर: -;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राजेश सदाप्रकाश व शर/प्लॉट नं: -; माली/रस्ता: -; ईमारतीचे नाव: 502 आकार अपार्ट , बी विंग - फिन्सिटी मालाड प - ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नम्बर -;
- (7) दिनांक करून दिल्याचा 18/03/2010
- (8) नोंदणीचा 18/03/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 2571 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शरा

बरल - १	
१६५६६	११ ४०
२०२३	



Share Certificate No. 108

Member's Regn. No. 108

No. of Shares 5

SHARE CERTIFICATE

(Authorised Share Capital of Rs. 250/- (Rs Two Hundred Fifty Only) divided into 5 (Five) Shares of Rs. 50/- (Fifty) each)

MANTRI PARK CO-OPERATIVE HOUSING SOCIETY LIMITED

Plot Bearing C.T.S. No. 827-D, DINDOSHI, FILM CITY ROAD, COOREGAON EAST, MUMBAI - 400 065.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

(Regn. No. MUM/WP/HSG./TC/152/1960 dated 09-11-2012)

Flat No. 304 (Lavender)



बल - १		
१०००	१०००	१०००
२०२३		

This is to certify that Mr. Rajesh Satankar of Mumbai - 400 065, is one the Registered Holder's of FIVE fully paid-up shares of Rs. 50/- (Rupees Fifty only) each, numbered from 536 to 540 (both inclusive) in MANTRI PARK CO-OP HSG. SOCIETY LTD. Cooregaon (E), Mumbai - 400 065, subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said Society at Cooregaon (East), Mumbai - 400 065, on 28

this 20 14

R. Chandrashekar



[Signature]
Hon. Chairman

[Signature]
Hon. Secretary

Authorised M. C. Member

Mantri Park Co-Op. Housing Society Ltd.

Registration No. : MUMWPI/HSG/TC/15277/2012

GSTIN/UIN: 27AADAM5632J1ZG

CTS No. 02743, Dinkeshwar, Pithi City Road, Goregaon (E), Mumbai, E-Mail : manager.mantripark@gmail.com

TAX INVOICE

Bill No. M/16/Sep/23-24
 Period 1-Sep-2023 To 30-Sep-2023
 Name of the Member Mr Rajesh Satankur & Mrs Santika
 Rajesh Satankur
 LAVENDER / 0304

Date 1-Sep-2023
 Due Date 30-Sep-2023
 Area of Flat(Sq.Ft.) 728

Sl No	DESCRIPTION	SAC CODE	TAX RATE	NONTAXABLE AMOUNT	TAXABLE AMOUNT
1	SERVICE CHARGES(NT)	999500		2,184.00	
2	WATER CHARGES OTHERS(NT)	999500		250.00	
3	REPAIR & MAINTENANCE FUND(NT)			704.00	
4	SINKING FUND			235.00	
5	LIFT MAINTENANCE & REPAIR(NT)			100.00	
6	FESTIVAL EXPENSES	999598	18 %		
	SUB TOTAL CHARGES			3,473.00	
7	CGST @9%				
8	SGST @9%				
9	Rounded Off.				
	TOTAL GST			69.00	
	GRAND TOTAL CHARGES				
	Arrears (Maint.)				
	Arrears (Prop.Tax.)				
	Arrears (Interest)				
	Interest @ 21% on the Principal Outstanding				
	Advance				
	Net Amount Payable				18,419.00

Amount Payable : EIGHTEEN THOUSAND FOUR HUNDRED NINETEEN ONLY



NOTES
 Payment made by cheque should be in favour of Mantri Park CHS Ltd. No post dated cheques are accepted.
 Delayed payment will attract interest of 21% p.a. ₹ 500 will be charged for return cheques.
 REGISTRATION NO. 249219100000327 - FSC: SRCB 0000245, SARASWAT CO-OP LTD, NAGRI, NIVARA, GOREGAON (E), MUMBAI.
 For more details to manager.mantripark@gmail.com.
 All the disputes are subject to jurisdiction of Hon'ble Mumbai High Court.
 Credit for dues received after 31/08/2023 will reflect in next bill.
 Interest has been charged on O/s Bal. (Excl. Int.) as on 31/08/2023.
 This is a computer generated bill & does not required signature.

For Mantri Park Co-Op. Housing Society Ltd.

Manager/Secretary

बॉल - १
 ₹ १८४१९ ०० ००
 २०२३

adani
ADANI MANTRI REALTY LTD.
 11, MANTRI E.E. BLDG, FILM CITY RD. DOREDAW (E) CTS N
 MALAD (E) DISTRICT (400063)
 GST

RESIDENTIAL

BILL DATE: 08-09-2023
TARIFF: LT1 (R)
BILL DISTRIBUTION NO: Malad/Dindoshi/18/017/003/003/003

METER STATUS: Active
CONNECTION DATE: Prior to Aug-2011
BILLING STATUS: Regular

Electric 810
SmileA Public Demand
CYCLE NUMBER: 18
MAXIMUM LOAD (KW): 147
PRESENT READING DATE: 06-09-2023

QR code for instant payment
TYPE OF SUPPLY: SINGLE PHASE
BILL NUMBER: 101564885420
AREVOC'S READING DATE: 07-08-2023

CANQ: 151241932
₹620.00
Due Date: 29-09-2023

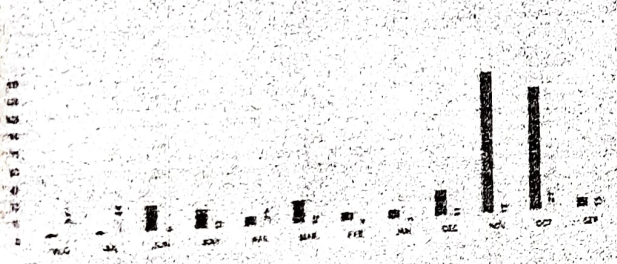
Bill Month: August 2023
Units Consumed: 9
Current Month BW: ₹160.03
Previous Outstanding: ₹465.73
Bill Period: 08-08-2023 - 06-09-2023
Previous Units: 8

• Round sum payable by discount date: 29-08-2023 Amt: ₹620.00 @ (discount) 13.6
 • Round sum payable after due date: 28-09-2023 Amt: ₹620.00 @ 0% DDC

The bill date refers to only current bill amount
 previous balance is payable immediately
Scan code to pay your bill via (Use any UPI app)
UPI | BBPS | NACH

Nearest Collection Centre (Cash/Cheque)
 Adani Electricity, Malad, MBH Colony, Dindoshi, Western Express Highway, Malad (East), Mumbai-400097

CONSUMPTION TREND



MAJOR BILL COMPONENTS (Rounded off ₹)

REG
 METR NO
 WAREHO
 CONSTAT
 CHARGE
 TARIFF
 METER

HELP CENTER

METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units (kWh)
4625008	79647.00	19638.00	1	9

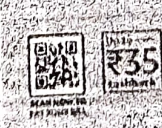
19122 Toll Free No. (24x7) www.adanielectricity.com
 helpdesk.mumbalelectricity@adani.com
 Adani Electricity, Malad, MBH colony, Dindoshi, Western Express Highway, Malad (East), Mumbai-400097
 For power interruption complaint or restoration status
 SMS POWER (9 digit account no.) to 706931010 from mobile no.
 Whatsapp-POWER (9 digit account no.) to 9594519122 from any mobile number.
 Give us missed call on 1800 532 9998 from your registered mobile no.

For Postal Related Complaints: **बिल - 8**
 For Internal Complaints: **बिल - 8**
 For Internal complaints related to metering, visit our website: www.adanielectricity.com
 Join us on: **90888 90888**
2023

Topic Consumption

Please note that as production consumption increases, your accounts are being kept on 0% interest
 provided with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy
 our superior priced services.
 Tendering notice in order bill for year SEP-23 till 31 07/10/2023

amazon pay
Bill payments ka smarter way
 Pay bills, earn rewards!



ADANI MANTRI REALTY LTD. 11, MANTRI E.E. BLDG, FILM CITY RD. DOREDAW (E) CTS N MALAD (E) DISTRICT (400063) GST



सामर्थेन जयते

- : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक : एमयुएम/इल्यु पी/एचएसजी/टीसी/१५२७७

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे

मंत्री पार्क को ऑपरेटिव्ह हौसिंग सोसायटी
सीटीएस नं.८२७-डी, दिंडोशी, फिल्मसिटी
गोंगेगांव (पूर्व), मुंबई ४०० ०६५.



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 संस्थाचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे

वर्गीकरण : गृहनिर्माण संस्था
असून उप-वर्गीकरण : भाडेकरू सहभागीदारी गृहनिर्माण संस्था आहे.

वरल - १		
१९५६	१९	००
२०२३		

कार्यालयीन मोहर

सही

हस्ताक्षर

P. Ramakrishna
(प्रमाणित अधिकारी)

स्थळ : मुंबई

दिनांक : ०६/११/२०२२



Slum Rehabilitation Authority

Administrative Building,
Pr. Anant Kanekar Marg,
Bandra (East), Mumbai-51
Email: info@sra.gov.in
Tel: 26565800, 26590406/1879
Fax: 022-26590457

No. SRA/DDTP/444/PN/MHL/AP
DATE:

12 3 JUL 2012

To,
M/s. Hafeez Contractor,
23, Bank Street, Fort,
Mumbai -

Sub: Full Occupation Certificate for Sale Building No. S-2, wing 'A' & 'B' consisting of Part ground & Stilt + Podium Stilt + 17 upper floors under S.R. Scheme under clause No.3.11 read with clause 3.19 of Appendix IV of DCR 33(10) On plot bearing C.T.S. No. 827 D/2 to 4 of village Malad Dindoshi, Film City Road, Goregaon (E), Mumbai.



Ref: Your Letter dated: 11/08/2011

Dear Sir,

With reference to your letter mentioned above, I have to inform you that the full occupation permission for Sale Building No. S-2, wing 'A' & 'B' comprising of Part ground & Stilt + Podium Stilt + 17 upper floors on plot bearing C.T.S. No. 827 D/ 2 to 4, Film city road, Goregaon, Dindoshi, Malad (E), Mumbai, Completed under the supervision of Architect M/s. Hafeez Contractor, under License No. CA/77/Q4043 and Structural Engineer Shri. Girish Dravid vide License No. STR /D / 59 and Site Supervisor Shri. Anil C. Nalawade, vide License No N / 78 / SS - 1 and shown by red colour in the plans submitted by you on 11th August 2011 is hereby granted subject to the following conditions:

96400	20	80
2023		

1. That the certificate u /s. 270A of B.M.C. Act shall be obtained from AEWV (P/N) and a certified copy of the same shall be submitted this office.

2. That the remaining condition of LOI & Layout shall be duly complied with before occupation of last sale building in the layout.
3. That final completion certificate from SWD department shall be submitted before asking occupation permission for last sale building in the layout.
4. That the 5% amenity plot of Municipal reservation handing over possession receipt shall be submitted before asking occupation permission of last building in the layout.



Yours Faithfully

[Handwritten signature]

Dy. Chief Engineer
Slum Rehabilitation Authority

Copy to

✓ 1) Developers: M/s. S.P.P.L.

वरल - १		
१६५६६	२१	४०
२०२३		

[Handwritten signature]
Dy. Chief Engineer
Slum Rehabilitation Authority

माल-मत्तेच्या रजिस्टर कार्डातील उतारा

नोंदी नंबर २४७५५५

तारीख : बोरीवली, जिल्हा-मुंबई

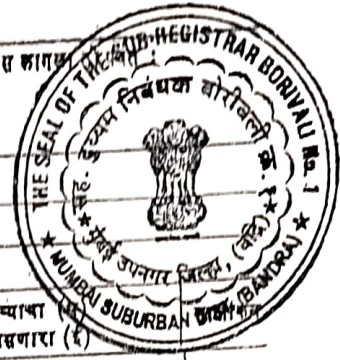
भरल क्र. ५८

नोंदी नंबर	सेषफल वीरस मिटर	धरा प्रकार	सरकारला बरमेव्या घाण्याचा अथवा अन्नाचा तपधाम न तो केव्हा बदलावयाचा
२४७५५५ ३	२-०२७१-००	-	-

बहिष्काट्या हुक्म

सम १९ मध्ये धारणाव्याचे नोंद-हुक्म कसा प्राप्त झाला ? जो पर्यंत तयार झाला

पट्टेदार
दरत बीजे
दरत घेरे

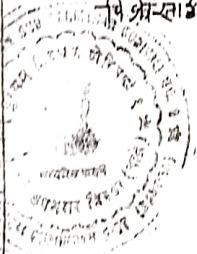


तारीख व्यवहार न्याय्य नंबर नविन धारणा करणाऱ्याचा अथवा दरत बीजा असणारा (१)

31.12.2022

नों. घ. क्र. २४७५५५
नों. घ. क्र. २४७५५५
मिळकत पत्रिका
दस्तावेज २-०२७१-००-घा-००
दस्तावेज केळे वारक माली
महाराष्ट्र न्याय निकाय
दस्तावेज विकास प्राधिकरण
मुंबई न्याय निकाय
न्याय परिशिष्ट
महाराष्ट्र न्याय निकाय
केळे

(1)
महाराष्ट्र न्याय निकाय च श्रेणीकरण
प्रमाणपत्र देणारे
श्री. साधी दयक



बदल-२/
५७०१० १६५
२०११

फे क्र. ३५
२०१९
३१/१९
नमाद. क्र.
कनिष्ठता.
आला:



प्रमाण पत्र

मिळकत पत्रिका व न्याय निकाय प्रतीपत्र काढव
सम २०२१-०२
तारीख २३/१२/२०२३

Handwritten signature: V. S. ...

बदल - १		
१६५०१	२२	००
२०२३		

माल-मत्तेच्या रजिस्टर कार्डातील उतारा

होटी सर्वे मालाड धुळे

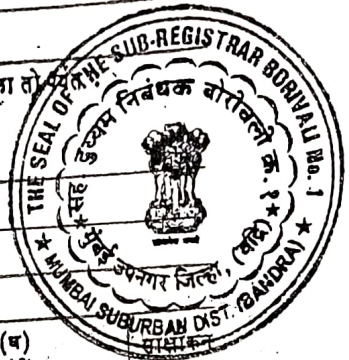
तालुका : बोरोवली, जिल्हा-मुंबई

अर्ज क्र. ५८

होटी सर्वे नंबर	खेवकल बोरस मिटर	सत्ता प्रकार	सरकारला भरलेल्या सान्याचा अथवा खंडाचा तपधिस व तो केव्हा बदलावपाचा
८२०३	२०४९.००	—	

बहिषाटिका हक्क

सन १९ मध्ये धारणाऱ्याचे नाव-हक्क कसा प्राप्त झाला ? जो पर्यंत तपास लागला तो पर्यंत



पट्टेदार

इतर बोजे

इतर रोडे

तारोख	व्यवहार	म्हालपुम नंबर	नविल धारण करणाऱ्याचा (व) थपबा इतर बोजा असणारा (ई)
३१/०१/२००२	क्र. न. २७७-८२०३ न. २७७-८२०३	प्रमाण	(H) मंडळिकाणि व क्षेत्राविकास
	मि. का. उ. ए. डी. न. २०१९-००	नामान मिळकत	मंडळिकाणि व क्षेत्राविकास
	मि. का. उ. ए. डी. न. २०१९-००	नामान मिळकत	मंडळिकाणि व क्षेत्राविकास
	मि. का. उ. ए. डी. न. २०१९-००	नामान मिळकत	मंडळिकाणि व क्षेत्राविकास
	मि. का. उ. ए. डी. न. २०१९-००	नामान मिळकत	मंडळिकाणि व क्षेत्राविकास
	मि. का. उ. ए. डी. न. २०१९-००	नामान मिळकत	मंडळिकाणि व क्षेत्राविकास
	मि. का. उ. ए. डी. न. २०१९-००	नामान मिळकत	मंडळिकाणि व क्षेत्राविकास
	मि. का. उ. ए. डी. न. २०१९-००	नामान मिळकत	मंडळिकाणि व क्षेत्राविकास
	मि. का. उ. ए. डी. न. २०१९-००	नामान मिळकत	मंडळिकाणि व क्षेत्राविकास
	मि. का. उ. ए. डी. न. २०१९-००	नामान मिळकत	मंडळिकाणि व क्षेत्राविकास



पे. क्र. २३२
३१/०१/२००२
नगरपालिका
कार्यालय

इतर-२/
४७२० ६४
२०१९

बरल - १		
१६५६६	२५	००
२०२३		

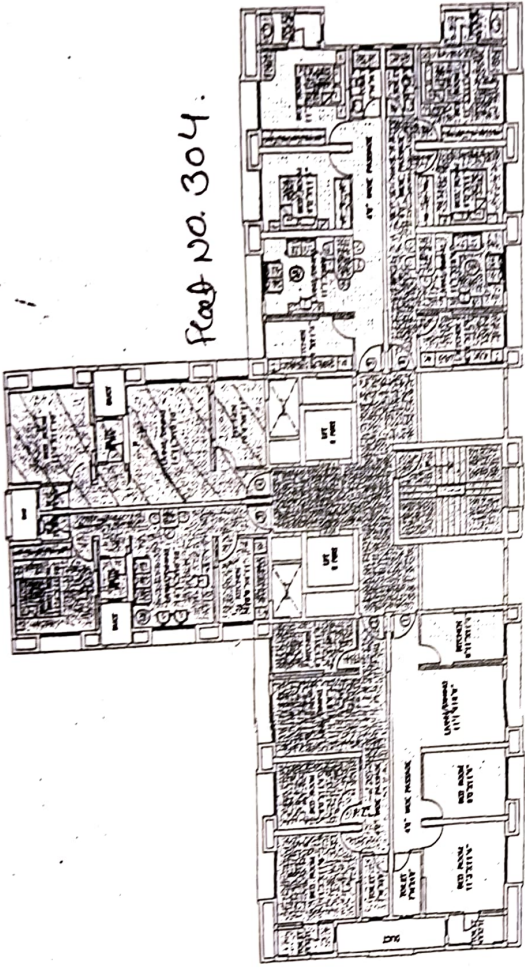
प्रमाण पत्र

दिलेला बहिषाटिका प्रमाणित यतोपर नाक
२०१९-००
मि. का. उ. ए. डी. न. २०१९-००
मि. का. उ. ए. डी. न. २०१९-००
मि. का. उ. ए. डी. न. २०१९-००
मि. का. उ. ए. डी. न. २०१९-००



J. J. Shankar
V. S. Vidya Lakshmi

Plan NO. 304.





१९५४२	२०	६०
२०२३		

बदर-१०	
१८३५	६२
२००८	

Architect
Hafeez
Contractor

LAVENDER
TYPICAL FLOOR PLAN
ST+P+17 FLOORS

MANTRI PARK
NEAR FILM CITY
GOREGAON (E)

 ..  Banerjee

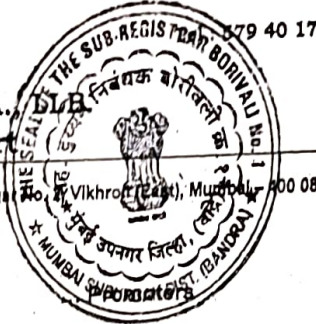
ANNEXURE - C

S. G. RANE

B. A.

Advocate High Court

Building No. 139, Room No. 4129, Kannamwar Nagar, No. 1, Vikhroli (East), Mumbai - 400 083.



To,

Mantri Real Estate Pvt. Ltd.
GA-1, Court Chambers,
35, New Marine Lines,
Mumbai - 400 020.

बदल - १		
१६५६६	२८	४०
२०२३		

TITLE CERTIFICATE


Re: All that the sale component of S. R. Scheme at Dindoshi on plot bearing C. S. No. 827 - D. S. No. 239 (pt) of Village Malad (E), Film City Road, Dindoshi, Goregaon (E), Mumbai - 400 085, along with structures/building standing thereon comprises of

- (a) 189 flats with car parking spaces in 5 (S+7) RCC sale
- (b) 280 flats in S1 (S+18 tower),
- (c) 196 flats + 16 commercial T/s in S2 (S+17 tower)
- (d) 208 flats in S3 (S+18 tower)

Aggregating to 889 flats / shops with car parking and 84 Nos. Stilt Parking & 97 Nos. Podium Parking.



1. At the instance of my clients M/s. Mantri Real Estate Pvt. Ltd. , I have investigated the title of my clients in respect of above referred property. I have gone through various documents of approval, sanctions and clearance of encumbrances etc. pertaining to the above referred property and from the above papers as shown by my client to me I find that:

 Batankar

बदल-१०	
१६५४	४६
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(A) The land, bearing C.S.No.827 – D of Village Malad (East) Film City Road, Dindoshi Road, Goregaon (East), Mumbai – 400 065 (hereinafter referred to as "the Said Property"), originally belonged to the State Government of Maharashtra. The State Government has by its Notification/GR dated 25th September 1998, transferred the said land to the Shri. Shashi Prabhakar Prakash Limited (SPPL) for the implementation of Slum Redevelopment Scheme. The Said Property is not falling under Forest land under prevailing laws and is free from any encumbrances;




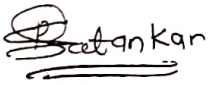
(B) The sale component of Slum Redevelopment Scheme on the said Property comprises of (a) 189 flats with car parking spaces in 5-(S+7) RCC sale Buildings, (b) 280 flats in S1 (S+18 tower), 196 flats + 16 commercial T/s in S2 (S+17 tower) and 208 flats in S3 (S+18 tower). Besides these flats, there are 84 Nos Stilt Parking & 97 Nos Podium Parking for sale more specifically referred hereinabove;

(C) An Agreement for Sale was executed by and between SPPL and Mantri Real Estate Pvt. Ltd. which was registered under No. BDR-10-17871/2007 before Superintendent of Stamps at Mumbai on 30th October 2007 (hereinafter referred to as the "Agreement for Sale")



2. I have perused duly registered Agreement for Sale wherein the SPPL have sold the rights to my clients for selling the sale component of Slum Redevelopment Scheme more particularly known as "MANTRI PARK", which is referred herein above. It is also observed that there is

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२०२३		

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वदर-१०
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