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SALE DEED

Receipt (pavti)

369/11741

पावती

Original/Duplicate

Sunday, June 18, 2023

नोंदणी क्र.: 39म

11:16 AM

Regn.: 39M

पावती क्र.: 13203 दिनांक: 18/06/2023

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल1-11741-2023

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: सिताराम शहाजी गाढवे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

DELIVERED

एकूण:

रु. 31340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:35 AM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

बाजार मूल्य: रु. 4541966.08 /-

मोबदला रु. 4545000/-

भरलेले मुद्रांक शुल्क : रु. 272700/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1340/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1606202310333 दिनांक: 18/06/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003558527202324M दिनांक: 18/06/2023


बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)								
Valuation ID	2023061889	18 June 2023,11:10:22 AM						
मूल्यांकनाचे वर्ष	2023	करल!						
जिल्हा	मुंबई(उपनगर)							
मूल्य विभाग	98-चेबूर - कुर्ला							
उप मूल्य विभाग	रस्ता: चेबूर रेल्वे स्टेशन ते बोरला गाव जोडणारा एन. जी. आचार्य मार्ग.							
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#826							
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.								
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक			
122550	203080	233540	349600	203080	चौरस मीटर			
बांधीव क्षेत्राची माहिती								
बांधकाम क्षेत्र(Built Up)-	23.68चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव			
बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	14 वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs.30250/-			
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018								
मजला निहाय घट/वाढ	= 100% apply to rate= Rs.203080/-		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center; margin: 0;">करल - १</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; text-align: center;">११७२११</td> <td style="width: 10%; text-align: center;">१</td> <td style="width: 30%; text-align: center;">६६</td> </tr> </table> </div>			११७२११	१	६६
११७२११	१	६६						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((203080-122550) * (86 / 100) + 122550) = Rs.191806/-							
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 191806 * 23.68 = Rs.4541966.08/-							
Applicable Rules	= ,10,4							
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळधराचे मूल्य + मेहॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4541966.08 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.4541966.08/-							

Home

Print


 सह. दुय्यम निबंधक
 कुर्ला-१ (वर्ग-२)

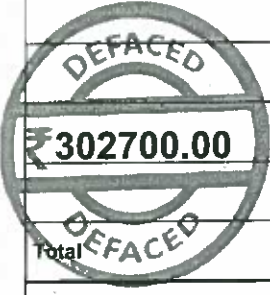




CHALLAN
MTR Form Number-6



GRN	MH003558527202324M	BARCODE	[Barcode]		Date	14/06/2023-10:29:34	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	Sitaram Shahaji Gadhave and Dipali Sitaram Gadhave			
Location	MUMBAI			Flat/Block No.	Flat No. 1160, 2 nd Floor, Bld. No. 32, Chembur			
Year	2023-2024 One Time			Premises/Building	Nishant C.H.S. Ltd			
Account Head Details			Amount In Rs.	Road/Street	Subhash Nagar, Chembur (E)			
0030045501	Stamp Duty		272700.00	Area/Locality	Mumbai			
0030063301	Registration Fee		30000.00	Town/City/District				
				PIN		4	0	0
						0	0	7
								1
				Remarks (If Any)	SecondPartyName=Shrikant Bhimrao Lade-			
					<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करल - १</p> <p>११७४१ २ ए१</p> <p>२०२३</p> </div>			
				Amount In	Three Lakh Two Thousand Seven Hundred Rupees Only			
				Words				
Total			3,02,700.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572023061477691.PAD/MBESQ8		
Cheque/DD No.				Bank Date	RBI Date	14/06/2023-00:00:00	15/06/2023	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	367 , 15/06/2023			



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 दायम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी सदर चलन लागू नाही.

Signature Not Verified

Challan Defaced Reason
Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.06.18 11:16:47
IST
Reason: GRAS Secure
Document
Location: India

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount	
1	(IS)-369-11741	0001977043202324	18/06/2023-11:16:25	IGR197	30000.00
2	(IS)-369-11741	0001977043202324	18/06/2023-11:16:25	IGR197	272700.00
Total Defacement Amount					3,02,700.00

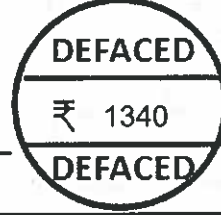


Document **H**andling **C**ha[₹]rges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1606202310333	Receipt Date 18/06/2023
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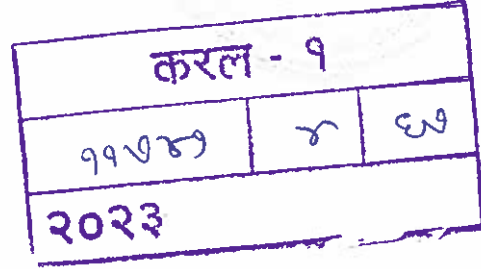
Received from SELF, Mobile number 8108700234, an amount of Rs.1340/-, towards Document Handling Charges for the Document to be registered on Document No. 11741 dated 18/06/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 16/06/2023
Bank CIN 10004152023061606287	REF No. 316779430054
Deface No 1606202310333D	Deface Date 18/06/2023

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



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1606202310333	Date 16/06/2023
Received from SELF, Mobile number 8108700234, an amount of Rs.1340/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 16/06/2023
Bank CIN 10004152023061606287	REF No. 316779430054
This is computer generated receipt, hence no signature is required.	

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SALE DEED

This **SALE DEED** is made and entered into at Mumbai on this 18th Day of **JUNE, 2023**, in the **CHRISTIAN YEAR TWO THOUSAND TWENTY THREE:**

दिसिगाढवे Gadhane

BETWEEN

Mr. SHRIKANT BHIMRAO LADE, aged 48 years, having Income Tax Permanent Account Number **ADBPL4658H** and having Aadhaar Number **4165 0096 5105**, with occupation service, Hindu, Indian Inhabitant, residing at B – 11, Heena Ashish C.H.S., Near Swami Samarth Mandir, Beturkar Pada, Kalyan (W), Thane, Maharashtra – 421 301, (hereinafter called and referred to as “**the SELLER**”) which expression shall unless it be repugnant to the context or the meaning thereof shall be deemed to mean and include his heirs, executors, administrators and assigns, ~~the party of~~ **the FIRST PART**);

AND

(1) **Mr. SITARAM SHAHAJI GADHAVE**, aged 41 years, ~~having~~ Income Tax Permanent Account Number **AQVPG6775H** and having Aadhaar Number **8091 0158 2159** and (2) **Mrs. DIPALI SITARAM GADHAVE**, aged 31 years, having Income Tax Permanent Account Number **BGGPG6648P** and having Aadhaar Number **9259 7995 9660**, husband and wife, both hindu, Indian Inhabitants, residing at Room No. 20, Hanuman Seva Society, N. G. Acharya Marg, Khardev Nagar, Ghatla, Chembur (E), Mumbai – 400 071, (**the BUYER No. 1** and **the BUYER No. 2**, unless referred independently shall hereinafter collectively be called and be referred to as “**the BUYERS**”) which expression shall unless it be repugnant to the context or the meaning thereof shall be deemed to mean and



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include their respective heirs, executors, administrators and assigns, the Party of the **SECOND PART**;

WHEREAS, one **Shri. Bhimrao Bandu Lade** [father of the SELLER] was allotted by Maharashtra Housing Board, now Maharashtra Housing And Area Development Authority (hereinafter called and referred to as "MHADA") in and around the year 1973 – 1974, a Residential Flat/Tenement comprising of 1 Room Kitchen with attached WC and Bathroom and was handed over the physical possession of the Residential Flat/Tenement Bearing No. 1160, on the Second Floor, area admeasuring about 212.36 Sq. Ft. Carpet Area, i.e. 19.73 Sq. Mtrs. Carpet Area or equivalent to 23.68 Sq. Mtrs. Built-up Area and which is more fully described in the Schedule written hereunder (hereinafter called and referred to as "the said Flat") in Building No. 32, Subhash Nagar, Chembur (E), Mumbai – 400 071 (hereinafter called and referred to as "the said Building").

AND WHEREAS, under the Subsidised Industrial Housing Scheme the then Maharashtra Housing Board, now Maharashtra Housing and Area Development Authority, MHADA, had entered into an Agreement dated 01-02-1973 with **Shri. Bhimrao Bandu Lade** with respect to the said Flat regarding tenancy rights and had allowed to use and occupy the said Flat on the terms and conditions mentioned therein.

AND WHEREAS, **Shri. Bhimrao Bandu Lade** had acquired the said Flat out of his self-earned income, so it was his self-earned property and not an ancestral property and thus he was the absolute

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owner, seized, possessed of or otherwise well and sufficiently entitled to the said Flat.

AND WHEREAS, Shri. Bhimrao Bandu Lade was in the use, occupation, possession and was well and sufficiently entitled to the said Flat and had the ownership rights, absolute authority and good power in the title of the said Flat.

AND WHEREAS, all the 36 Tenants/Occupants of Building No. 32 came together and formed a Co-operative Housing Society under Maharashtra Co-operative Society Act, 1960, under the name **CHEMBUR NISHANT CO-OPERATIVE HOUSING SOCIETY LIMITED** and got it duly registered having **Registration No.BOM/H.S.G./7599** dated **07-05-1981** and has its Registered Office at Building No. 32, Subhash Nagar, Chembur (E), Mumbai - 400 071, (hereinafter called and referred to as "**the said Society**").

AND WHEREAS, Shri. Bhimrao Bandu Lade, was then admitted as a bonafide Member by the said Society with respect to the said Flat and the said Society had issued **5 (FIVE) Shares of Rs.50/-** each, bearing distinctive numbers from **156 to 160** (both inclusive) under Share Certificate No. 32, given under the common seal of the said Society with signature of Honorary Secretary and Chairman, at Mumbai on **10-03-1983,** (hereinafter called and referred to as "**the said Shares**").

AND WHEREAS, further MHADA by its **CERTIFICATE No. Dy. CO (EM-II)/Conveyance/99** issued to the said Society in the year on or about **1999,** showing particulars of the Units/Tenements allotted to each of the Members of the said Society, therein on **Page No. 2,**

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MHADA has entered the name of **Shri. Bhimrao Bandu Lade** as **Shri. B. B. Lade** as the Unit holder of the said Flat, under Serial No. 32.

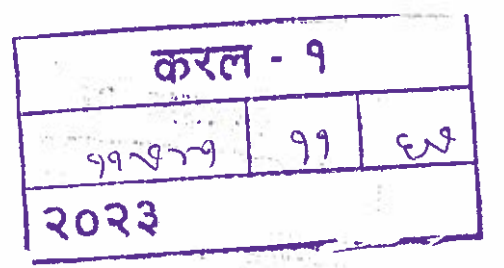
AND WHEREAS, further MHADA, by a Registered "INDENTURE OF LEASE" dated 28-06-1999, vide Registration No. PBDR3/1126/99 dated 28-06-1999, having Registration Receipt No. 2333810, dated 28-06-1999, MHADA had conveyed and had leased the Plot for 99 years commencing from 01-04-1980, on which the said Building is standing thereon containing the said Flat, having land bearing Survey No. 67 to 71, C.T.S. No. 826 (Part), having Sub Nos. 97 to 109, of Village - Chembur, in favour of the said Society, subject to the covenants contained on the part of the said Society as mentioned therein.

AND WHEREAS, further MHADA, by a Registered "DEED OF SALE" dated 28-06-1999, vide Registration No. PBDR3/1128/99, dated 28-06-1999, having Registration Receipt No. 2333811, dated 28-06-1999, MHADA had sold and had transferred the said Building in favour of the said Society, subject to the covenants contained on the part of the said Society as mentioned therein, therein in Schedule II in the list of the bonafide Members of the said Society issued by the said Society is annexed at Page No. 10, Schedule II, therein on Page 11, the said Society has entered the name of **Shri. Bhimrao Bandu Lade** as **Shri. B. B. Lade**, in the list of bonafide allottees in respect of the said Flat, under Serial No. 32.

AND WHEREAS, in the year on or about 2015, **Shri. Bhimrao Bandu Lade** had lost and misplaced the **Original Share Certificate** and it was not traceable in spite of diligent efforts/search, therefore,

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Shri. Bhimrao Bandu Lade in pursuance of completing the formalities for obtaining a Duplicate Share Certificate, had then approached the said Society and had submitted **Affidavit Cum Indemnity Bond** to the said Society, dated **21-08-2015**, with a covering letter to the said Society, dated **21-08-2015**, the then Managing Committee of the said Society had prepared a **Duplicate Share Certificate No. 13** (hereinafter called and referred to as “the **Duplicate Share Certificate**”).

AND WHEREAS, Shri. Bhimrao Bandu Lade had made nomination on **24-09-2019**, as required and mentioned in the then Bye-law Number 32, of the Co-operative Society Bye-laws and as provided under Rule 25, of the Maharashtra Co-operative Societies Rules, 1961, and he had nominated his wife, his 1 daughter and his 4 sons as his nominees at the **Ratio of 1/6th each share of each Nominee** and had submitted to the said Society on **24-09-2019** and the nomination was then noted by the said Society in the Nomination Register under **Serial No. 2** on **28-09-2019**.



AND WHEREAS, further Shri. Bhimrao Bandu Lade died intestate in **Sangli** on **15-05-2020**, leaving behind him, the following persons as his only legal heirs and legal representatives as per the **Hindu Succession Act, 1956**, by which he was governed at the time of his death;

<u>Sr. No.</u>	<u>Name of heirs.</u>	<u>Relationship with the Deceased.</u>
1.	Smt. Akkatai Bhimrao Lade	WIFE
2.	Mr. Pradeep Bhimrao Lade	SON

J. B. Lade

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3.	Mr. Satish Bhimrao Lade	SON
4.	Mrs. Sunita Sunil Chandanshive (earlier Miss. Sunita Bhimrao Lade)	DAUGHTER
5.	Mr. Pravin Bhimrao Lade	SON
6.	Mr. Shrikant Bhimrao Lade [the SELLER]	SON

AND WHEREAS, above mentioned under Sr. No. 1 to Sr. 6 are the Heir No. 1, the Heir No. 2, the Heir No. 3, the Heir No. 4, the Heir No. 5 and the Heir No. 6 unless referred independently shall hereinafter collectively be called and be referred to as "the Heirs").

AND WHEREAS, Late Shri. Bhimrao Bandu Lade shall hereinafter be called and be referred to as "the deceased".

AND WHEREAS, as provided by and under the provisions of the Hindu Succession Act, 1956, after the death of the deceased the Heirs were equally entitled to the undivided Shares, ownership rights, title and interest in the said Flat, in the said Shares and in the Membership rights of the said Society with respect to the said Flat in the Ratio of 1/6th each Share, by virtue of being the legal heirs and the legal representatives of the deceased.

AND WHEREAS, the Heirs are related to each other by blood; the Heir No. 1 is the mother of the Heir No. 2 to Heir No. 6.

AND WHEREAS, the Heirs are the only legal heirs and legal representatives of the said deceased and hence the Heirs automatically became the co-owners of the said Flat, of the said Shares and of the Membership rights of the said Society with respect to the said Flat, in the Ratio of 1/6th each share, and were

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thus otherwise well and sufficiently equally entitled to the undivided Shares, ownership rights, title and interest in the said Flat, in the said Shares and in the Membership rights of the said Society with respect to the said Flat.

AND WHEREAS, the Heir No. 1 to Heir No. 5 did not desired to claim any ownership rights, title and interest in the said Flat, in the said Shares and in the Membership rights of the said Society with respect to the said Flat and hence the Heir No. 1 to Heir No. 5 were no more interested to claim any ownership rights, title and interest in the said Flat, in the said Shares and in the Membership rights of the said Society with respect to the said Flat; therefore, the Heir No. 1 to Heir No. 5 **without accepting any monetary consideration** of whatsoever nature from the Heir No. 6, who is the SELLER herein, and on account of natural love and affection which the Heir No. 1 to Heir No. 5 had towards the Heir No. 6, who is the SELLER herein, **(the Heir No. 6 is the son of Heir No. 1 and brother of the Heir No. 2 to Heir No. 5)** therefore, the Heir No. 1 to Heir No. 5 through a **Release Deed**, dated **03-09-2021** which is duly registered in the Office of the Joint Sub-Registrar of Assurances, Kurla – 5, MSD, at Chembur Office, Mumbai, having Document Serial No. **KRL5-12480-2021**, dated **03-09-2021**, having Registration Receipt No. **13159**, dated **03-09-2021**, therein the Heir No. 1 to Heir No. 5 have **unconditionally** released, relinquished, surrendered, assigned and waived their **1/6th right each** being their individual undivided Shares, ownership rights, title and interest in the said Flat, in the said Shares and in the Membership rights of the said Society with respect to the said Flat **permanently** in favour of the Heir No. 6, who is the SELLER herein.



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AND WHEREAS, the SELLER hereby confirms that the above referred **Release Deed**, dated **03-09-2021**, is still valid and subsisting and in no way stands terminated and/or cancelled.

AND WHEREAS, the SELLER had approached the said Society and had applied for transfer of the said Shares and for transfer of the Membership rights of the said Society with respect to the said Flat to his name, by submitting all the required documents as required as per the Society By-Laws for transfer, accordingly the said Society had effectually transferred the said Shares and the Membership rights of the said Society with respect to the said Flat and had admitted the SELLER as the bonafide Member of the said Society with respect to the said Flat and had mutated his name on the reverse of the **Duplicate Share Certificate No. 13**, on **02-10-2021**.

AND WHEREAS, the SELLER is in use, occupation, possession and was well and sufficiently entitled to the said Flat and is holding the ownership rights of the said Flat along with the said Shares and the Membership rights of the said Society in respect of the said Flat in his name and therefore the SELLER has full right, absolute authority and good power in the title of the said Flat.

AND WHEREAS, the SELLER is now in exclusive use, occupation, possession and is sufficiently entitled to the said Flat and is holding the sole ownership rights, title and interest in respect of the said Flat along with the said Shares and the Membership rights of the said Society in respect of the said Flat in his **single name**, therefore, the SELLER, has full right, absolute authority and good power in the title of the said Flat, to transfer, assign and/or sell, his ownership rights

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of the said Flat, title and interest in respect of the said Flat, along with the said Shares and his Membership rights of the said Society in respect of the said Flat, independently to whomsoever he wants to.

AND WHEREAS, the SELLER through this **SALE DEED** with his own wish has sold, assigned and transferred his ownership rights, title and interest in respect of the said Flat, the said Shares and the Membership rights of the said Society with respect to the said Flat with the permanent and absolute right of use and occupation of the said Flat, to and in favour of the BUYERS; and the BUYERS after thorough inspection of the title and of all the earlier documents related to the title of the said Flat, and after satisfying themselves about the clear and marketable title in respect of the said Flat the BUYERS have purchased the said Flat, from the SELLER and have entered into this **SALE DEED** to jointly acquire the ownership rights of the said Flat, title and interest of the SELLER in respect of the said Flat, the said Shares and the Membership rights of the said Society with respect to the said Flat with the permanent and absolute right of use and occupation of the said Flat; **ON EQUAL OWNERSHIP BASIS** for a **TOTAL COST PRICE/SALE CONSIDERATION AMOUNT** of **Rs.45,45,000/- (Rupees Forty Five Lakh Forty Five Thousand Only)** inclusive of all fittings, fixtures standing thereon as mutually agreed upon.

AND WHEREAS, the parties hereto are desirous of recording the said terms and conditions in writing which have been mutually agreed upon by and between the parties hereto which appear as under.

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

- 1) That the SELLER hereby declares and confirms that he has full right, absolute authority and good power to enter into this **SALE DEED** (hereinafter called and referred to as "**this Sale Deed**") with the BUYERS, with respect to the said Flat, to sell, assign and transfer his ownership rights, title and interest in respect of the said Flat, the said Shares and the Membership rights of the said Society with respect to the said Flat with the permanent and absolute right of use and occupation of the said Flat, to and in favour of the BUYERS.
- 2) That the SELLER through this Sale Deed with his own wish has sold, assigned and transferred his ownership rights, title and interest in respect in the said Flat, the said Shares and the Membership rights of the said Society with respect to the said Flat with the permanent and absolute right of use and occupation of the said Flat to and in favour of the BUYERS; and the BUYERS have purchased the said Flat, from the SELLER through this Sale Deed and **jointly acquire the ownership rights** of the said Flat, title and interest of the SELLER in respect of the said Flat, the said Shares and the Membership rights of the said Society with respect to the said Flat with the permanent and absolute right of use and occupation of the said Flat; **ON EQUAL OWNERSHIP BASIS for a TOTAL COST PRICE/SALE CONSIDERATION AMOUNT of Rs.45,45,000/- (Rupees Forty Five Lakh Forty Five Thousand Only)**

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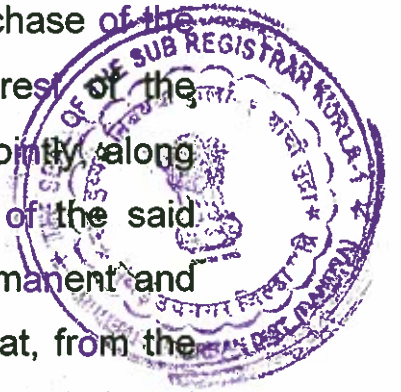
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inclusive of all fittings, fixtures standing thereon as mutually agreed upon.

- 3) That the said agreed **TOTAL COST PRICE/SALE CONSIDERATION AMOUNT**, mentioned in Clause No. 2 above of this Sale Deed, the BUYERS on or before execution of this Sale Deed have already paid to the SELLER, the sum of **Rs.45,45,000/- (Rupees Forty Five Lakh Forty Five Thousand Only)** as and by way of **FULL AND FINAL COST PRICE/SALE CONSIDERATION AMOUNT** for purchase of the ownership rights of the said Flat, title and interest of the SELLER in respect of the said Flat, together and jointly along with the said Shares and the Membership rights of the said Society with respect to the said Flat with the permanent and absolute right of use and occupation of the said Flat, from the SELLER, the receipt of which the SELLER do hereby admit and acknowledge at the foot hereof in this Sale Deed.
- 4) That the SELLER has handed over all the documents related to the title of the said Flat to the BUYERS as follows: 1] Society NOC for Sale, dated **06-06-2023** (Original), 2] Mhada Agreement dated **01-02-1973** (Original), 3] Duplicate Share Certificate No. **13** (Original), 4] Release Deed, dated **03-09-2021** along with its Registration Receipt No. **13159**, dated **03-09-2021** (Original), 5] Nomination Form, dated **24-09-2019** (Original) and 6] All and other earlier document/s and Mhada Receipts related to the title of the said Flat available in original/copy with the SELLER.

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5) That the SELLER has received the agreed **TOTAL COST PRICE/SALE CONSIDERATION AMOUNT** from the BUYERS, the SELLER hereby agrees that he shall now sign, endorse and execute all the necessary transfer forms/documents, Society transfer papers, resignation letter, transfer of Membership forms, possession letter and/or any other documents that may be required as per Bye-Laws of the said Society for effectual transfer of the title of the said Flat in all respect along with the said Shares and the Membership rights of the said Society with respect to the said Flat with the permanent and absolute right of use and occupation of the said Flat in favour of the BUYERS, in the records of the said Society and/or in the records of all the other concerned authorities.



6) That the SELLER hereby confirms that he has received the agreed **TOTAL COST PRICE/SALE CONSIDERATION AMOUNT** from the BUYERS, therefore, the SELLER hereby covenants with the BUYERS that:

- a) He has entered and executed this Sale Deed with the BUYERS accepting and confirming herein the receipt of the agreed **TOTAL COST PRICE/SALE CONSIDERATION AMOUNT**.
- b) He shall from time to time and at all times hereafter and at the request of the BUYERS or their respective legal heirs, legal representatives, executors, administrators, nominees or counsel in law, hereby agrees to do and execute and/or procure all documents, deeds, and writings for the assurance in law and for better and more perfectly transferring his ownership rights, title, interest and benefit in the said Flat, in the said Shares and the Membership rights of the said Society with respect to the said Flat, unto and to the use and benefit of the BUYERS;

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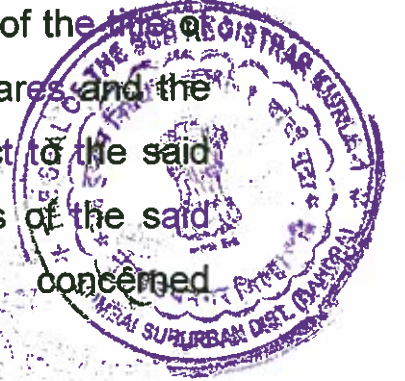
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and

- c) He shall do all necessary acts, things, deeds etc. in order to effectually transfer the ownership rights, title and interest of the said Flat in all respect in favour of the BUYERS;

and

- d) He hereby agrees to sign, endorse and execute all the necessary forms/documents, Society transfer papers, resignation letter, transfer of Membership forms, possession letter and/or any other documents that may be required as per Bye-Laws of the said Society for effectual transfer of the title of the said Flat in all respect along with the said Shares and the Membership rights of the said Society with respect to the said Flat, to the name of the BUYERS, in the records of the said Society and/or in records of any other concerned department/authority.



7) That the SELLER hereby declares that:

- a) He is fully aware that the BUYERS have agreed to purchase and acquire the ownership rights, title and interest in respect of the said Flat, the said Shares and the Membership rights of the said Society with respect to the said Flat, from the SELLER on **equal ownership basis**, solely relying upon all the statements made by the SELLER hereinabove and the SELLER hereby repeats and confirms that the same are correct and none of the above mentioned representations are false or incorrect in any manner whatsoever;
- b) He hereby confirms and undertakes to indemnify and keep harmless to the Office of Sub Registrar of Assurances Mumbai, Government and Semi Government Authorities, the BUYERS,

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~~the said Society and~~ including its Managing Committee against any loss, claim and damage if the above statements made by him are found to be false or incorrect in any manner whatsoever, mentioned in this Sale Deed.

c) He hereby confirms that he alone is the sole and absolute owner of the said Flat, of the said Shares and of the Membership rights of the said Society with respect to the said Flat and that no other person/s has/have any right/s, title, interest, claim or demand of any nature whatsoever unto or upon the said Flat, either by way of sale, charge, lien, gift, trust, lease, easement etc. and the SELLER in himself has good right, full power and absolute authority to sell, assign and transfer his ownership rights, title and interest in the said Flat, the said Shares and the Membership rights of the said Society with respect to the said Flat, to and in favour of the BUYERS;

d) He has not entered into any Agreement/s with any person/s in respect of the said Flat;

e) He has not sold, assigned and has not transferred his ownership rights, title and interest in respect of the said Flat, in the said Shares and the Membership rights of the said Society with respect to the said Flat, to any other person/s;

f) He has not mortgaged, alienated or charged the said Flat or any part thereof in favour of any other person/s or with any Private/Nationalized Bank and/or with any other Financial Institution, and the same is free from all encumbrances and third party interest of whatsoever nature;

g) Neither any suit, proceedings, litigation's etc. are initiated or pending in respect of the said Flat nor the same is subject

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matter in any Court of Law or any other Forum or before any Authority in respect of or concerning the said Flat;

- h) That no Notice has been received by the SELLER from the Municipal Corporation of Greater Mumbai for breach of any statutory provisions, rules and regulations in respect of the said Flat and that the said Flat is not under requisition or acquisition by any public Authority;
- i) Neither any Income Tax Notice is issued nor any other Public/Statutory Authorities have issued any Order preventing or restraining the SELLER from dealing with, disposing and/or for sale of the said Flat and/or preventing the SELLER from transferring or assigning his ownership rights, title and interest in the said Flat, in the said Shares and in the Membership rights of the said Society with respect to the said Flat and there is no attachment or other prohibitory Order issued by any Competent Court or Authority, preventing or restraining the SELLER from dealing with, disposing of and/or for sale of the said Flat or any part thereof;
- j) He has not received any notice, either from the said Society or from the Registrar of Co-operative Societies for the State of Maharashtra or from any other Authorities or from any person/s or Authority, affecting the ownership rights, title and interest of the SELLER in respect of the said Flat;
- k) He has already paid and cleared all his contributions towards the said Flat to the said Society till date and there are no dues to be paid by the SELLER to the said Society till 31-05-2023 against the said Flat;

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~~He~~ hereby confirms that he has received the agreed **TOTAL COST PRICE/SALE CONSIDERATION AMOUNT** from the BUYERS and further from the date of execution/registration of this Sale Deed hereof, containing the confirmation and acceptance by the SELLER that he has received the agreed **TOTAL COST PRICE/SALE CONSIDERATION AMOUNT**, from the BUYERS, giving the receipt hereof, the SELLER hereafter confirms that he shall have no more claims of whatsoever nature on the said Flat on the ownership rights, title or interest in respect of the said Flat, on the said Shares and on the Membership rights of the said Society with respect to the said Flat and the BUYERS jointly shall be fully entitled to hold, occupy, use and enjoy the said Flat peacefully along with the said Shares and the Membership rights of the said Society with respect to the said Flat, for unto and to the use and benefit of the BUYERS, as and how they want to, including their respective legal heirs, legal representatives, executors, administrators, council in law and nominees, forever, and without any let, hindrance, claim, charge, interest, denial demand, lien, interruption or eviction by the SELLER or any other person/s lawfully or equitably claiming through or under the SELLER.

- 8) That the SELLER hereby agrees and undertakes to indemnify the BUYERS against any third party claim that may arise in respect of the sale of the said Flat to the BUYERS and the SELLER shall indemnify and keep indemnified the BUYERS from and against all loss/es, cost/s, charge/s, expense/s, damage/s or prejudice that may be suffered by or caused to the BUYERS by reason of any of herein before mentioned

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statements made by the SELLER being found to be false or incorrect in any particular manner whatsoever.

- 9) That the SELLER and his family members, nominees, heirs, executors, administrators etc. shall at all the time hereinafter fully remain liable for and effectually indemnify and keep indemnified the BUYERS and their family members, nominees, heirs, executors, administrators etc. against all losses, damages, costs, charges and expenses claims, penalties or any other action whatsoever, which may be put to or reasonably incur or suffer in respect of the sale of the said Flat by the SELLER to the BUYERS.
- 10) That the SELLER hereby further indemnifies the BUYERS that in case any person/s succeeds in imposing any penalty on the BUYERS in respect of the sale of the said Flat by the SELLER to the BUYERS, then in that case the SELLER shall reimburse the financial loss whatsoever suffered by the BUYERS immediately at the demand of the BUYERS arising on account of sale of the said Flat by the SELLER to the BUYERS.
- 11) That the SELLER hereby agrees and undertakes to pay and clear all the pending dues, taxes, outgoing, the said Society charges, electricity charges, rates, cesses and any other levies/charges, etc. applicable in respect of the said Flat and/or to the concerned Authorities, up to the date of handing over the possession of the said Flat to the BUYERS; if however, any dues or payments, belonging to the period when the said Flat was under the physical possession of the SELLER, found remaining unpaid, after handing over the physical possession of

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the said Flat to the BUYERS, then in that case, the SELLER hereby undertakes to pay and clear such dues/outstanding fully and appropriately, keeping the BUYERS completely indemnified.

- 12) That the SELLER hereby declares and confirms that he has received the agreed **TOTAL COST PRICE/SALE CONSIDERATION AMOUNT** from the BUYERS and from the date of execution/registration of this Sale Deed hereof, all the payments made by the SELLER to the said Society till date now standing in the name of the SELLER in the records of the said Society so far paid by the SELLER and/or any other deposits now standing in the name of the SELLER in the records of any other concerned Authorities so far paid by the SELLER in respect of the said Flat, shall further stand duly transferred in the name of the BUYERS along with the said Shares and the Membership rights of the said Society with respect to the said Flat shall also be transferred in the name of the BUYERS as the BUYERS shall be legitimately entitled to being the joint and absolute owners of the said Flat and being the Members of the said Society with respect to the said Flat, who shall be then entitled to have and to hold the same for the benefit of the BUYERS as and how they want to.

- 13) That the SELLER hereby declares, confirms and agrees that the said Society Charges, taxes and/or any additional amount/s payable to the said Society as agreed by rest of the Members in their earlier meetings i.e. prior to the date of execution/registration of this Sale Deed, the SELLER shall be bound to clear the same keeping the BUYERS completely

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indemnified in all ways and means and in no way the BUYERS shall be liable to pay the same.

- 14) That the SELLER hereby declares and confirms that he has received the agreed **TOTAL COST PRICE/SALE CONSIDERATION AMOUNT** from the BUYERS and from the date of execution/registration of this Sale Deed hereof, the SELLER has **No Objection** of whatsoever nature to the BUYERS transferring namely the electric meter, consumer account number, registration and connection contribution amount along with security deposit and/or any other amount paid in respect of the electric meter, Electric Connection and installation thereof paid/deposited with the electricity supply services or to the respective utility provider for obtaining facility in the said Flat, the pipe gas meter, consumer account number, registration and connection contribution amount along with security deposit and/or any other amount paid in respect of the gas meter, gas Connection and installation thereof, registration and connection contribution amount along with security deposit and/or any other amount paid/deposited with the gas supply services or to the respective utility provider for obtaining facility in the said Flat, the said Shares and the Membership rights of the said Society in respect of the said Flat, sinking fund, deposits, security deposits etc. and/or any other amounts/deposits/titles now standing in the name of the SELLER in respect of the said Flat, to the name of the BUYERS.

- 15) That the SELLER hereby agrees that whenever he is called by the BUYERS for Registration of this Sale Deed, he shall

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personally remain present and admit the execution of this Sale Deed before the **Joint Sub-Registrar of Assurances, Taluka-Kurla, Mumbai.**

- 16) That the Legal Charges, Stamp Duty, Registration Charges, Document Handling Charges, at actual, required in respect of this Sale Deed shall be paid by the BUYERS alone, as it is agreed by them.
- 17) That the SELLER had submitted to the said Society, Under the Bye-Law No. 38 (a) [Appendix – 20 (1) a Form of Notice of intention of a Member to transfer his Shares and interest in the Capital/Property of the said Society] on **30-05-2023** and vide a separate application dated **30-05-2023**, the SELLER had requested the said Society to issue **“NO OBJECTION CERTIFICATE”** for sale of the said Flat by the SELLER to the BUYERS and had also requested to mention **No Dues** in it; also the BUYERS had submitted to the said Society, Under the Bye-Law No. 38 (a) [Appendix – 20 (2) a Form of letter of consent of the Proposed Transferee for the transfer of the Shares and interest of the Member (Transferor) to him (Transferee)] on **30-05-2023** and vide a separate application dated **30-05-2023**, the BUYERS had requested the said Society to issue **“NO OBJECTION CERTIFICATE”** for purchase of the said Flat from the SELLERS; in view of this the said Society has issued **“NO OBJECTION CERTIFICATE”** dated **06-06-2023**.

- 18) That the Society Entrance Fees @Rs.100/- (Rupees One Hundred Only) and the Society Membership Transfer Fees

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@Rs.500/- (Rupees Five Hundred Only) shall be borne by the BUYERS alone, as it is agreed by them.

- 19) That the Society Transfer Premium charges **@Rs.25,000/- (Rupees Twenty Five Thousand Only)** along with any other charges at actual payable to the said Society only in respect of transfer shall be borne **equally** by the BUYERS and by the SELLER at the **ratio of 50:50**, as it is mutually agreed by and between them.
- 20) That the BUYERS hereby agree to become the Members of the said Society and abide by all (and singular) the Bye-laws, rules and regulations adopted by the said Society or which it may adopt from time to time.
- 21) That the BUYERS hereby agree to observe and perform all such terms, conditions and stipulations of the said Society and regularly pay all the outgoings payable to the said Society in respect of the said Flat after execution/registration of this Sale Deed.
- 22) That the BUYERS hereby agree that, if any new taxes and duties as applicable in future payable to all the concerned authorities on the part of the BUYERS in respect of the said Flat from the date of execution/registration of this Sale Deed hereafter shall be borne and paid by the BUYERS alone and in no way the SELLER shall be held responsible to pay the same.



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23) That this Sale Deed shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964, or any other provisions of law applicable hereto.

24) That the SELLER and the BUYERS hereby confirm that they both have thoroughly read and understood all the terms and conditions mentioned in this Sale Deed and they further hereby undertake to abide by the terms, conditions and the covenants hereinabove written in this Sale Deed.

25) Any dispute is subject to the Jurisdiction of the Court/Competent Authority in Mumbai.

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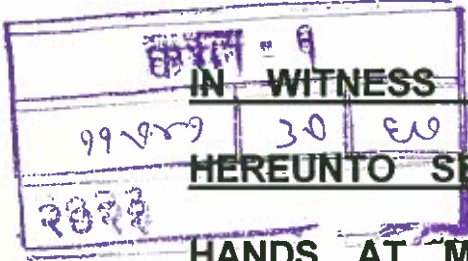
All that piece and parcel of an Ownership Residential Flat No. 1160, comprising of 1 Room Kitchen, with attached WC and Bathroom on the Second Floor, in Building No. 32, Chembur Nishant Co-operative Housing Society Limited, Subhash Nagar, Chembur (E), Mumbai – 400 071, area admeasuring 212.36 Sq. Ft. Carpet Area i.e. 19.73 Sq. Mtrs. Carpet Area or equivalent to 23.68 Sq. Mtrs. Built-up Area, Building consists of Ground + 2 Upper Floors (Without Lift) RCC Construction and was constructed by MHADA in the year on or about 1954, lying and being on land bearing Survey No. 67 to 71, C.T.S. No. 826 (Part), having Sub Nos. 97 to 109, of Village – Chembur, Taluka – Kurla, District – Mumbai Suburban, Registration Sub – District of Bandra, and is in the Municipal Jurisdiction of 'M' West Ward, Chembur, bearing Municipal Assessment No. MW0204970010000.



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IN WITNESS WHEREOF THE PARTIES HEREIN HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS AT MUMBAI ON THE DAY AND YEAR FIRST
HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by]
the within named "SELLER"]
Mr. Shrikant Bhimrao Lade]



Shrikant Bhimrao Lade
Shrikant Bhimrao Lade



in the presence of.....]

1) *Chandesh A. Chavhan*]

Chandesh A. Chavhan

2) *Pradheep B. Lade*]

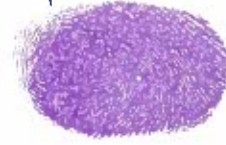
Pradheep B. Lade

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SIGNED AND DELIVERED by
 the within named "BUYERS"
 Mr. Sitaram Shahaji Gadhave



Gadhave



and

Mrs. Dipali Sitaram Gadhave



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in the presence of.....

1) GANESH A. CHARAT

2) Pradip S. Lode



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RECEIPT

I, **Mr. Shrikant Bhimrao Lade**, the **SELLER**, hereby confirm that I have received with thanks from **Mr. Sitaram Shahaji Gadhave** and **Mrs. Dipali Sitaram Gadhave**, the **BUYERS**, the sum of **Rs.45,45,000/- (Rupees Forty Five Lakh Forty Five Thousand Only)** as detailed below, as and by way of **FULL AND FINAL COST PRICE/SALE CONSIDERATION AMOUNT** towards sale of my Residential Flat No. 1160, Second Floor, Building No. 32, Chembur Nishant C.H.S. Ltd., Subhash Nagar, Chembur (E), Mumbai – 400 071 [the said Flat] along with the Shares of the Society and the Membership rights of the Society with respect to the said Flat, area admeasuring about 212.36 Sq. Ft. Carpet Area, as per Clause No. 3 above of these presents, in the following manner:

1] Cheque No. 409354, dated 18-05-2023, amount of Rs.1,00,000/- (Rupees One Lakh Only) drawn on The Municipal Co-op. Bank Ltd., Mumbai, Byculla Branch, E/Ward Municipal Bld., Sankhali Street, Byculla, Mumbai – 400 008 paid by **Mr. Sitaram Shahaji Gadhave**, the BUYER No. 1.

2] Cheque No. 409355, dated 13-06-2023, amount of Rs.16,00,000/- (Rupees Sixteen Lakhs Only) drawn on The Municipal Co-op. Bank Ltd., Mumbai, Byculla Branch, E/Ward Municipal Bld., Sankhali Street, Byculla, Mumbai – 400 008, paid by **Mr. Sitaram Shahaji Gadhave**, the BUYER No. 1.

3] Cheque No. 409356, dated 13-06-2023, amount of Rs.17,00,000/- (Rupees Seventeen Lakhs Only) drawn on The Municipal Co-op. Bank Ltd., Mumbai, Byculla Branch, E/Ward Municipal Bld., Sankhali Street, Byculla, Mumbai – 400 008, paid by **Mr. Sitaram Shahaji Gadhave**, the BUYER No. 1.

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4] Cheque No. 801820, dated 13-06-2023, amount of Rs.7,00,000/- (Rupees Seven Lakh Only) drawn on State Bank Of India, Sunbeam, 18th Road, Chembur (E), Mumbai – 400 071, paid by Mr. Sitaram Shahaji Gadhave, the BUYER No. 1.

5] Cheque No. 848025, dated 13-06-2023, amount of Rs.4,45,000/- (Rupees Four Lakh Forty Five Thousand Only) drawn on State Bank Of India, Sunbeam, 18th Road, Chembur (E), Mumbai – 400 071, paid by Mrs. Dipali Sitaram Gadhave, the BUYER No. 2.

I SAY, I RECEIVED Rs.45,45,000/-
(RUPEES FORTY FIVE LAKH FORTY FIVE THOUSAND ONLY)
(AS FULL AND FINAL COST PRICE/SALE
CONSIDERATION AMOUNT)

Shrikant Bhimrao Lade

Mr. SHRIKANT BHIMRAO LADE
(SELLER)



WITNESSES:

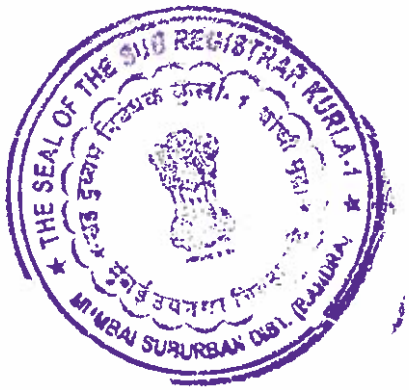
1) *Pradeep B. Lade*

Pradeep B. Lade

2) *GANESH A. GHARAT*

GANESH A. GHARAT

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Chembur Nishant Co-op. Hsg. Soc. Ltd.

Regd. No. BOM/H.S.G./7599

Building No. 32, Subhash Nagar, Chembur, Mumbai - 400 071.

Ref. No.

Date 06/06/2023

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TO WHOMSOEVER IT MAY CONCERN

Ref:- Flat No. 1160, 2nd Floor, Building No. 32,
Chembur Nishant C.H.S. Ltd., Subhash Nagar,
Chembur (E), Mumbai - 400 071

As per our Society records **Shri. Bhimrao Bandu Lade**, was the original allottee of **MHADA** and also a bonafide Member of our Society holding **5 (Five)** Shares of **Rs.50/-** each, bearing distinctive numbers from **156 to 160** (both inclusive) under Share Certificate No. **32**, having Members Register No. **32** given under the common seal of our Society in Mumbai on **10-03-1983** ["the said Shares"] with respect to the said Flat, area admeasuring **212.36 Sq. Ft. Carpet Area**.

Shri. Bhimrao Bandu Lade had lost the Original Share Certificate No. **32**, further our Society had issued Duplicate Share Certificate No. **13**.

Further **Shri. Bhimrao Bandu Lade**, died intestate in Sangli on **15-05-2020** ["the deceased"].

Smt. Akkatai Bhimrao Lade [wife of the deceased], **Mr. Pradeep Bhimrao Lade** [son of the deceased], **Mr. Satish Bhimrao Lade** [son of the deceased], **Mrs. Sunita Sunil Chandanshive**, earlier **Miss. Sunita Bhimrao Lade** [daughter of the deceased] and **Mr. Pravin Bhimrao Lade** [son of the deceased] have released, relinquished, surrendered and waived their **1/6th right each** in their undivided Shares, ownership rights, title and interest in the said Flat, in the said Shares and in the Membership rights of our Society with respect to the said Flat **permanently** in favour of **Mr. Shrikant Bhimrao Lade** [son of the deceased] by executing a **Release Deed**, dated **03-09-2021** which is duly registered in the Office of the Joint Sub-Registrar of Assurances, Kurla - 5, MSD, at Chembur Office, Mumbai, having Document Serial No. **KRL5-12480-2021**, dated **03-09-2021**, having Registration Receipt No. **13159**, dated **03-09-2021**.

Further our Society has effectually transferred the said Shares and the Membership rights of the Society with respect to the said Flat and has admitted **Mr. Shrikant Bhimrao Lade** [our Member] as the bonafide Member of our Society with respect to the said Flat and has mutated his name on the reverse of the **Duplicate Share Certificate No. 13**, on **02-10-2021**.



....2....

Our Member has informed our Society that he has agreed and decided to sell, transfer and assign his ownership rights, title and interest in the said Flat, along with the said Shares and his Membership rights of our Society with respect to the said Flat to **Mr. Sitaram Shahaji Gadhave, aged 41 years and 2) Mrs. Dipali Sitaram Gadhave, aged 31 years** ["the proposed Transferees"], for their Residential Purpose only.

We hereby certify that our Society has **No Objection** on our Member to sell, transfer and assign his ownership rights, title and interest in the said Flat, along with the said Shares and his Membership rights of our Society with respect to the said Flat, to and in favour of the proposed Transferees.

We hereby certify that our Society shall transfer the said Shares and the Membership rights of our Society with respect to the said Flat **jointly** in the name of the proposed Transferees only after realization of their Cheques of Transfer Premium/Donation, Entrance Fee and Membership Transfer Fee in our Society account and after completion of transfer formalities.


We also certify that there are no outstanding dues/charges/taxes etc. payable by our Members in respect of the said Flat and they have paid in advance and have cleared the same till **31-05-2023**.

Our Society is duly registered under M.C.S. Act, 1960, having Registration No. **BOM/H.S.G.7599**, dated **07-05-1981**.

We also certify that our Building No. **32**, constructed on Land Bearing Survey No. **67 to 71, C.T.S. No. 826 (Part)**, having Sub Nos. **97 to 109**, of Village – **Chembur**, Taluka – **Kurla**, District – **Mumbai Suburban**, Registration Sub-District of **Bandra**. The Building consists of Ground + 2 upper floors (**WITHOUT LIFT**), RCC construction and was constructed by **MHADA** in the year on or about **1953**, and is in the Municipal Jurisdiction of '**M**' West Ward, Chembur, bearing Municipal Assessment No. **MW0204970010000**.

This Certificate is issued as per the application received from our Member and as per the application received from the proposed Transferees, all dated **30-05-2023**.

For CHEMBUR NISHANT CO-OP HSG. SOC. LTD.


Chairman
6/6/23


Secretary


Treasurer



12480520	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कुर्ला 5
11-09-2021		दस्त क्रमांक : 12480/2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : चेंबूर		
(1)विलेखाचा प्रकार	रिलीज डीड	<div style="border: 2px solid purple; padding: 5px;"> <p style="font-size: 1.2em; margin: 0;">करल - 9</p> <p style="font-size: 1.2em; margin: 0;">११५२१ ३४ ६१९</p> <p style="font-size: 1.2em; margin: 0;">२०२३</p> </div>
(2)मोबदला	0	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन:-सदनिका नं. 1160, माळा नं. 2 सा मजला,बिल्डिंग नं 32, इमारतीचे नाव: चेंबूर निशांत को. ऑप. हौ. सो. लिमिटेड, ब्लॉक नं: सुभाष नगर,चेंबूर,पूर्व, रोड : मुंबई 400071, इतर माहिती: मौजे चेंबूर,सदनिकेचे क्षेत्रफळ 23.68 चौ. मी. बिल्ट अप,आई मुलाला,बहीण व भाऊ भावाला हक्क सोडत आहे.((C.T.S. Number : 826 (Part) ;))	
(5) क्षेत्रफळ	23.68 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आक्काताई भीमराव लाडे वय:-73 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: मार्केट यार्ड,वार्ड नं 5,इस्तामपूर,सांगली , रोड नं. , महाराष्ट्र, सांगली. पिन कोड:-415409 पॅन नं:- 2): नाव:-प्रदीप भीमराव लाडे वय:-61 पत्ता:-प्लॉट नं: बी 11 , माळा नं. , इमारतीचे नाव: हिना आशीष को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: स्वामी समर्थ मंदिर जवळ,बेतुरकर पाडा, कल्याण पश्चिम, रोड नं. , महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-ABTPL8354L 3): नाव:-सतीश भीमराव लाडे वय:-57 पत्ता:-प्लॉट नं: वार्ड नं 5 , माळा नं. , इमारतीचे नाव: मटण मार्केट यार्ड , ब्लॉक नं: पवार मिल जवळ, इस्तामपूर, उरून इस्तामपूर, सांगली , रोड नं. , महाराष्ट्र, SANGLI. पिन कोड:-415409 पॅन नं:- 4): नाव:-सुनिता सुनिल चंदनशिवे पुर्वा श्रमिची सुनिता भीमराव लाडे वय:-53 पत्ता:-प्लॉट नं: ब्लॉक नं 3, व क्वि माळा नं. , इमारतीचे नाव: हिना आशीष को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: स्वामी समर्थ मंदिर जवळ,बेतुरकर पाडा, कल्याण पश्चिम, रोड नं. , महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-ABDPC5804 5): नाव:-प्रवीण भीमराव लाडे वय:-49 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: मार्केट यार्ड, ब्लॉक नं: इस्तामपूर, सांगली , रोड नं. , महाराष्ट्र, SANGLI. पिन कोड:-415409 पॅन नं:	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीकांत भीमराव लाडे वय:-46; पत्ता:-प्लॉट नं: बी 11, माळा नं. , इमारतीचे नाव: हिना आशीष को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: स्वामी समर्थमंदिर जवळ,बेतुरकर पाडा, कल्याण पश्चिम, रोड नं. , महाराष्ट्र, ठाणे पिन कोड:-421301 पॅन नं:-ADBPL4658H	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/09/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	03/09/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	12480/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DUPLICATE

Share Certificate No. 13 Members Regn. No. 32 No. of Shares 05

Share Certificate

CHEMBUR NISHANT CO-OPERATIVE HOUSING SOCIETY LTD.
BLDG NO. 32, SUBHASH NAGAR CHEMBUR MUMBAI - 7

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

Authorised Share Capital Rs. 2,00,000-00 Divided into FIVE Shares of Rs. 50-00 each
Registration No. 7599 Date 07.05.81

This is to certify that Shri/ Smt/ MR. BHIMRAO BANDO LADE
Room No 1160. is the Registered Holder of 5 fully paid up shares

of Rs. FIFTY each numbered from 156 to 160 both inclusive, in
CHEMBUR NISHANT CO-OPERATIVE HSG. SOCIETY LTD. MUMBAI
Subject to the Bye-laws of the said Society 401071

Given under the Common Seal of the said Society at CHEMBUR NISHANT
CHEMBUR LTD CHEMBUR
this TENTH day of MARCH 20 1983 MUMBAI - 7



Chairman

Secretary


M.C. Mehta

P.T.O.

करल - 9
99179 30 04
2023

करल - 9
 99/179
 30 3
 3833

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
02.10.2021			Mr. Shrikant Bhimrao Lade <i>M. C. Member</i> Authorized M. C. Member	<i>M. C. Member</i> Authorized M. C. Member
			Chairman Secretary	
			Authorized M. C. Member	Chairman Secretary
			Authorized M. C. Member	Chairman Secretary



करल - १		
११४७९	१७	६७
२०३३		

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक बीओम्/एच.एस.जी. / ७५९९

सन १९८१

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
 चेवूर निशांत को-ऑपरेटिव्ह होसिंग
 सोसायटी लिमिटेड मुंबई

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महा-
 राष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
 संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेने वगैरे
 गृहनिर्माण संस्था असून उपवर्गीकरण इतर गृहनिर्माण संस्था आहे.



(वही) उपनिर्देश

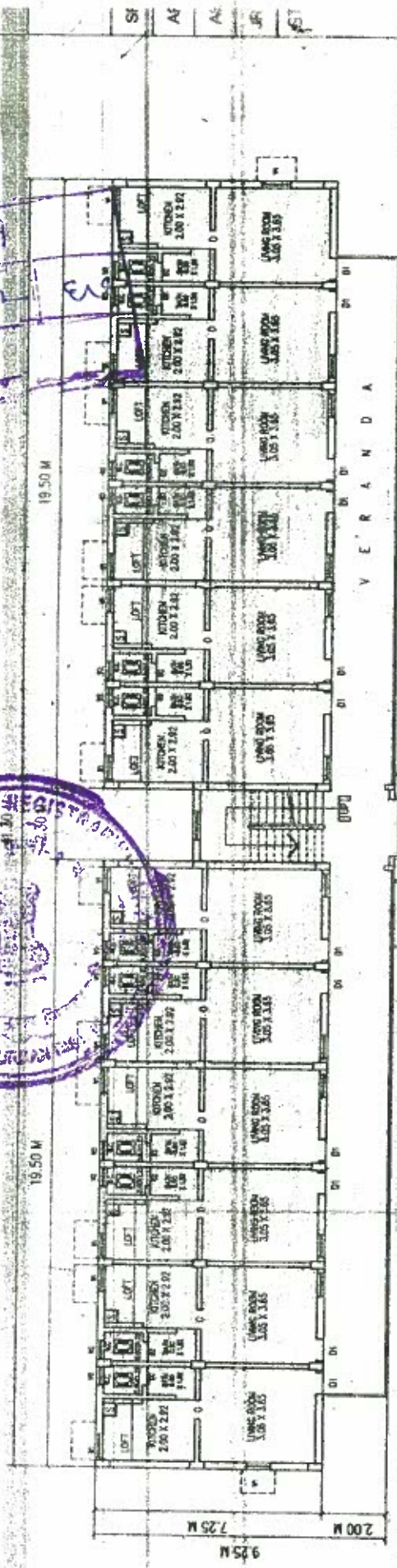
(हुदा) सचिव,

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ मुंबई

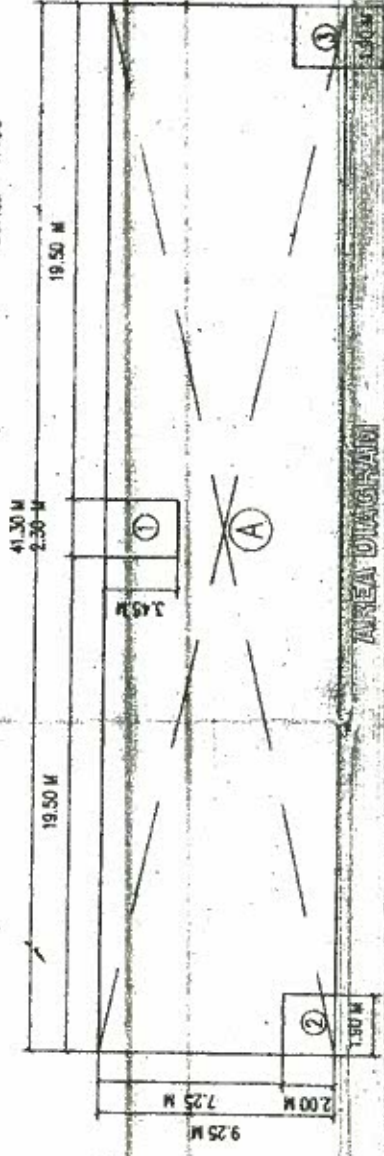
दिनांक :- ७-५-१९८१

Verified -
 [Signature]

INDUSTRIAL HOUSING SCHEME
 ENVIRONMENTAL DESIGN



TYPICAL FLOOR PLAN
 (GROUND TO SECOND FLOOR)
 SCALE - 1:150



AREA DIAGRAM
 SCALE - 1:200

	A	41.30	X	9.35	=	382.02	CC
DEDUCT	1	2.30	X	3.45	=	7.94	
	2	2.00	X	4.00	=	8.00	
	3	6.34	X	1.88	=	3.80	
TOTAL DEDUCTIONS					=	15.34	
AREA PER FLOOR					=	366.48	
TOTAL BUILT-UP AREA (366.48 X 3 FLOORS)					=	1099.44	NA

INDUSTRIAL HOUSING SCHEME
 ENVIRONMENTAL DESIGN

INDUSTRIAL HOUSING SCHEME

ई गृहनिर्माण व क्षेत्रविकास मंडळ
हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(MHADA UNIT)

करल - १		
११७७१	३	६०
२०२३		



महाडा
MHADA

No. Dy.CO(EM-II)/Conveyance/
Dt.

99

C E R T I F I C A T E

This is to certify that the Bldg. No. 32 constructed S.No. 67 to 71 C.T.S.No. 826 has been allotted to Subhash Nagar Nishant Co-operative Housing Society Ltd.

The particulars of the Units/Tenements allotted to each of the member of the said society are as under :-

Sr. No.	T.No.	Name of the Unit holder.	Carpet area in Sq.Mtr.	Use Resi-ident-tial.	Cost of const- ruct- ion.	Premium of land.
1.	2.	3.	4.	5.	6.	7.
1.	32/1129	Shri N.A.Tondwalkar.	19.73	Use Res-ident-tial.	4553/-	487/-
2.	1130	Smt. N.H.Maru.	19.73	-do-	4553/-	487/-
3.	1131	Shri R.B.Surve.	19.73	-do-	4553/-	487/-
4.	1132	Shri K.V.Anthony.	19.73	-do-	4553/-	487/-
5.	1133	Shri S.S.Pingh.	19.73	-do-	4553/-	487/-
6.	1134	Shri P.R.Joshi.	19.73	-do-	4553/-	487/-
7.	1135	Smt. S.M.Gaikwad.	19.73	-do-	4553/-	487/-
8.	1136	Shri G.C.Kurian.	19.73	-do-	4553/-	487/-
9.	1137	Shri V.B.Patil.	19.73	-do-	4553/-	487/-
10.	1138	Shri N.V.Panchal.	19.73	-do-	4553/-	487/-
11.	1139	Shri S.Kusty.	19.73	-do-	4553/-	487/-
12.	1140	Shri M.G.Deshmukh.	19.73	-do-	4553/-	487/-
13.	1141	Shri A.M.Khan.	19.73	-do-	4301/-	487/-



...2.
PTO.

गृहनिर्माण भवन, बान्द्रा (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी : ६४२८३३१-३५, ६४२६४११-१५. टेलिक्स : ११७५६२९ आतारा डा
पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Bandra (East), Mumbai 400 051.
Phone : 6428331-35, 6426411-15 Telex : 1175629 AWAS IN
Post Box No. 8135

1.	2.	3.	4.	5.	6.	7.
	1142	Smt. P. Madhavan.	19.73	-do-	4553/-	487/-
	1143	Shri S.N. Baichwal.	19.73	-do-	4553/-	487/-
	1144	Shri J.V. Gala.	19.73	-do-	4553/-	487/-
	1145	Shri S.M. Vichare.	19.73	-do-	4553/-	487/-
	1146	Shri T.V. Joseph.	19.73	-do-	4553/-	487/-
	1147	Shri P.A. Salunke.	19.73	-do-	4553/-	487/-
	1148	Shri F. Demello.	19.73	-do-	4553/-	487/-
	1149	Shri B.U. Shirodkar.	19.73	-do-	4553/-	487/-
	1150	Shri S.V. Subramaniam.	19.73	-do-	4553/-	487/-
	1151	Smt. S.Y. More.	19.73	-do-	4553/-	487/-
	1152	Shri M.D. Rozario.	19.73	-do-	4553/-	487/-
	1153	Shri S.S. Waghmare.	19.73	-do-	4553/-	487/-
	1154	Shri T.K. Manmohan.	19.73	-do-	4553/-	487/-
	1155	Smt. B.B. Katarnavare.	19.73	-do-	4553/-	487/-
	1156	Shri J.B. Suleman.	19.73	-do-	4553/-	487/-
	1157	Smt. B.L. Gupta.	19.73	-do-	4553/-	487/-
	1158	Shri G.T.V. Balan.	19.73	-do-	4553/-	487/-
	1159	Smt. H.A. Patel.	19.73	-do-	4553/-	487/-
	1160	Shri B.B. Lade.	19.73	-do-	4553/-	487/-
	1161	Shri A.B. Bhalekar.	19.73	-do-	4553/-	487/-
	1162	Shri M.H. Chethiya.	19.73	-do-	4553/-	487/-
	1163	Shri G.K. Wadkar.	19.73	-do-	4553/-	487/-
	1164	Shri R.K. Kumaran.	19.73	-do-	4553/-	487/-
Total.					163656/-	17532/-

The building was completed by the Board on 1953 and the unit holders have occupied the building on 15/1/54.

To
The Supdt. of Stamps.
Mumbai.

[Signature]
Estate Manager (Conveyance)
M.H. & A.D. Board Mumbai.

1142 - 9
15, 16, 17
12022



करसा - १		
११४७७	२६	६३
३०३३		

2333810 इतर फीची अनुसूची

१. जावा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.

२. रजवात फी.

३. फाईल करण्याची फी.

अनुच्छेद अकरा अन्वये.

अनुच्छेद वीस अन्वये.

अनुच्छेद वीस अन्वये.



४. गृहघेट फी.

५. सुरक्षित ताबा फी.

६. मोहोरबंद पाकिटांचा निक्षेप.

७. मोहोरबंद पाकिटे उघडणे.

८. मोहोरबंद पाकिटे परत मागे घेणे.

९. अडत.

१०. परिचारिका किंवा स्त्री परिचाराची सेवा.

११. न्यून आकारित फीची वसुली.

१२. जड संप्रदायाच्या वस्तूंच्या विक्रीचे उत्पन्न.

१३. विलेख इ. च्या नकसा पाठविण्याचा टपाल खर्च.

१४. प्रवास खर्च.

१५. भत्ता.

दस्तऐवज परत केला.

दुय्यम निबंधक

करल - १		
११४१११	२४	ए
२०२३		

SD. 40
24/1/23

पावती क्र.

नोंदणी ३९ म.
Reg. 39 m.

नोंदणी क्र. ३/११२८/२०२३
दस्तऐवजाचा/अर्जाचा अनुक्रमांक ११२८/२०२३

दिनांक २८/१/२०२३ सन १९

दस्तऐवजाचा प्रकार-

सोम डी

सादर करणाराचे नाव-

श्री श्री श्री. माधेकर सूर्य

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी
नक्कल फी (फोलिओ)
पृष्ठांकनाची नक्कल फी
टपालखर्च
नकला किंवा प्रमाणित नकला (कलम ५७)
शोध किंवा निरीक्षण
दंड-कलम २५ अन्वये
कलम ३४ अन्वये
प्रमाणित नकला (कलम ५७) (फोलिओ)
इतर फी (मागील पानावरील) बाब क्र.
"
"
"
"

DELIVERED

₹
Sum.

20



एकूण .. १६२० -

दस्तऐवज

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल
या कार्यालयात देण्यात येईल.

नक्कल

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत

श्री. सुभाष निंबंकर, कुर्ली

हवाली

सुभरिजिस्ट्रार, उपनगर जिल्हा

सोलापूर

DELIVERED

करल = १		
११७४१	२	६०
३३३३	२३३३११	

इतर फीची अनुसुची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
 २. रुजवात फी.
 ३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
 ४. मुखत्यारनामा अनुप्रमाणन.
 ५. गृहभेट फी.
 ६. सुरक्षित ताबा फी.
 ७. मोहोरबंद पाकिटांचा निक्षेप.
 ८. मोहोरबंद पाकिटे उघडणे.
 ९. मोहोरबंद पाकिटे परत मागे घेणे.
 १०. अडत.
 ११. पत्रिका किंवा स्त्री परिचाराची सेवा.
 १२. न्यून आकारित फीची वसुली.
 १३. नद संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
 १४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
 १५. प्रवास खर्च.
 १६. भत्ता.
- दस्तऐवज परत केला.
२४/०८/०५

१ (मुद्राविचार)
२२/०८/०५



२४/०८/०५
सह. दुय्यम निबंधक, मुंबई-१
मुंबई उपनगर जिल्हा.

करल - १		
११५२१	२६	६४
२०२३		

SCHEDULE II

LIST OF BONAFIDE ALLOTTEES OF
'NISHANT' CO-OPERATIVES HOUSING SOCIETY LTD.

Sr. No.	Tenement No.	Name of Tenant	Carpet area of each Tenement	Sale Price of each Tenement
1.	32/1129	Shri N.A. Tondwalkar.	19.73	4553/-
2.	1130	Smt. N.H. Maru.	19.73	4553/-
3.	1131	Shri R.B. Surve.	19.73	4553/-
4.	1132	Shri K.V. Anthony.	19.73	4553/-
5.	1133	Shri S.S. Singh.	19.73	4553/-
6.	1134	Shri P.R. Joshi.	19.73	4553/-
7.	1135	Smt. S.M. Gaikwad.	19.73	4553/-
8.	1136	Shri G.C. Kucrian.	19.73	4553/-
9.	1137	Shri V.B. Patil.	19.73	4553/-
10.	1138	Shri N.V. Panchal.	19.73	4553/-
11.	1139	Shri S. Kutty.	19.73	4553/-
12.	1140	Shri M.G. Deshmukh.	19.73	4553/-
13.	1141	Shri A.M. Khan.	19.73	4553/-
14.	1142	Smt. P. Madhavan.	19.73	4553/-
15.	1143	Shri S.N. Baichwal.	19.73	4553/-
16.	1144	Shri J.V. Gala.	19.73	4553/-
17.	1145	Shri S.N. Vichare.	19.73	4553/-
18.	1146	Shri T.V. Joseph.	19.73	4553/-
19.	1147	Shri P.A. Salunke.	19.73	4553/-
20.	1148	Shri F. Demello.	19.73	4553/-
21.	1149	Shri B.U. Shirodkar.	19.73	4553/-
22.	1150	Shri S.V. Subramaniam.	19.73	4553/-
23.	1151	Smt. S.Y. More.	19.73	4553/-
24.	1152	Shri M.D. Rozario.	19.73	4553/-
25.	1153	Shri S.S. Waghmare.	19.73	4553/-

A.B. Dhalekar

२१/११/२०२३ ... 2.

1	2	3	4	5
26.	1154	Shri T.K. Manmohan	19.73	4553/-
27.	1155	Shri B.B. Katarnavare	19.73	4553/-
28.	1156	Shri J. B. Suleman	19.73	4553/-
	1157	Smt. R.L. Gupta	19.73	4553/-
	1158	Shri G.T.V. Balan	19.73	4553/-
	1159	Smt. H.A. Patel	19.73	4553/-
	1160	Shri B.B. Lade	19.73	4553/-
33.	1161	Shri A. B. Bhalekar	19.73	4553/-
34.	1162	Shri M.R. Shethiya	19.73	4553/-
	1163	Shri G.K. Wadkar	19.73	4553/-
	1164	Shri R.K. Kumaran	19.73	4553/-

65

163656/-

A. B. Bhalekar

S. B. Bhalekar

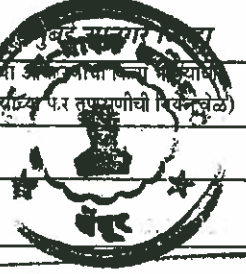
मालमत्ता पत्रक

विभाग/मौजे -- चेंबूर

तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर

जिल्हा --

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या क्षेत्राची किती क्षेत्राधिकार तपशील आणि त्याच्या पर तपसणीची दिक्कत घेऊ
८२६	८२६		१८२१०.६	H-I	



सुविधाधिकार	करल - १
हक्काचा मुळ धारक वर्ष १९६६	१९७४१ ५१ ६७
पट्टेदार	२०२३
इतर भार	
इतर शोरे	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किया भार (भा)	साक्षात्कन
३१/०३/१९९२	अर्ज, जबाब व मा.न.भू. अ.क्र.८ यांचेकडील आदेश क्र./न.भू./चेंबूर/न.भू.८२६/प.भू.१/१२/दि.३१-३-९२ ने भाडेपट्टे कराराने नांव दाखल केले.	-	[L] भाडेपट्टेदार सुभाषनगर वृंदावन को.ऑ.हौसिंग सो.लि.चेंबूर क्षेत्र १११३.५७ चौ.मि. ९९ वर्षे मुदत दि.१९/३/९० पासून	सही - १९९२-०३-३१ जि.नि.भू.अ.ख.क. नया नभू अक्र.८.८
३१/०३/१९९२	अर्ज, जबाब व मा.न.भू. अ.क्र.८ यांचेकडील आदेश क्र./न.भू./चेंबूर/न.भू.क्र.८२६/प.भू.१/१२ दि.३१-३-९२ ने नांव भाडेपट्टेदार म्हणून दाखल केले.	--	[L] भाडेपट्टेदार दि चेंबूर इशकृपा को.ऑ.हौ.सो. लि.चेंबूर क्षेत्र ११३०.७ चौ.मि. ९९ वर्षे मुदत दि.१०/८/९०	
१६/०९/१९९२	बिनशेती सारा नोंद	-	नगर भूमापन क्रमांक ८२५ प्रमाणे.	
२४/१२/१९९२	अर्ज, जबाब, व मा.न.भू. अ.क्र.८ मुं.यांचे कडील आदेश क्र./न.भू./चेंबूर/न.भू.क्र.८२६/प.भू.५/१२ दि.२४-१२-९२ ने नांव भाडेपट्टे कराराने दाखल.	S-I	[L] भाडेपट्टेदार सुभाषनगर नवरंग को.ऑ.हौसिंग सो.लि.चेंबूर ९९ वर्षे मुदत क्षेत्र ११०३.७३ चौ.मि.दिनांक ६/११/९२ पासून	सही - १९९२-१२-२४ जि.नि.भू.अ.ख.क. नया नभू अक्र.८.८
२५/०५/१९९३	अर्ज, जबाब, व मा.न.भू. अ.क्र.८ मुं. यांचे कडील आदेश क्र.न.भू./चेंबूर/न.भू.क्र.८२६/प.भू.५/१३ दि.१५-५-९३ ने नांव भाडेपट्टे कराराने दाखल.	S-I	[L] भाडेपट्टेदार:- चेंबूर जयलक्ष्मी को.ऑ.हौ.सो.लि. ९९ वर्षे मुदत क्षेत्र ८८६.४७ चौ.मि. दि.३/२/९२ पासून.	सही - १९९३-०५-१५ जि.नि.भू.अ.ख.क. नया नभू अक्र.८.८



मालमत्ता पत्रक

विभाग/मौजे -- चेंबूर

तालुका/न. भू. मा. का. -- न. भू. अ. चेंबूर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भाडेपट्ट्या तपशील आणि त्याच्या फेर तपासणीची निव्वळ (वळ)

८२६

८२६

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार
२०/१२/१९९३	अर्ज, जबाब व मा. न. भू. अ. क्र. ८ मु. यांचे कडील आदेश क्र. न. भू. चेंबूर न. भू. क्र. ८२६/८२६/४३ ते ५६ प. भू. ५/९३ दि. २०.१२.९३ ने भाडेपट्टे कराराने नांव दाखल.	S-I	[L] भाडेपट्टेदार. विजयालक्ष्मी को. ऑ. हो. सो. लि. ९९ वर्ष मुदत क्षेत्र ११४९.९ चौ. मि. दि. २९/१/९३ पासून.	मही - १९९३-१२-२० जि. नि. भू. अ. ख. क्र. १२५ न. भू. अ. क्र. ८
२८/०२/१९९४	अर्ज, जबाब, व मा. न. भू. अ. क्र. ८ मु. यांचे कडील आदेश क्र. न. भू. क्र. ८ न. भू. क्र. ८२६, ८२६/१८६८ १९७/९४ दि. २८-२-९४ ने नांव भाडेपट्टा कराराने दाखल	S-I	[L] भाडेपट्टेदार. चेंबूर दिपज्योती को. ऑ. हो. सो. लि. ९९ वर्ष मुदत क्षेत्र ८९१.२ चौ. मि. ११/८/९३ पासून.	मही - १९९४-०२-२८ जि. नि. भू. अ. ख. क्र. १२५ न. भू. अ. क्र. ८
२५/०७/१९९५	अर्ज, जबाब, व मा. न. भू. अ. क्र. ८ मु. यांचे कडील आदेश क्र. न. भू. अ. क्र. न. भू. क्र. ८२६, ८२६/२९ ते ४२ दि. २५-७-९५ ने नांव दाखल.	S-I	[L] भाडेपट्टेदार. चेंबूर व्हाईट हाऊस को. ऑ. हो. सो. लि. ९९ वर्ष मुदत क्षेत्र १०९१.१५ चौ. मि. ५/४/९० पासून.	मही - १९९५-०७-२५ जि. नि. भू. अ. ख. क्र. १२५ न. भू. अ. क्र. ८
१२/१०/१९९२	भाडेपट्ट्याने विजय नाव दाखल पी. बंदर/३	S-I	[L] भाडेपट्टेदार,, निर्मल प्रगती को. ऑ. हो. सो. लि. ९९ वर्ष मुदत क्षेत्र ५३४.० चौ. मि.	मही - १२/१०/१९९२ जि. नि. भू. अ. ख. क्र. १२५ न. भू. अ. क्र. ८
२२/११/२०१७	मा. मुद्रांक जिल्हाधिकारी, अंमलबजावणी-२ यांचेकडील पत्र क्र. मुजि/अमल-२/रा.व/१९२/२०१७ दिनांक १३/११/२०१७ अन्वये, नगर भूमापन चेंबूर येथील नं. भू. क्र. ८२६पे, ११४९.९ चौ. मी. क्षेत्रावर ९९ वर्षांचे मुदतीसाठी भाडेपट्टेदार म्हणून दाखल असलेल्या सुभाषनगर, विजयालक्ष्मी को. ऑप. हो. सोसा. लि. यांनी स्थावर मिळकतीचे दस्तामध्ये चुकविलेले मुद्रांक शुल्क रक्कम रु. ३८,५६,८५०/- व त्यावरील दंडाची रक्कम रु. २९,३१,२०६/- अशी एकूण रक्कम रु. ६७,८८,०५६/- (सदुसष्ट लाख अठ्ठाव्वेशी हजार छपन्न मात्र) चे महसुली थकबाकीचे बोजेची नोंद दाखल केली.		मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म. राज्य) पुणे यांचेकडील परिपत्रक क्र. ना. भू. १/ मि. प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र. न. भू. चेंबूर/फे. क्र. १५९१/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्राचे वर नमूद असलेले अंकी क्षेत्र अक्षरी अठरा हजार दोनशे दहा पूर्णांक महा दशांश मात्र चौ. मी. दाखल केले.	फे. रफार क्र. १७९१ प्रमाणे मही - २२/११/२०१७ न. भू. अ. चेंबूर

२०/१२/१९९३
१९५१७
३७३३



मालमत्ता पत्रक

विभाग/सूत्र नगर भूमापन क्रमांक ६ फा. प्लॉट नं.	चेंबूर ट नंबर २६	तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर प्लॉट नंबर २६	क्षेत्र चौ.मी.	धारणाधिकार	जिल्हा-- मुंबई उपनगर जिल्हा शासनाला दिलेल्या आवक रजिस्ट्रारच्या भाडेपट्टी तपशील आणि त्याच्या अन्वये तपासणीची नियत वेळ)
दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण	
२९/१२/२०१७	अर्ज, जबाब नोंदणीकृत भाडेपट्टा दस्त क्र.पी/बदर -३/११२६/१९९ मा.न.भू.अ.चेंबूर यांचेकडील आदेश क्र.न.अ.अ.चेंबूर/न.भू.चेंबूर/न.भू.क्र.८२६ पै दि.२९/१२/१७ अन्वये भाडेपट्ट्याने नांव दाखल केले.		भाडेपट्टेदार चेंबूर निशांत को.ऑप हो.सोसा. लि ९९वर्षे मुदत क्षेत्र ८९६.९८ चौ.मी. ०१/०४/८० पासून	१९५५९ ५३ ६७ २०२३	फ.रफार क्र.१.७१९ प्रमाणे सही - २९/१२/२०१७ न.भू.अ.चेंबूर

तपासणी करणारा -

खरी नक्कल -

श्री. डि. दे. खरनारे
परिरक्षण भूमापक क्र. - ५,
नगर भूमापन अधिकारी, चेंबूर

न.भू.अ. चेंबूर

मुंबई उपनगर जिल्हा

क्रमांक..... १४३६ एकूण नोंदी/नकाशा - १३
रजि. दाखल दिनांक..... १५/३/१७ नकलेचे शुल्क २६०/-
वकल तयार दिनांक..... १५/३/१७ कायदा फी..... ६/-
वकल दिल्याचा दिनांक..... १३/१६ एकूण फी..... २६६/-

नगर भूमापन अधिकारी
चेंबूर

खरी नक्कल

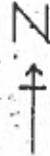
नगर भूमापन अधिकारी
चेंबूर



PART LAYOUT SHOWING THE PLOT UNDERNEATH
THE BUILDING NO 32 AT SUBHASH NAGAR,
CHEMBUR S. NO. 67 TO 71

SCALE 80' TO 1"

(FOR CONVEYANCE PURPOSE)



19079
2038

TENANT AND UNDERNEATH OF

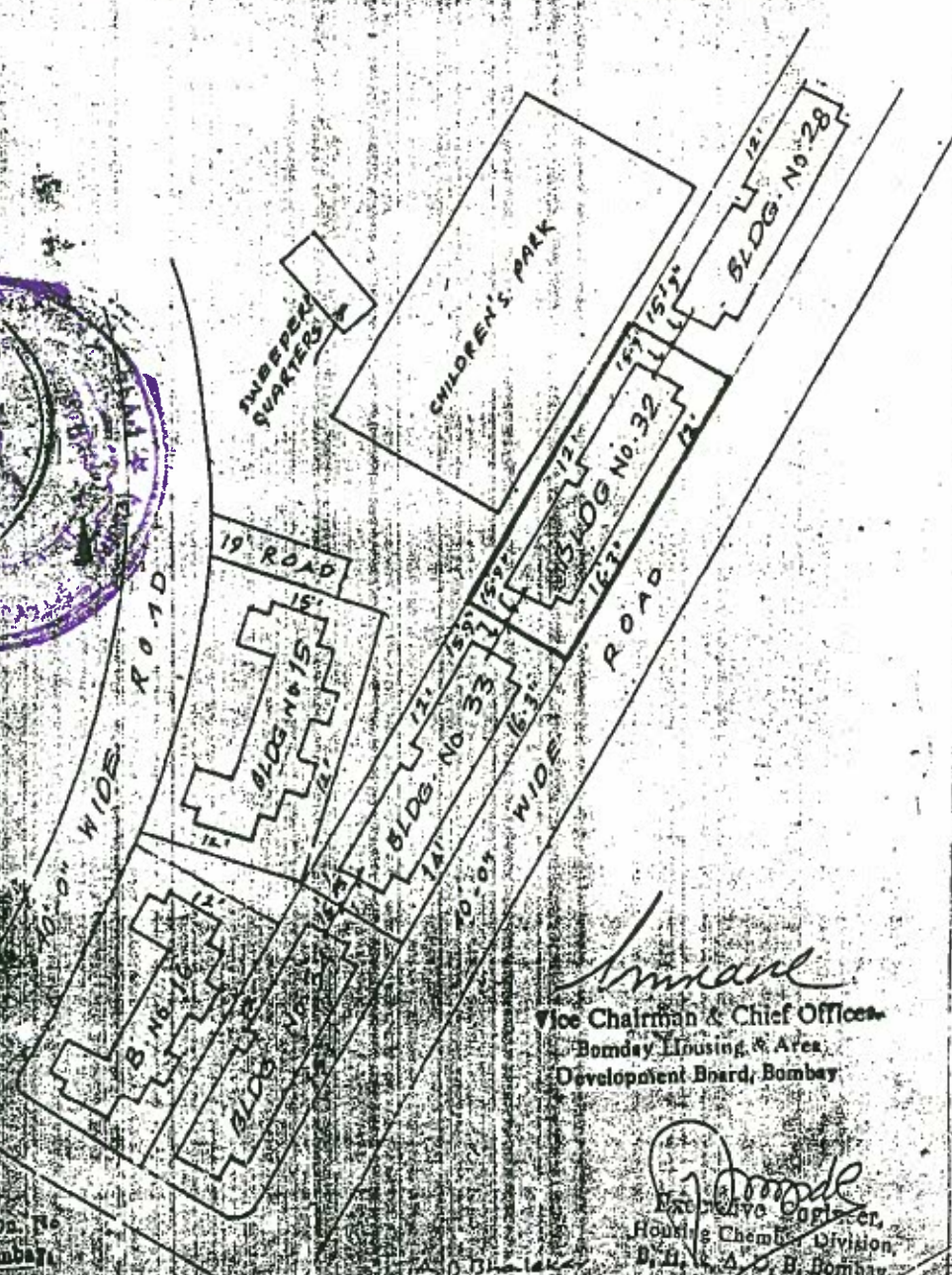
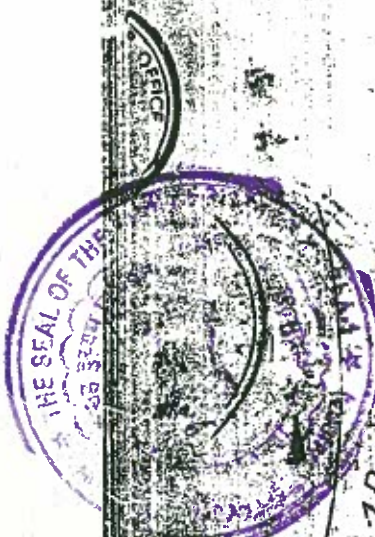
AREA SHOWN BOUNDED RED = 9436.34 SFT i.e. = 896.98 SMT.

AREA PER TENEMENT = 329.00 SFT i.e. = 30.56 SQ.MT.

AREA OF BUILDING = 11844.00 SFT i.e. = 1100.74 SQ.MT.

AREA PER TENEMENT = 212.36 SFT i.e. = 19.73 SQ.MT.

AREA OF BUILDING = 7644.96 SFT i.e. = 710.23 SQ.MT.



Amrind
Vice Chairman & Chief Officer
Bombay Housing & Area
Development Board, Bombay

S. D. D. D.
Executive Officer,
Housing & Area Division,
Bombay

करल - १
११/०५/२०२३
२०२३

CHEMBUR NISHANT CO-OP. HSG. SOC. LTD.

REG. No. BOM/HSG/7599

Bldg. No. 32, Subhash Nagar, Chembur, Mumbai - 400 071.

RECEIPT

Receipt No. **532**

Date: 10/05/2023

Received with thanks from, Mr./Ms./Smt. Shrikant B Lade

Flat No. 1160 Rs. 5768/- (in words) Rs. Five Thousand Six Hundred Sixty Eight only by Cash / Cheque No. / E-Payment 313045542210 Date _____

Drawn on _____ Bank _____ Branch, towards following details.

Sr. No.	Description	Amount Rs.	P.
1	Previous Balance Upto <u>May Interest</u>	<u>60/-</u>	
2	Interest on defaulted dues <u>main charge</u>	<u>5200/-</u>	
3	MHADA Lease Rent: From <u>Feb'23</u> to <u>May 23</u>	<u>5708/-</u>	
4	Water Charges : From _____ to _____		
5	Service charges : From _____ to _____		
6	Sinking Fund : From _____ to _____		
7	Repairing Fund : From _____ to _____		
8	Municipal Taxes : From _____ to _____		
9	Donation <u>No occupancy charge</u>		
10	Share Transfer Fee		
11	Entrance Fee <u>Feb - May 23</u>		
12	Premium		
13	Insurance		
14	Advance Payment		
15	Repairs & Maintenance		
16	Others		
TOTAL RECEIPT		5768/-	



N. B. This receipt is valid, subject to realization of Cheque For Chembur Nishant CHS Ltd.

Richa
Secretary/Treasurer



The power of service

स्वच्छगृह

Join us at www.swachhagraha.org to be part of our cleanliness drive



Scan code to pay your bill via UPI Use any Bank/ UPI App

adani Electricity

CUSTOMER CARE CENTRE /CORRESPONDENCE ADDRESS

Tilak Nagar, Road No.3, Chembur, Mumbai - 400 089

www.adanielectricity.com helpdesk.mumbaielectricity@adani.com

Join us on

24x7 PowerLine 19122 We're listening.

For power interruption, complaint or restoration status

SMS POWER <9 digit account no.> to 7065313030 from any mobile no. Give us a missed call on 1900 532 9998 from your registered mobile no. Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number.

Bill No. 101714512829 Bill Date 31-05-2023 Bill Distribution No. Chembur/Chembur Anik/10/110/004/006/032

Type of Supply SINGLE PHASE Cycle No. 10 Connection date : Prior to Aug-2011

YOUR CURRENT CONSUMPTION

Table with columns: Tariff, Meter number, Multiplying Factor (MF), Present reading, Energy consumption (Previous reading, Consumption (Unit kWh)), Energy charge (₹), Fixed charge (₹). Includes a TOTAL row.

TRACK YOUR CONSUMPTION (UNITS)

Table with columns: Billing Month, Last year (Units, Amount), This year (Units, Amount). Includes a refer to important message section.

IMPORTANT MESSAGE: Tentative meter reading date for your June-2023 bill is 27-06-2023. New Tariff rates effective from 01.04.2023 as per MERC order dated 31/03/2023 in Case No. 231 of 2022. Revised tariff is applied in bill.

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises

BILL OF SUPPLY RESIDENTIAL. K R DEWAL, 32 1160 SUBHAS NAGAR CHEMBUR, MUMBAI 400071. Mobile No. 99 229 44, Email Id. Connected Load In KW 1.06. Includes handwritten notes and a 2023 stamp.



ACCOUNT NO. 100686927

BILL MONTH May-23

DUE DATE* 21-06-2023

Electric Smiles SMILES EARNED 790. DUE AMOUNT ₹950.00*

SUMMER ALERT: Keep a watch on the use of electrical appliances during summer months to avoid the applicability of a higher tariff slab.

DISCOUNTED BILL AMOUNT

Round sum bill payable(after discount of ₹7.93) on or before discount date 07-06-2023 ₹940.00

LATE PAYMENT BILL AMOUNT

Round sum bill payable (including DPC of ₹ 11.87) after due date 21-06-2023 ₹ 960.00#

*Refers only to current bill amount. Previous balance is payable immediately. #Payable until one month after due date, thereafter interest applicable as per MERC tariff order. ##1 Electric Smile equals 1 reward point credited to your account.

MAHESH ANDHARI, Division Head (Chembur Division)

360 DEGREE ADVERTISING SOLUTIONS FOR YOUR BRANDS. SCOM MEDIA. Exclusive Sole Marketing Rights of Adani Electricity Bill. AIRLINE MEDIA | PERSONAL MEDIA | OUTDOOR MEDIA. CREATIVE STRATEGY | DIGITAL MARKETING.

PAY-IN SLIP FOR CHEQUE DROP

- For Cheque payments: Date of realization of cheque or 3 days from submission of cheque (whichever is earlier) shall be deemed to be the date of receipt of payment (subject to realization). Cheque should be Account payee of local clearing and not post-dated. Make cheque payable to Adani Electricity Mumbai Ltd. A/C No.: 100686927. Mention A/C No. and respective amount on back of the cheque when making multiple bill payments by single cheque.

Barcode and account number: 01006869275000095021062023000009800000094007062023

b/f (₹) : 8.11

May-23 100686927 /5/

Round sum payable : ₹950.00 Discounted amount : ₹ 940.00 Amount after due date : ₹960.00 Due date : 21-06-2023 Discount date 07-06-2023

7000/H02/7071-110/004 D2487/A2487/B60/S30/R2487

7071-110/60-295

CONSOLIDATED STAMPUITY PAID BY ORDER NO. LGWCS09/07/2022/ (Validity Period from 06.01.2022 to 01.10.09.2024) /C03 DT: 27 SEP 2022



करल - १		
११७७१	५७	८७
२०२३		

SUBSIDISED INDUSTRIAL HOUSING SCHEME

AN AGREEMENT made this 1st day of Feb. between THE MAHARASHTRA HOUSING BOARD a body constituted under the Bombay Housing Board Act, 1948, as per the provisions contained in the Bombay Statutory Corporations (Regional Reorganization) Act XXI of 1960 and the Bombay Housing Board (Dissolution and Reconstitution) Order, 1960 hereinafter called 'THE BOARD' (in which expression are included unless such inclusion is inconsistent with the context thereof, its successors and assigns) of the ONE PART and Shri/Smt./Kum. Bhimrao Bandoo Lade of Bombay, Indian Inhabitant hereinafter called 'THE TENANT' (in which expression, are included unless such inclusion is inconsistent with the context thereof his heirs, executors, administrators and assigns) of the OTHER PART WHEREBY IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



पुनर्विचार बांधू नको
पुनर्विचार बांधू नको
पुनर्विचार बांधू नको
पुनर्विचार बांधू नको

1. In consideration of rent hereby reserved and the covenants and conditions to be observed and performed by the tenant and herein contained the Board lets and the tenant takes the flat 1110 as tenement No. 1110 and being on the 409/11 Building No. 409/11 belonging to the Board and situated at 409/11 containing 1 rooms, (hereinafter referred to as 'the said premises') for six months from the date hereof or until the tenancy shall be determined by either party giving to the other one calendar month's previous notice in writing for the said period at the subsidised monthly rent of Rs. 35.00 the economic rent of which, is Rs. 55.72 payable monthly in advance on or before the 10th day of each and every calendar month.

2. The tenant shall pay in advance to the Rent Collector or as may be otherwise required by the Board, on or before the 10th day of the month for which, the same shall have become due and payable, the said rent comprising of the said monthly sum of Rs. 35.00 and all present and future rates, taxes, cesses, assessment and other charges in respect of the specific service provided at the premises such as the special sanitary cess, water rates, (General or special) electric charges and the charges for the specific services such as street and common lighting, sweepers and the like all such rates, taxes, cesses and charges being deemed to form part of the monthly rent payable by the tenant in respect of the premises. The question whether any rate, tax, cess or other charge is a service charge or not or otherwise shall be decided by the Board and such decision shall be final and binding on the tenant.

3. The Tenant shall deposit with the Board, a sum of Rs. 118:00 by way of security deposit as a security for the due compliance, observance and performance by the tenant of the terms and conditions and provisions thereof. In the event of default on the tenant's part to observe and perform any of the said terms, covenants conditions and/or provisions, it shall be lawful for the Board in its absolute discretion to forfeit the whole or any part of the said sum of Rs. 118:00 without prejudice nevertheless to any remedy which the Board may have against the tenant for such breach. The tenant shall forthwith pay up the amount so forfeited and shall always maintain the original amount of deposit throughout the term of tenancy hereby created.

4. The tenant shall pay such increases in the said monthly rent and other charges as the Board may consider it fit or expedient to impose on account of any increase in such rates, taxes, cesses or service charges or other charges on account of any additions and or alterations to or any conveniences provided at the said premises or the building in which the same are situate.

5. The tenant shall not allow any refuse to collect in or near the said premises and shall keep the said premises and the outer space and adjacent streets in a clean, sanitary, neat and tidy condition to the entire satisfaction of the Board.

6. The tenant shall not make any additions or alterations to the said Premises without the previous written permission of the Board, and all the alterations and additions (including the fixtures) shall become the property of the Board and upon the termination of the tenancy the tenant will not be entitled to remove the same or in case of non-removal to claim any compensation in respect thereof provided always that the Board shall have the full right to call upon tenant at his expense to remove any such alteration or addition and to restore the said premises to the same condition in which they were, at the date of the commencement of the tenancy.

7. The tenant shall not assign, underlet, or otherwise transfer or part with the possession of the said premises or any part thereof to any one without the previous written permission of the Board.

8. The tenant shall not keep or store upon the said premises any articles of a combustible or dangerous nature nor keep any animal or poultry, in the said premises or in the compound.

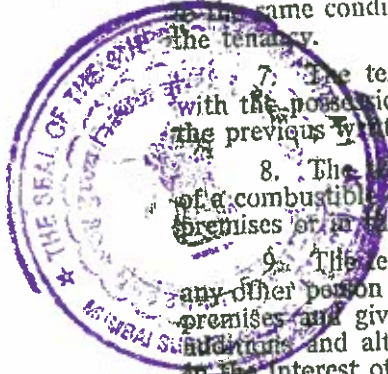
9. The tenant shall allow the Board or its Officers, Agents, or Servants or any other person duly authorised by the Board to enter upon and inspect the said premises and give necessary information called for and also to carry out such additions and alterations of work, or works on the premises as may be necessary in the interest of the premises or in the general interest of any of the tenants of the colony or generally in the interest of general management or for the collection of rent or any other dues or for any other lawful purposes on any day between sun rise and sun-set or any other time, if the Board or its Officer, servants or Agents or the persons so authorised consider it necessary to do so.

10. The tenant shall not cut down, lop or injure trees or large shrubs nor take any fruits, flowers, etc. from the trees standing in the compound.

11. At the end or sooner determination of the tenancy the tenant shall peaceably and quietly yield up and deliver vacant possession of the said premises to the Board in the same condition in which they were at the commencement of the tenancy, reasonable wear and tear excepted, the questions as to what is the reasonable wear and tear to be decided by the Board, the decision of the Board, being final and binding. The tenant shall make good the loss or damages that might have been caused to the tenement according to the Board, in cash or from the deposit if available.

12. The tenant shall pay the stamp and registration and other charges including professional costs payable in respect of this instrument.

13. The tenant shall use and occupy the said premises for the purpose of residence only by himself and/or by other relatives or friends as laid down in the Maharashtra Housing Board Regulations No 6 as per particulars already furnished by him and not otherwise and shall not allow any other person or persons to stay with him or occupy the said premises without the permission in writing of the Board. As and whenever required by the Board, the tenant shall furnish full information about the relationship, age and monthly income etc., in respect of all the persons residing with him in the tenement.



Handwritten notes in a box: 'कर्मचारी' (Karmchari) at the top, '११०७१' (11071) in the middle, and '२०२३' (2023) at the bottom.

14. The occupation of the tenement allotted to the tenant will be with the full and definite knowledge of the nature and condition of the tenement or building of which, the tenement forms a part and at his risk. No other person occupying the said tenement and claiming through the tenant shall have any claim against the Board due to any injury or loss that may be caused by fire, accident, theft or from any other cause whatsoever.

15. The tenant shall not permit or offer any drunkenness or illegal or immoral or disorderly conduct upon the said premises and shall not be or permit or suffer to be done upon the said premises any act or thing which may be or become inconvenience, nuisance, damage, annoyance or disturbance to the Board, or its tenants or to the occupants of any neighbouring premises, the decision of the Board, in that behalf being final binding on the tenant.

करल = १		
१	५८	६०

16. In the event of tenant contracting for or securing any other tenement in any manner whatsoever, either in his own name or in the name of the wife or the husband as the case may be, the tenant shall make a declaration to that effect, to the Board within one month from the date of his/her contracting for or securing such tenements. On being called upon by the Board, the tenant shall vacate the tenement allotted to him or her by the Board within one month from the date of such declaration unless in the meantime he or she either relinquishes the tenement contracted for or secures and gives an undertaking to relinquish it within a specified period and furnishes adequate proof to the Board of such relinquishment.

17. The tenant shall not allow water from any tap to run waste, and shall not throw water or any other thing from or outside of the tenement, and shall not use or allow to be used on any part of the tenement, as a latrine or a urinal.

18. If the tenant or any other person or persons of his family authorised to occupy the premises ceases to occupy the same, for a continuous period of 14 days without prior intimation in writing to the Board or for a continuous period of one month without the previous permission in writing of the Board, the tenancy shall cease forthwith.

19. If and whenever the said monthly rent as defined hereinabove or any part thereof, shall be in arrears, the same shall be recoverable by the Board, the arrears of land revenue and such, rent or any part thereof, shall be in arrears for the space of 60 days where the same, shall have been formally demanded or not or if and whenever there shall be a breach of any of the provision herein contained the Board may re-enter upon any part of the demised premises in the name of the whole and thereupon the tenancy hereby created shall at once absolutely cease and determine.



20. If the tenant shall commit a breach of any of the provisions herein contained, the tenant shall, for such period during which such breach is continued as may be decided by Boards authorities, pay and continue to be liable to pay economic rent in respect of the said premises.

21. Deposit of Rs. 112/- paid by the tenant if not forfeited for breach of any of the conditions of agreement, shall be refunded to him after the termination of the tenancy if the tenant shall have duly paid all the rents and fulfilled all the terms herein contained and as a deduction of any sums which may be due and payable by him to the Board, the dues of the Board exceed the amount of the deposit, the tenant shall pay the same immediately. In the event of any deductions of any sum from the deposit during the continuance of the tenancy, the tenant shall forthwith on demand pay the amount so deducted and shall throughout the tenancy maintain the amount of deposit of Rs. 112/-. The Deposit shall be in cash and shall bear no interest.

22. Any matter to be decided by the Board may be decided by and any notice, permission or consent to be given by the Board, may be given by E. M. J. for the time being or any other Officer, duly authorised by the Board, and any communication signed by the said Officer or other officer duly authorised and addressed to the tenant and sent by registered post or left at the said premises or tendered personally or affixed to any conspicuous part of the said premises shall be considered to be good and sufficient service.

23. The tenancy shall be terminable by either side giving to the other, one clear calendar month's notice. If the tenant shall leave the tenement without giving such notice in writing, he shall be liable to pay one clear calendar month's

rent. in lieu of such notice, and all other charges due from him, as provided here-
in, for the notice period.

24. The Tenant hereby declares that he/she is an industrial worker governed by the Factories Act, 1948 and that his/her monthly income does not exceed Rs. 350/-. The said premises have been let out to the Tenant at a subsidised rent relying upon the correctness of the said declaration of the Tenant. Within fifteen days of the Tenant ceasing to be an industrial worker defined as aforesaid and/or his/her monthly income exceeding Rs. 350/- the Tenant shall inform the Board in writing about the same. The Tenancy hereby created however automatically stand terminated as soon as the Tenant ceases to be an industrial worker as aforesaid or as soon as his monthly income exceeds Rs. 350/-.

25. Even after the monthly rent of the tenant exceeds Rs. 350/-, the Board may, if it so deems fit, permit the tenant to continue to occupy the said premises on the terms and conditions observed and performed by the tenant and on payment of such monthly rent as may be prescribed by the Board from time to time.

26. In June and December every year necessarily and at any other time, if and when required by the Board, the tenant shall supply a certificate from his employer and or cogent evidence about his monthly income and other detailed information about his/her total monthly income, salary, pay, allowances, etc. In case of failure to submit such information by due time, the tenant shall make himself liable for being charged at economic rent and not at subsidised rent.

27. The tenancy shall be subject to the provisions of the Bombay Housing Board Act, 1948, and the Rules, Regulations and bye-laws thereunder for the time being in force.

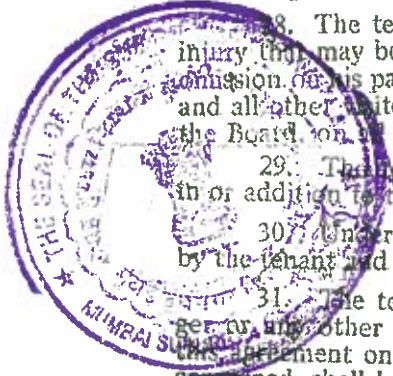
28. The tenant shall compensate the Board fully for any loss, damage or injury that may be caused to the said premises or any part thereof, by any act or omission on his part and on the part of his servants or other persons in his employ and all other visitors, customers coming to or on the said premises and indemnify the Board on such account.

29. The tenant shall abide by all the above conditions and any changes in or addition to them of which, seven days notice is given to him.

30. Undertakings in the application form and other undertakings signed by the tenant and attached to the tenancy agreement form part of this agreement.

31. The tenant hereby agrees to recognise the authority of Estate Manager or any other officer concerned who is empowered by the Board to execute this agreement on behalf of the Board. The Estate Manager or any other officer concerned, shall have the power to execute and operate this agreement, and take necessary action upon the various clauses of the agreement and also in case of their breach or breach of any of the conditions hereof.

99079
2023



Signed and delivered by the Board in the presence of Shri

C. V. Karajage
A. E. M. to the E. M. III
M. H. B. Bombay

Shri B. B. Leale

Signed and delivered by the within-named tenant in the presence of Shri C. V.

Karajage
A. E. M. to the E. M. III
M. H. B. Bombay
A. E. M. to the

19. 2 - 74

Signature

Approved by Government of Maharashtra U.D.P.H. & H. Dept. under letter No. HBA/1466/4937/E dt. 7-5-79.

SELLER

करल - १		
११७२७	६९	६४
२०२३		

जायकर विभाग . भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

SHRIKANT B LADE
BHIMARAV BANDU LADE

414/1975
Pan/Account Number
ADBPL4658H



भारत सरकार
GOVERNMENT OF INDIA



श्रीकांत भीमराव लाडे
Shrikant Bhimrao Lade
जन्म वर्ष / Year of Birth : 1975
पुरुष / Male

4165 0096 5105 



आधार - सामान्य माणसांचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : S/O भीमराव लाडे, को-११, हीना-अशिश को-ऑप हाउसिंग सोसायटी, बेतुरकार पाडा, स्वामी समर्थ मंदिर, कल्याण वेस्ट, कल्याण, ठाणे, महाराष्ट्र, 421301

Address : S/O Bhimrao Lade, B-11, HEENA-ASHISH CO-OP HSG SOCIETY, BETURKAR PADA, SWAMI SAMARTH MANDIR, KALYAN WEST, Kalyan, Thane, Maharashtra, 421301

Aadhaar - Samanya Maansacha Adhikaar

J. B. Lade

BUYER No. 1

करल - १		
११७७१	६२	६४
३०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOV. OF INDIA

SITARAM SHAHAJI GADHAVE
SHHAJI RAGHUNATH GADHAVE
02/06/1982

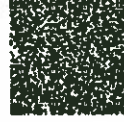

Permanent Account Number
AQWP15875H

Signature



भारत सरकार
GOVERNMENT OF INDIA

सिताराम शहाजी गाडवे
Sitaram Shahaji Gadhave
जन्म तारीख/ DOB: 02/06/1982
पुरुष / MALE



8091 0158 2159

आधार-सामान्य माणसाचा अधिकार

आधार
AADHAAR

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
रूम नं-20, हनुमान सेवा
सोसायटी, एन जी आचार्य
मार्ग, खारदेव नगर, घाटला,
चेंबूर, मुंबई, मुंबई,
महाराष्ट्र - 400071

Address:
Room No-20, Hanuman Seva
Society, N G Acharya Marg, Khardev
Nagar, Ghata, Chembur, Mumbai,
Mumbai,
Maharashtra - 400071

8091 0158 2159

Aadhaar-Aam Admi ka Adhikar

Gadhave

BUYER No. 2

करल - १		
१११४४१	६३	६४
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DIPALI SITARAM GADHAVE
BAPURAO LAXMAN GOPHANE

16/07/1992
Permanent Account Number
BGGP08818P



दिसिगाढवे
Signature



भारत सरकार
GOVERNMENT OF INDIA

दिसिगाढवे
Dipali Sitaram Gadhave

जन्म वर्ष / Year of Birth 1992
स्त्री / Female



9259 7995 9660



आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O: सिताराम गाढवे, घर क्रम नं-20, हनुमान सेवा सोसायटी, रस्ता: एन जी आचार्य मार्ग, परिसर / बस्ती / सेक्टर: खारदेव नगर, घाट्या, खेडे/शहर/महानगर: चेम्बुर, जिल्हा: मुंबई, पोस्ट ऑफिस: चेंबूर, राज्य: महाराष्ट्र, पिन कोड: 400071

Address: W/O: Sitaram Gadhave, House/Bldg./Apt. Room No-20., Hanuman Seva Society, Street/Road/Lane: N. G. Acharya Marg, Area/Locality/Sector: Khardev Nagar, Ghalta, Village/Town/City: Chembur, District: Mumbai, P.O.: Chembur, State: Maharashtra, PinCode: 400071

1847 1800 180 1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

दिसिगाढवे

WITNESS

करल - १		
११०७१	ए	ए
३०३३		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

LADE PRADEEP BHIMRAO
BHIMRAO BANDU LADE
02/07/1960
Permanent Account Number
ABTPL8354L

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

GANESH ATMARAM GHARAT
ATMARAM KASHINATH GHARAT
16/09/1967
Permanent Account Number
AJTPG8055B

भारत सरकार
GOVERNMENT OF INDIA

प्रदीप भीमराव लाडे
Pradeep Bhimrao Lade
जन्म तारीख / DOB: 02/07/1960
पुल्ल / MALE

9742 0318 4126

भारत सरकार
GOVERNMENT OF INDIA

गणेश आत्मराम घरात
Ganesh Atmaram Gharat
DOB: 16-09-1967
Gender: Male

9984 7944 7002

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
बी ११ हीन आशिश सी एच एस नीअर स्वामी
समर्थ मंदिर बेतूरकर पाडा कल्याण वेस्ट ठणे
महाराष्ट्र - 421301

Address:
B 11 HEENA ASHISH CHS LTD NEAR SWAMI
SAMARTH MANDIR, BETURKAR PADA,
KALYAN WEST, Thane, Maharashtra - 421301

9742 0318 4126

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O: आत्मराम घरात, फ्लॉट नं 1710
बिल्डिंग नं. 50 हिमगिरी सीरचपस ली.,
सुभाष नगर चेंबूर, मुंबई, चेंबूर, मुंबई,
मुंबई, महाराष्ट्र, 400071

S/o: Atmaram Gharat, Flat
No.1710 Bldg.no.50 Hingiri Chs
Ltd, Subhash Nagar Chembur,
Mumbai, Chembur, Mumbai,
Mumbai, Maharashtra, 400071

9742 0318 4126

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001



३०३३

369/11741

रविवार, 18 जून 2023 11:16 म.पू.

दस्त गोषवारा भाग-1

करल1

दस्त क्रमांक: 11741/2023

दस्त क्रमांक: करल1 /11741/2023

बाजार मूल्य: रु. 45,41,966/-

मोबदला: रु. 45,45,000/-

भरलेले मुद्रांक शुल्क: रु.2,72,700/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

अ. क्र. 11741 वर दि.18-06-2023

रोजी 11:14 म.पू. वा. हजर केला.



पावती:13203

पावती दिनांक: 18/06/2023

सादरकरणाराचे नाव: सिताराम शहाजी गाढवे

नोंदणी फी

रु. 30000.00


दस्त हाताळणी फी

रु. 1340.00


पृष्ठांची संख्या: 67

एकुण: 31340.00

दस्त हजर करणाऱ्याची सही:



सह. दय्यम निबंधक
दु. निबंधक कुर्ला 1
कुर्ला-9 (वर्ग-2)



सह. दय्यम निबंधक
दु. निबंधक कुर्ला 1
कुर्ला-9 (वर्ग-2)

दस्ताचा प्रकार: सेल डीड

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

शिक्षा क्र. 1 18 / 06 / 2023 11 : 14 : 52 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 18 / 06 / 2023 11 : 15 : 39 AM ची वेळ: (फी)

करल - 9		
99989	87	87
2023		





18/06/2023 11 24:53 AM

दस्त गोषवारा भाग-2

करल 1

दस्त क्रमांक:11741/2023

दस्त क्रमांक :करल1/11741/2023

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्रीकांत भीमराव लाडे पत्ता:प्लॉट नं: बी 11 , माळा नं: ., इमारतीचे नाव: हिना आशिष को. ऑप. हौ. सो. लिमिटेड, ब्लॉक नं: स्वामी समर्थ मंदिर जवळ, बेतुरकर पाडा, कल्याण पश्चिम , रोड नं: ., महाराष्ट्र, THANE. पॅन नंबर:ADBPL4658H	लिहून घेणार वय :-48 स्वाक्षरी:-		
2	नाव:सिताराम शहाजी गाढवे पत्ता:प्लॉट नं: रूम नं 20 , माळा नं: ., इमारतीचे नाव: हनुमान सेवा सोसायटी , ब्लॉक नं: एन. जी. आचार्य मार्ग,खारदेव नगर, घाटला, चेंबूर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AQVPG6775H	लिहून घेणार वय :-41 स्वाक्षरी:-		
3	नाव:दिपाली सिताराम गाढवे पत्ता:प्लॉट नं: रूम नं 20 , माळा नं: ., इमारतीचे नाव: हनुमान सेवा सोसायटी , ब्लॉक नं: एन. जी. आचार्य मार्ग,खारदेव नगर, घाटला, चेंबूर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:BGPG6648P	लिहून घेणार वय :-31 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:18 / 06 / 2023 11 : 22 : 34 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गणेश . धरत वय:56 पत्ता:50/1710, चेंबूर, मुंबई पिन कोड:400071		
2	नाव:प्रदीप भीमराव लाडे वय:61 पत्ता:बी 11 , हिना आशिष को. ऑप. हौ. सो. लिमिटेड, स्वामी समर्थ मंदिर जवळ, बेतुरकर पाडा, कल्याण पश्चिम पिन कोड:421301		

शिक्का क्र.4 ची वेळ:18 / 06 / 2023 11 : 23 : 26 AM

शिक्का क्र.5 ची वेळ:18 / 06 / 2023 11 : 23 : 40 AM नोंदणी पुस्तक 1 मध्ये

सह. हय्यम निबंधक
कुर्ला-9 (वर्ग-2)
Payment Details.

करल - 9
११/१२/२३
२०२३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Sitaram Shahaji Gadhave and Dipali Sitaram Gadhave	eChallan	00040572623064673663	MH003554527202324M	272700.00	SD	0001977043202324	18/06/2023
2		DHC		1606202310333	1340	RF	1606202310333D	18/06/2023
3	Sitaram Shahaji Gadhave and Dipali Sitaram Gadhave	eChallan		MH003558527202324M	30000	RF	0001977043202324	18/06/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.


2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

करल - १		
११५४९	६५	६५
२०२३		



प्रमाणित करण्यात येते कि या दस्तामध
एकूण ... ६५ पाने आहेत
करल-१/ ११५४९ /२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक : १६/०६/२०२३


सु.भा. म्हैसने
सह. दुय्यम निबंधक, कर्ला-१
मुंबई उपनगर जिल्हा



सूची क्र.2

द्वयम निबंधक : सह द.नि. कुर्ला 1

दस्त क्रमांक : 11741/2023

नोंदणी :

Regn:63m

18/06/2023

गावाचे नाव : चेंबूर

(1)विनिश्चाचा प्रकार	मेल डीड
(2)मोबदला	4545000
(3) वाजारभाव(भाडेपट्टयाच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करणे)	4541966.08
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1160, माळा नं: 2 रा मजला,विल्डिंग नं 32, इमारतीचे नाव: चेंबूर निशांत को. ऑप. हौ. मो. लिमिटेड, ब्लॉक नं: मुभाप नगर,चेंबूर पूर्व, रोड : मुंबई 400071, इतर माहिती: मोजे चेंबूर,सदनिकेचे क्षेत्रफळ 23.68 चौ. मी. विल्ट अप PUI: MW0204970010000 ((C.T.S. Number : 826 (Part) ;))
(5) क्षेत्रफळ	1) 23.68 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रीकांत भीमराव लाडे वय:-48; पत्ता:-प्लॉट नं: वी 11 , माळा नं: .. इमारतीचे नाव: हिना आशिप को. ऑप. हौ. मो. लिमिटेड, ब्लॉक नं: स्वामी समर्थ मंदिर जवळ, वेत्कर पाडा, कल्याण पश्चिम , रोड नं: .. महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-ADBPL4658H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिताराम शहाजी गाढवे वय:-41; पत्ता:-प्लॉट नं: रूम नं 20 , माळा नं: .. इमारतीचे नाव: हनुमान मेवा मोसायटी , ब्लॉक नं: एन. जी. आचार्य मार्ग,खारदेव नगर, घाटला, चेंबूर पूर्व , रोड नं: .. महाराष्ट्र. MUMBAI. पिन कोड:-400071 पॅन नं:-AQVPG6775H 2): नाव:-दिपाली सिताराम गाढवे वय:-31; पत्ता:-प्लॉट नं: रूम नं 20 , माळा नं: .. इमारतीचे नाव: हनुमान मेवा मोसायटी , ब्लॉक नं: एन. जी. आचार्य मार्ग,खारदेव नगर, घाटला, चेंबूर पूर्व , रोड नं: .. महाराष्ट्र. MUMBAI. पिन कोड:-400071 पॅन नं:-BGGPG6648P
(9) दस्तऐवज करून दिल्याचा दिनांक	18/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	18/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	11741/2023
(12)वाजारभावाप्रमाणे मूद्रांक शुल्क	272700
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मूद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मूलभूत व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिलकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of documents

Details of this transaction have been forwarded by Email (dated 18/06/2023) toMunicipal Corporation of Greater Mumbai

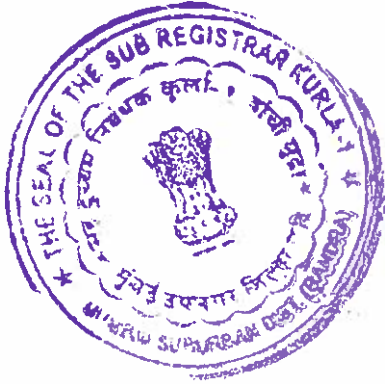
No need to spend your valuable time and energy to submit this documents in person



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Sitaram Shahaji Gadhawe and Dipali Sitaram Gadhawe	eChallan	00040572023061477663	MH003558527202324M	272700.00	SD	0001977043202324	18/06/2023
2		DHC		1606202310333	1340	RF	1606202310333D	18/06/2023
3	Sitaram Shahaji Gadhawe and Dipali Sitaram Gadhawe	eChallan		MH003558527202324M	30000	RF	0001977043202324	18/06/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



खरी प्रत

सह. दुहाय निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.

DATED THIS 18th DAY OF JUNE, 2023.

SELLER

Mr. Shrikant Bhimrao Lade

TO

BUYERS

Mr. Sitaram Shahaji Gadhave

and

Mrs. Dipali Sitaram Gadhave

SALE DEED