

601

SANSKRUTI CHS

SHITAL VINOD GADA



पावती

Wednesday, November 29, 2023  
11:14 AM

Original/Duplicate  
नोंदणी # 39M  
Regn. 39M

पावती # : 21738 दिनांक : 29/11/2023

संपादने नाव : शिवाजी  
दस्तावेजाचा क्रमांक : 18-20100-2023  
दस्तावेजाचा प्रकार : अर्थीपेट टू मेल  
संपादने नाव : शिवाजी विनोद गडा

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
<b>एकूण:</b>	<b>रु. 30800.00</b>

संपादनास मूळ दस्त : संवनेत प्रिंट मूची-२ अंदाजे  
11:14 AM ह्या वेळेस मिळेल.

बाजार मूल्य : ₹ 15891713.4 /-  
सोबतचा : ₹ 17800000/-  
संपादने सुटका शुल्क : ₹. 1068000/-

UB

Joint S.R. Andheri-7

सह. पुस्तक निव्वळ, अंधेरी क्र. ७  
मुंबई नगर विभाग

- 1) दस्तावेजा प्रकार: DHC रकम: ₹.800/-  
हीदी/अनादेशीपि ऑर्डर क्रमांक: 1123281817057 दिनांक: 29/11/2023  
शिवाजी नाव व पत्ता
- 2) दस्तावेजा प्रकार: eChallan रकम: ₹.30000/-  
हीदी/अनादेशीपि ऑर्डर क्रमांक: MH011555587202324E दिनांक: 29/11/2023  
शिवाजी नाव व पत्ता

Shital

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....  
30/11/2023

11/29/2023



सूची क्र. 2

दुय्यम निबंधक : सह दु नि अंधेरी 7

दस्त क्रमांक : 20100/2023

नोदणी

Regn 63m

## माहितीचा नक्का विलेपार्ते

(1) विलेपार्तेचा प्रकार	अंटीघेरू रू सोन
(2) नोदणी	17800000
(3) बाजारभावाबाध्याच्या बाबत विलेपार्तेच्या आकाराची देतो की पट्टेदार हे समुद्र करावें	15891713 4
(4) शु. अर्थाने पीटहिण्या व परक्याचा (बाजारभावाचा)	1) पाकिचेचे नाव Mumbai Ma na pa इतर वर्णन सदविका नं: प्लॉट नं. 601, माळा नं: महाबा मजला, इमारतीचे नाव: संस्कृती को-ऑप हीसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं. 248, टीपीएम 2, पार्क रोड, रोड नं: विलेपार्ते पूर्वे, मुंबई - 400057, इतर माहिती: सदविकेचे एकूण क्षेत्रफळ 828 चौ फूट बिल्ट अण. सदविकेभोवता एक कार पार्किंग स्पेस नं. 9 स्टील्ट एरिया मध्ये क्षेत्रफळ 100 चौ फूट बिल्ट अण PUI: KE0203150000000 (( C.T.S. Number : 1253 and 1253/1. ))
(5) क्षेत्रफळ	1) 76.95 चौ मीटर
(6) आकाराची किंवा जुडी देण्यात असेल तेव्हा	
(7) इतरांचे वजन करण देणा-या/विहीन ठेवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाव्यात, प्रतिवादिचे नाव व पत्ता	1) नाव - नरेंद्र हरीलाल दडिया बय-73; पत्ता:-प्लॉट नं: प्लॉट नं. ६०१, माळा नं: महाबा मजला, इमारतीचे नाव: संस्कृती को-ऑप हीसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं. २४८, टीपीएम २, पार्क रोड, रोड नं: विलेपार्ते पूर्वे, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AAAPD9472B 2) नाव - काश्मीरा नरेंद्र दडिया बय-71; पत्ता:-प्लॉट नं: प्लॉट नं. ६०१, माळा नं: महाबा मजला, इमारतीचे नाव: संस्कृती को-ऑप हीसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं. २४८, टीपीएम २, पार्क रोड, रोड नं: विलेपार्ते पूर्वे, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AAAPD9471C 3) नाव - छबल नरेंद्र दडिया बय-43; पत्ता:-प्लॉट नं: प्लॉट नं. ६०१, माळा नं: महाबा मजला, इमारतीचे नाव: संस्कृती को-ऑप हीसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं. २४८, टीपीएम २, पार्क रोड, रोड नं: विलेपार्ते पूर्वे, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-ACOPD8903D
(8) इतरांचे वजन करण देणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाव्यात, प्रतिवादिचे नाव व पत्ता	1) नाव - शिवाल बिनोद गडा बय-43; पत्ता:-प्लॉट नं: प्लॉट नं. १०४/ए, माळा नं: -, इमारतीचे नाव: शेनिथ को-ऑप हीसिंग सोसायटी लिमिटेड, ब्लॉक नं: भवानी नगर, प्लॉट नं. १८, मरोळ मिलिटरी रोड, रोड नं: अंधेरी पूर्वे, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-AGZPN4588M 2) नाव - बिनोदकुमार बिरम गडा बय-54; पत्ता:-प्लॉट नं: १०४/ए, माळा नं: -, इमारतीचे नाव: शेनिथ को-ऑप हीसिंग सोसायटी लिमिटेड, ब्लॉक नं: भवानी नगर, प्लॉट नं १८, मरोळ मिलिटरी रोड, रोड नं: अंधेरी पूर्वे, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-AAIPG0224E
(9) इतरांचे वजन करण दिव्याचा दिनांक	29/11/2023
(10) दस्त नोदणी केल्याचा दिनांक	29/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	20100/2023
(12) बाजारभावाबाध्याचे मुद्रांक शुल्क	1068000
(13) बाजारभावाबाध्याचे नोदणी शुल्क	30000
(14) हेरा	



मुद्रांकनामाडी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना 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, महाराष्ट्र, भारत.





**AGREEMENT FOR SALE**

**THIS AGREEMENT** made and entered into at Mumbai this 29 day of November, 2023 **BETWEEN** (1) (a) **MR. NARENDRA HARILAL DADIA**, aged about 73 years, having PAN **AAAPD9472B** (b) **MRS. KASHMIRA NARENDRA DADIA**, aged about 71 years, having PAN **AAAPD9471C** and (c) **MR. DHAVAL NARENDRA DADIA**, aged about 43 years, having PAN **ACOPD8903D** all Indian Inhabitants, having address at Flat No.601, 6th Floor, Sanskruti Co-operative Housing Society Ltd., Plot No.248, TPS II, Park Road, Vile Parle (East), Mumbai - 400 057, (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 assigns) hereinafter referred to as "**THE TRANSFERORS**" of the **ONE PART**

*K.N.Dadia.*  
*Mba.*  
*Shital*

**AND**

(2) (a) **MRS. SHITAL VINOD GADA**, aged about 43 years, having PAN **AGZPN4588M**, (b) **MR. VINODKUMAR VIRAM GADA**, aged about 54 years, having PAN **AAIPG0224E**, both Indian Inhabitants, both residing at 104/A, Zenith Co-operative Housing Society Ltd., Bhavani Nagar, Plot No.18, Marol Military Road, Andheri (East), Mumbai - 400059, hereinafter referred to as "**TRANSFEREES**" (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 assigns) the party of the **Second Part**

बदर - २८		
20900	₹	20
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**WHEREAS:-**

**A.** Under Agreement for Sale Dt.22/01/2000 executed by and between M/S. S. S. ENTERPRISES, therein referred to as "The

*Mba.*  
*K.N.Dadia.*  
*Shital*

Promoters" of the One Part and MR. NARENDRA HARILAL DADIA MRS. KASHMIRA NARENDRA DADIA and MR. DHAVAL NARENDRA DADIA, therein referred to as "The Purchasers" of the Other Part, the purchasers therein agreed to purchase and acquire from the Promoters therein Flat No.601, 6th Floor admeasuring about 828 Sq.ft. Built up alongwith one car parking space No.9 in Stilt area admeasuring about 100 Sq.ft. Built up in the building to be constructed and known as "Sanskriti" situate at Plot No.248, TPS II, Park Road,Vile Parle (East),Mumbai - 400057 (hereinafter "the said Flat" and "the said Car Parking Space" shall be collectively referred to as "**The said Flat**" and more particularly described in the Schedule there under written) for the consideration and on the terms and conditions as mentioned in the said Agreement for Sale Dt.22/01/2000. The said Agreement for Sale Dt.22/01/2000 was lodged for registration on 24/01/2000 with Sub Registrar of Assurance, Andheri Taluka under Sr. No. PBDR-1/137/2000 and the same was indexed and registered on 01/02/2000.



The said MR. NARENDRA HARILAL DADIA MRS. KASHMIRA NARENDRA DADIA and MR. DHAVAL NARENDRA DADIA thereafter have paid full consideration towards the purchase of the said Flat and obtained possession of the said Flat from the Promoters therein.

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The various flat purchasers in the said "Sanskriti" building have formed and registered a Co-operative housing Society in the name and style of Sanskriti Co-operative Housing Society Ltd. a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/W-KE/HSG/TC/11453/2001-2002 DT.27/12/2001 having its

Mrs. K.N. Dadia

Shri. S. S. Shinde

Shri. S. S. Shinde

registered office address at Plot No.248, TPS II, Park Road, Vile Parle (East), Mumbai - 400057 (hereinafter referred to as the "said Society"). The said Society has admitted MR. NARENDRA HARILAL DADIA MRS. KASHMIRA NARENDRA DADIA and MR. DHAVAL NARENDRA DADIA as its members and shareholders of the said society and they were issued ten fully paid up shares of Rs.50/- each bearing distinctive Nos. from 151 to 160 under Share Certificate No.16 (hereinafter referred to as "the said Shares).

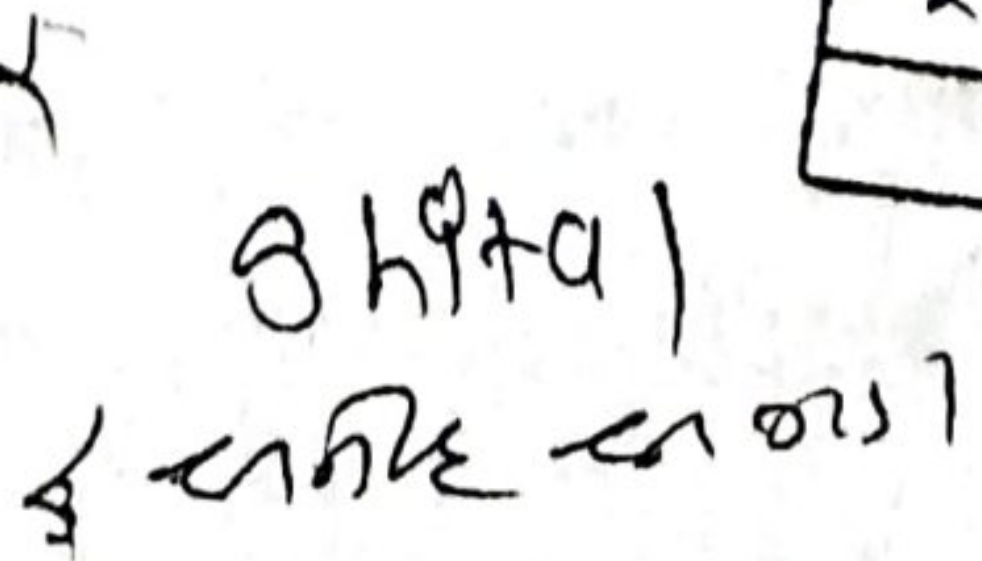
D. In view of above the said MR. NARENDRA HARILAL DADIA MRS. KASHMIRA NARENDRA DADIA and MR. DHAVAL NARENDRA DADIA became joint owners of Flat No.601, 6th Floor admeasuring about 828 Sq.ft. Built up alongwith one car parking space No.9 in Stilt area admeasuring about 100 Sq.ft. Built up in Sanskruti Co-operative Housing Society Ltd. situated at Plot No.248, TPS II, Park Road, Vile Parle (East), Mumbai - 400057 (more particularly described in the Schedule hereunder written) alongwith the said ten Shares issued by the said society.

E. Transferors have represented to the Transferees that the said Flat and the said Shares are free from all encumbrances and charges and they are entitled to sell and transfer the same for and consideration.

F. The Transferees herein on the basis of representation of the Transferors has agreed to purchase and acquire the said Flat and the said ten shares for the lump sum consideration of Rs.1,78,00,000/- (Rupees One Crore Seventy Eight Lakhs Only) and on the terms and conditions hereinafter appearing.

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

  
 K.N. Dadia

  
 Shital

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२०२३		

1. The Transferors do hereby sell, transfer and assign, and the Transferees do hereby purchase and acquire the said Flat No.601, 6th Floor admeasuring about 828 Sq.ft. Built up alongwith one car parking space No.9 in Stilt area admeasuring about 100 Sq.ft. Built up in Sanskruti Co-operative Housing Society Ltd. situate at Plot No.248, TPS II, Park Road, Vile Parle (East), Mumbai - 400057 (more particularly described in the schedule hereunder written) and the said ten shares of Rs.50/= each free from all encumbrances and charges at or for the total price of Rs.1,78,00,000/- (Rupees One Crore Seventy Eight Lakhs Only).

2. As per Income Tax Act an amount of 1% out of total consideration amount is required to be deducted as TDS under section 194 I-A of Income Tax Act, 1961 by Transferees and the same is to be deducted and paid by Transferees to the I. T. Department directly on behalf of the Transferors and after deducting the said amount of 1% of consideration amount the Transferees shall pay the balance consideration amount to the Transferors and accordingly shall issue TDS Certificate in favour of Transferors.

बदल - १८	
20900	४०
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On or before execution of this Agreement the Transferees herein have paid Part Consideration sum of Rs.23,22,000/- (Rupees twenty Three Lakhs Twenty Two Thousand Only) after deducting TDS of Rs.1,78,000/- (Rupees One Lakh Seventy Eight Thousand Only) thus aggregating to Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) (the payment and receipt whereof the Transferors do hereby admit and acknowledge separately).

4. It is agreed that, the Transferees shall pay a balance consideration of Rs.1,53,00,000/- (Rupees One Crore Fifty Three

↑  
K.N.Badia,

← Shital  
← Anurag

← [Signature]



b) The Transferees shall become member of the said Sanskruti Co-operative Housing Society Ltd. abide by all rules, regulations and bye-laws of the Society and she shall pay the amount of maintenance charges and dues in respect of the said Flat No.601, 6th Floor to the said Society from time to time.

10. It is specifically agreed between the parties hereto that the transfer charges/premium payable to Sanskruti Co-operative Housing Society Ltd. for getting the said Flat No.601, 6th Floor and the said Shares duly transferred in the name of Transferees shall be paid by the Transferors and Transferees in equal proportion.

11. The Transferors agrees to handover to the Transferees all the original title documents i.e. Agreement for Sale Dt.22/01/2000 and Share Certificate No.16 bearing distinctive numbers from 151 to 160 relating to the said Flat and all other original receipts of the payments made to the Society which are in her possession at the time of execution hereof.

The parties hereto shall pay legal charges to their respective Advocates.



ज़र - १८		
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**SCHEDULE OF THE PROPERTY**

**ALL THAT** piece and parcel of Flat No.601, 6th Floor admeasuring about 828 Sq.ft. Built up alongwith one car parking space No.9 in Stilt area admeasuring about 100 Sq.ft. Built up in Sanskruti Co-operative Housing Society Ltd. situate at Plot No.248, TPS II, Park Road, Vile Parle (East), Mumbai - 400057. The structure of the said building is standing on the plot of land bearing original Plot No.113-A, Final Plot No.248 of Town Planning Scheme - II of Vile Parle East and bearing corresponding CTS No.1253 and 1253/1 of Village - Vile Parle

← Mrs  
← K.N.Dasia  
← Shital  
← [Signature]

East, Taluka - Andheri, District - Mumbai Suburban. The said building is constructed in the year 2000 and it is consisting of Stilt + 06 upper floors and it is with lift facility.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove mentioned.

**SIGNED SEALED AND DELIVERED**

By the withinnamed "Transferors"



**MR. NARENDRA HARILAL DADIA**

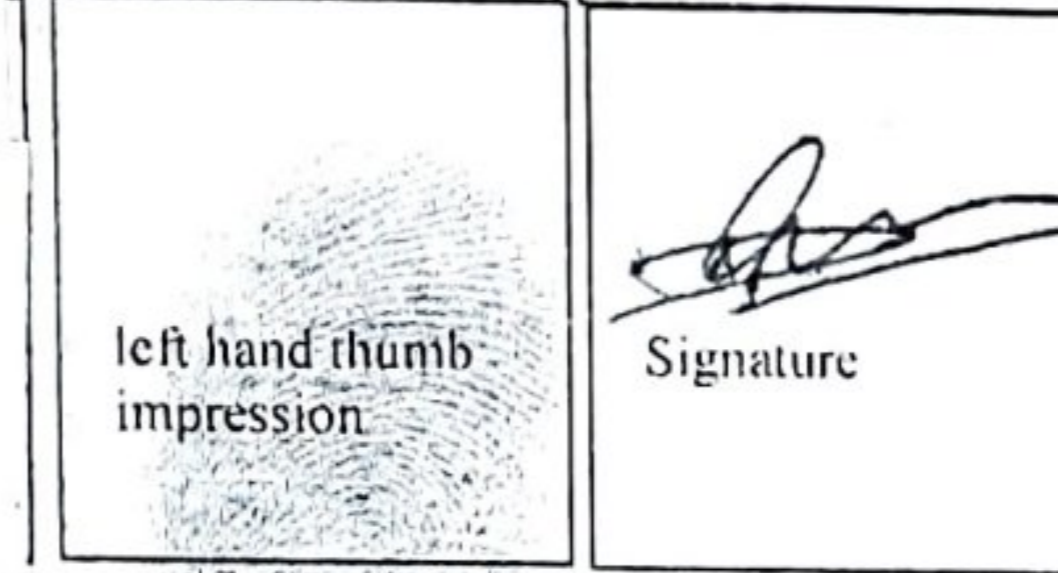
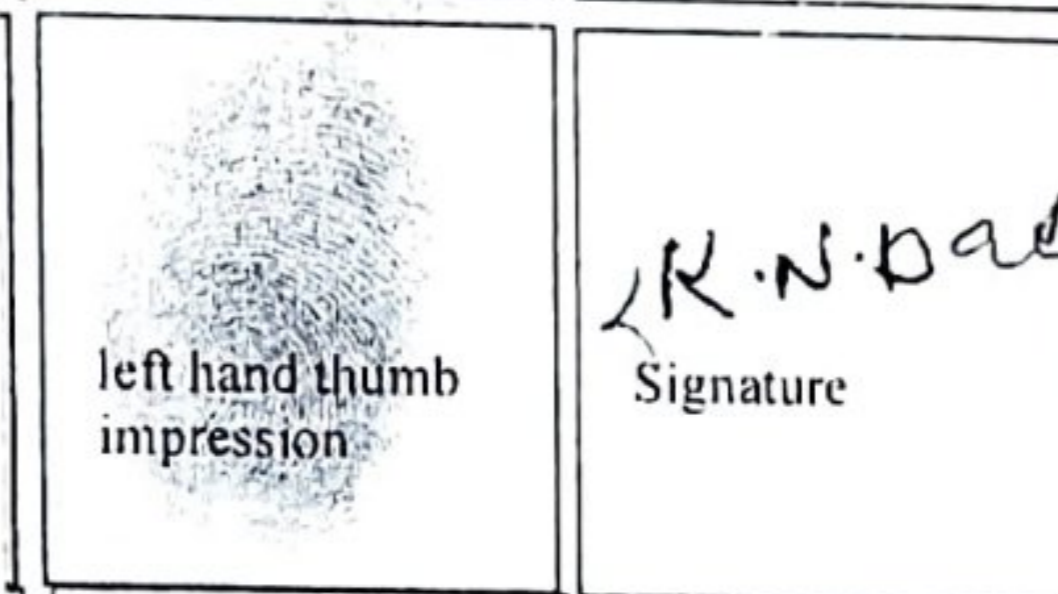
**MRS. KASHMIRA NARENDRA DADIA**

**MR. DHAVAL NARENDRA DADIA**

In the presence of .....

**Witnesses: -**

1. 
2. 



**SIGNED SEALED AND DELIVERED**


By the withinnamed "Transferees"

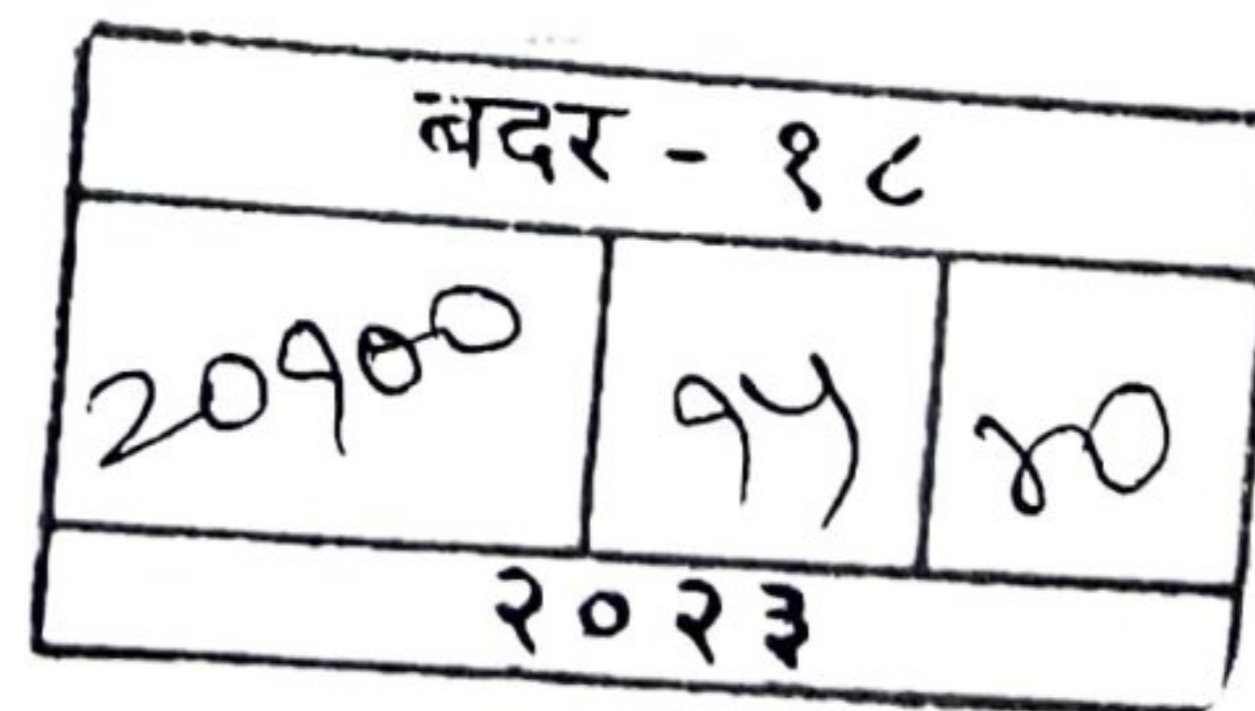
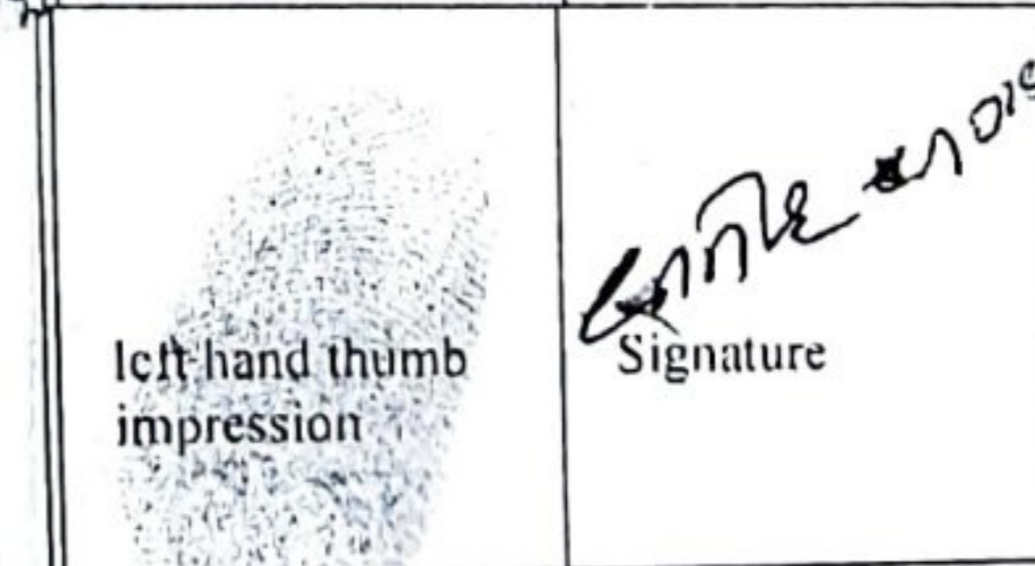
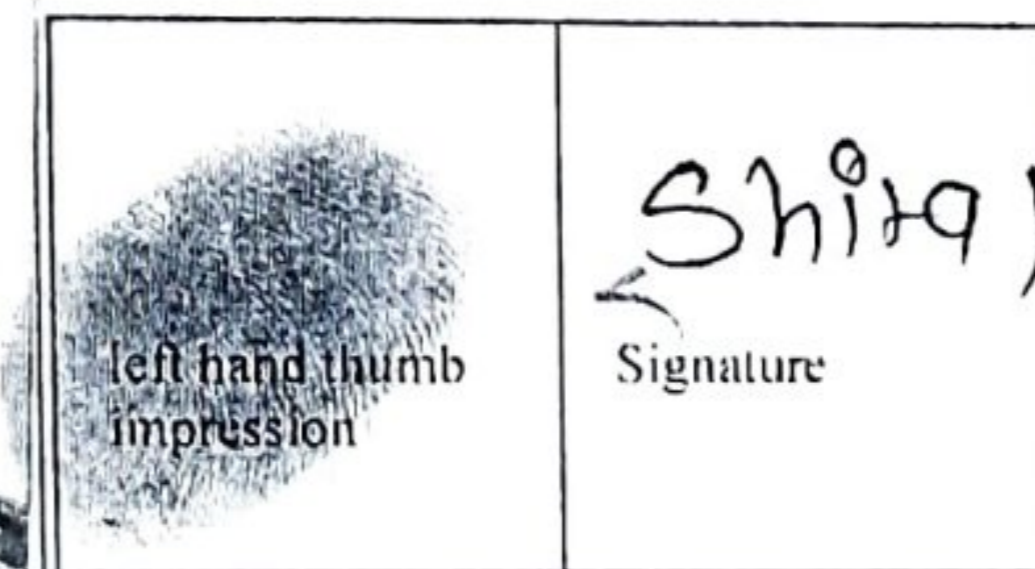
**MRS. SHITAL VINOD GADA**

**MR. VINODKUMAR VIRAM GADA**

In the presence of .....

**Witnesses: -**

1. 
2. 





बदर - १८		
20900	90	20
२०२३		

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Mumbai this 22<sup>nd</sup> day of January, in the Christian year ~~One Thousand Nine Hundred Ninety Nine~~ <sup>Two thousand</sup> BETWEEN M/s.S.S. ENTERPRISES a partnership firm duly registered under Indian Partnership Act, 1932, having its principal place of business at Ground floor, Chandra Vila, Near Shivsagar Hotel, Nehru Road, Vile-Parle (East), Mumbai-400 057, hereinafter called the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include Partner or Partners for the time being constituting said firm of M/s. S.S. Enterprises, its last surviving Partner and his/her heirs, executors, administrators

and assigns) of the One Part AND SHRI/SMT/M/S. 1) Narendra Hazira Dadia. 2) Mrs. Kashmiri Narendra Dadia & 3) Dhaval Narendra Dadia

Residing at/having office at 403, Shree Ram Jairam Apt, 94, S.V. Road, Kandivli (West), Mumbai. 400 067

GENERAL STAMP OFFICE  
TOWN HALL, FORT,  
MUMBAI - 400 023.  
MAH/50/001  
INDIA  
STAMP DUTY  
RS. 0241646  
28/1975  
MAHARASHTRA  
SPECIAL ADHESIVE  
31.12.99  
00029

# 11311062232

*M. M. Pednekar*  
**M. M. Pednekar**  
Proper Officer,  
General Stamp Office, Mumbai

*Rs. 241,646/-*  
*Ms. Kashmira Dadia*  
*Mr. Dhaval Dadia*  
*Mr. Narendra Dadia*

*09/01/2023*

*(N) KND*

*(P) KND*

*(N) KND*

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of Mumbai, Indian Inhabitant/s, hereinafter called the  
"PURCHASER/S" (which expression shall unless it be  
pugnant to the context or meaning thereof be deemed to  
mean and include his/her/their heirs, executors,  
administrators and assigns) of the Other Part.

W H E R E A S:

I. By diverse Indenture of Conveyance dated 24th  
April, 1998, 24th April, 1998, 24th April, 1998 and 26th  
May, 1998 duly stamped and registered with the Joint  
Sub-Registrar of Assurance at Bandra under serial  
No. BDR-1/2533/1998, BDR-1/2677/1998, BDR-1/2678/1998  
and BDR-1/2720/1998 respectively executed by (1) Shri Deshraj  
Jogan Pakhare, (2) Shri Bajirao Jogan Pakhare,



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D

बंदर - २८		
20900	१८	४०
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