



17/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 1598/2024

नोंदणी :

Regn:63m

गावाचे नाव : आणिक

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1900000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1923600.12
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 214, माळा नं: 2 रा मजला, इमारतीचे नाव: श्री गणेश एस.आर.ए. को-ऑप. हौ. सो. लि., ब्लॉक नं: दिवाण वील्डींग नं.01, म्हाडा कॉलनी, वाशी नाका, रोड : आर. सी. मार्ग, चेंबूर, मुंबई - 400074, इतर माहिती: सदनिकेचे एकूण क्षेत्र 225 चौ. फुट कारपेट PUI: ME0200333210000 ((C T.S. Number : 260/B ;))
(5) क्षेत्रफळ	1) 25.09 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:-माया चरण तांबे त्रय:-66; पत्ता:-प्लॉट नं: रूम नं.214, माळा नं: 2 रा मजला, इमारतीचे नाव: श्री गणेश एस.आर.ए. को-ऑप.हौ.सो.लि., ब्लॉक नं: विल्डिंग नं.01, म्हाडा कॉलनी, वाशी नाका, रोड नं: आर. सी. मार्ग, चेंबूर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश श्रीराम वर्मा वय:-34; पत्ता:-प्लॉट नं: रूम नं.102, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री गणेश एस.आर.ए. को-ऑप.हौ.सो.लि., ब्लॉक नं: विल्डिंग नं.01, म्हाडा कॉलनी, वाशी नाका, रोड नं: आर. सी. मार्ग, चेंबूर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-AHXPV1806D
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1598/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	115500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19300
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

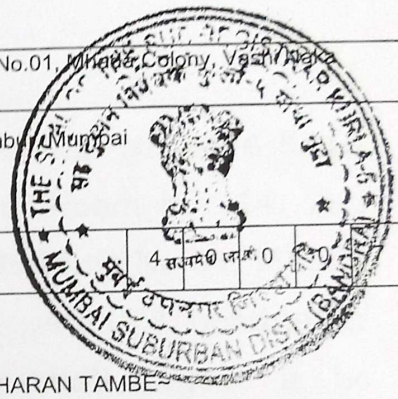
सह दुय्यम निबंधक
कुर्ला क्र. 5

CHALLAN
MTR Form Number-6



करल - ५२
दस्तावेज क्र. १५२८/२०२४
Payer Details
५/३०

GRN	MH014122201202324E	BARCODE			Date	17/01/2024-14:11:51	Form ID	52
Department	Inspector General Of Registration		TAX ID / TAN (If Any)					
Type of Payment	Stamp Duty Registration Fee		PAN No.(If Applicable)	AHXPV1806D				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	RAJESH SHREERAM VERMA				
Location	MUMBAI		Flat/Block No.	Flat No. 214, Shree Ganesh S.R.A. CHS Ltd.				
Year	2023-2024 One Time		Premises/Building					
Account Head Details			Amount In Rs.					
0030045501	Stamp Duty		115500.00	Road/Street	Bldg No.01, Mahadev Colony, Vashi, Mumbai			
0030063301	Registration Fee		19300.00	Area/Locality	Chembur, Mumbai			
				Town/City/District	Mumbai			
				PIN	400 004			
				Remarks (If Any)	SecondPartyName=MAYA CHARAN TAMBE			
				Amount In	One Lakh Thirty Four Thousand Eight Hundred Rupees			
				Words	Only			
Total			1,34,800.00					
Payment Details			BANK OF MAHARASHTRA					
			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	02300042024011732421	010178770		
Cheque/DD No.			Bank Date	RBI Date	17/01/2024-14:11:51	Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 9082647032
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर चलान लागू नाही.



करल - ५
दस्त क्र. १५६८ / २०२४
६ / ३०

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at Mumbai this 17th day of January 2024,

BETWEEN

SMT. MAYA CHARAN TAMBE aged 62 years (Aadhar No. **3976 5610 7494**) an adult Indian Inhabitant presently residing at Room No.214, 2nd Floor, Shree Ganesh S.R.A. Co-op. Hsg. Society Ltd., Building No.01, Mhada Colony, Vashi Naka, R. C, Marg, Chembur, Mumbai - 400074 hereinafter referred to as "**THE VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include her heirs, executors administrators and assigns) of the **First Part**.

And

MR. RAJESH SHREERAM VERMA aged 34 years [PAN NO. **AHXPV1806D**] & (Aadhar No. **3793 4503 3515**) an adult Indian Inhabitant presently residing at Room No.102, 1st Floor, Shree Ganesh S.R.A. Co-op. Hsg. Society Ltd., Building No.01, Mhada Colony, Vashi Naka, R. C, Marg, Chembur, Mumbai - 400074 hereinafter referred to as "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors administrators and assigns) of the **Second Part**.

WHEREAS by the MMRDA/SRA/MUTP vide allotment letter dated **11/05/2004** And Possession Letter dated **15/05/2004** to **SMT. MAYA CHARAN TAMBE** the allotment of tenement in the permanent rehabilitation building is subject to above and SRA Rules and State Govt. MUTP R & R Policy. Allotted **Flat No.14 on 2nd Floor** i.e. **Flat No. 214 on 2nd Floor in the Building No.01** known as "**Shree Ganesh S.R.A. Co-op. Hsg. Society Ltd.**" situated at **Mhada Colony, Vashi Naka, R. C, Marg, Chembur, Mumbai - 400074** admeasuring 225 Sq. Ft. Carpet area hereinafter referred to as "the said Flat Premises".

M Tambe

Rajesh

करल - ५
दस्त क्र. ५५८/२०१४

WHEREAS the Vendor **SMT. MAYA CHARAN TAMBE** is the absolute, legal owner and entitled to a **Flat No. 214 on 2nd Floor in the Building No.01** known as "**Shree Ganesh S.R.A. Co-op. Hsg. Society Ltd.**" situated at **Mhada Colony, Vashi Naka, R. C, Marg, Chembur, Mumbai - 400074** admeasuring 225 Sq. Ft. Carpet area hereinafter referred to as "**the said Flat Premises**".

AND WHEREAS the Vendor is the member of the **Shree Ganesh S.R.A. Co-operative Housing Society Limited** a society registered under the Maharashtra Co-operative Societies Act, 1960 vide Registration No. **MUM/S.R.A./H.S.G.(T-C)/12447/2014 dated 13.3.2014**, by virtue of ten Shares of Rs.10/- each bearing Distinctive Nos.0156 to 0160 issued by the said society vide Share Certificate No.032 and as such a member, the Vendor is the Owner of the ownership Room bearing Flat No.214, 2nd Floor, Building No.01, Shree Ganesh S.R.A. Co-op. Hsg. Society Ltd., MHADA Colony, Vashi Naka, R. C. Marg, Chembur, Mumbai - 400074, (Herein after referred and called to as the "**said Flat Premises**", more specifically described in the Schedule hereunder written)..

AND WHEREAS the Vendor/Transferor has agreed to sell, transfer and assign to the Purchaser/Transferee and the Purchaser/Transferee has agreed to purchase and acquire all the right, title, interest of the Vendor/Transferor in the said Flat together with the right of ownership and of use and occupation of the said Flat and all title, interest in the Vendor/Transferor in the said Flat on the terms and conditions herein contained and at or for the lump sum price of **Rs. 19,00,000/- (Rupees Nineteen Lakhs Only)**.

AND WHEREAS at the instance of the Vendor/Transferor and with a view to confirm the said transaction, to these presents.

AND WHEREAS the Vendor have obtained necessary permission / No Objection Certificate from the said Society for the sale and transfer of the said Flat in favour of the PURCHASER on the terms and conditions mutually agreed and recorded hereunder:-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

M Tambe

The Vendor/
Purchaser/Transferor
Flat and said share
and occupation of
Vendor/Transferor
Rs. 19,00,000/- (19)

2) The Purchaser/
Rs. 5,00,000/- (R)
and transfer of
Vendor/Transferor

3) It is agreed by a
shall pay balan
Only) to the Ve
the date of execu
to pay the said
treated as cancell

4) The Vendor/
Purchaser/Tr
consideration
outgoing in re
and that if a
and/or is in
reimbursed
the Vendor,
and keep th
and all the
respect the

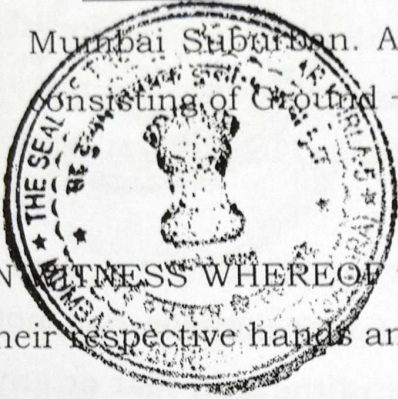
5) The Vendor/
Purchaser/
Purchaser/
the said
eviction fr
equitably

6) The P
Vendor/
M

करल - ६

दस्त क्र. १५६/२ SCHEDULE ABOVE REFERRED TO

Flat No. 214 on 2nd Floor admeasuring area about 225 sq. ft. Carpet in the Building No.01 known as "Shree Ganesh S.R.A. Co-operative Housing Society Ltd., situated at Mhada Colony, Vashinaka, R. C. Marg, Chembur, Mumbai - 400074. The building standing on the land bearing C.T.S. NO. 260B, 261B & 312A & 314A of Village - Anik, Taluka Kurla, in Greater Mumbai bearing Municipal SAC No. **ME0200333210000** in the Registration District and Sub-District of Mumbai Suburban. And the said building constructed in the year 2005 consisting of Ground + 7 upper floors.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED SEALED AND DELIVERED)

by the withinnamed "Vendor/Transferor")

SMT. MAYA CHARAN TAMBE)

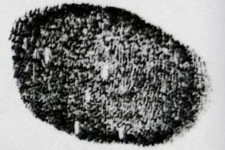
in presence of)

1. P. Ashadh

2. दा. लाल यादव



M Tamba



SIGNED SEALED AND DELIVERED)

by the withinnamed "Purchaser/Transferee")

MR. RAJESH SHREERAM VERMA)

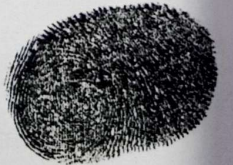
in presence of)

1. P. Ashadh

2. दा. लाल यादव



Rajesh





करल - ५
दस्त क्र. १५६८ / २०२४
१४ / २०

Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai - 400 045, Fax: 022-26590457
Tel: 022-26590457, 022-26590458, 022-26590459
E-mail: info@sra.gov.in



No. SRA/DDTP/PL/AP
Dated:

8 JUL 2005

To,
Shri. S.S.SHINDE
M/s. BIDCO ENGG. DIVISION
Dheeraj Apartment,
F.P.Dias compound,
Jogeshwari (E),
Mumbai-400 060.

Sub:- Full OCC to building No. 1 under proposed S.R.
Scheme under clause 3.11 on plot bearing CTS No.
260-B, 261-B, 312-A & 312-C, village Anik, Chembur,
Mumbai. Suburban District.

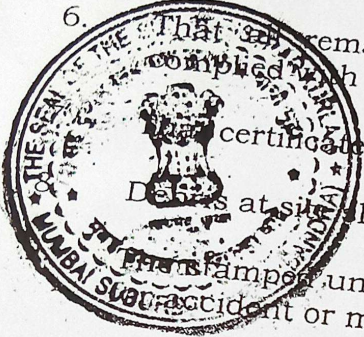
Sir,

The above mention Building on plot bearing CTS No. 260-B, 261-B,
312-A & 312-C, village Anik, Chembur, Mumabi, completed under the
supervision of Architect Shri. S.S.SHINDE Licence No. S/544/LS,
Structural Engineer Shri. P.K.SURA Licence No. STR/S/76 and Site
Supervisor Shri Chandrakant Patil Licence No. P/322/SS-I. may be
occupied on the following condition.

1. That the possession of the tenements shall be handed over to the
Additional Collector (ENC) western suburb in consultation with
SRA.
2. That the drainage completion certificate shall be obtained from the
concern dept. of MCGM before occupying the building.
3. That the completion certificate from SWD dept. for SWD & Nalla
training work shall be submitted before asking for OCC of
remaining building in the layout.

करल - ५
दस्त क्र. १५६८/२०२४
१५/३०

4. That the separate property registered card shall be submitted.
 5. That the compound wall shall be constructed before requesting occupation certificate for the remaining building.
 6. That all remaining condition of LOI/IOA & LAYOUT shall be complied with before requesting further occupation certificate u/s. 270-A MCGM Act. Shall be submitted. Days at site shall be got removed within 2 days.
6. This stamped undertaking shall be submitted indemnifying the SRA in case of any accident or mishap due to on going construction work if any.
- A set of certificate completion plan is returned herewith.



Yours faithfully

M. M. M.

Executive Engineer-III
Slum Rehabilitation Authority

- 8 JUL 2005

CERTIFIED TRUE COPY
Teena
ARCHITECT

श्री गणेश एसआरए सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्रमांक : एमयुएम/एसआरए/एचएसजी/टिसी/१२४४७/सन २०१४, किरण ३/२७/१४.
बिल्डींग नं. ०१, सी.टी.एस.नं. २६० बी, २६१ बी, अणिक गांव, मण्डीवाका, चेंबूर, मुंबई - ४०० ०७४.

दस्त क्र. २५६१/२०२४
१६/३० दिनांक ०९/२०२४

नाहरकत दाखला

दाखला देण्यात येत आहे की, श्रीमती माया चरन तांबे, हे आमच्या श्री गणेश एस. आर. ए. सहकारी गृहनिर्माण संस्था मर्यादित हया संस्थेचे सभासद आहे. त्यांची सदनिका इमारत क्र. ०१, बी विंग, दुसरा मजल्यावर सदनिका क्र. २१४ आहे. ते संस्थेचे भागधारक आहे ते आपली सदनिका श्री. राजेश वीरम वर्मा, यांच्या नावे गृहनिर्माण उपविधी नियमानुसार हस्तांतरित करू इच्छित आहे. त्यांची हया सदनिकेवर आजपर्यंत कोणत्याही प्रकारची थकबाकी देणी इतर चार्जेस बाकी नाही आहेत. त्यांना मुद्रांक शुल्क भरण्यासाठी विलीन बाबी तपशील देत आहेत.



- | | | |
|---------------------------------|---|--------------------------------|
| १) नगरपालिका प्रभाग | - | एम पूर्व विभाग |
| २) मालमतेचे अचुक स्थान | - | आणिक गाव, चेंबूर, मुंबई ४०००७४ |
| ३) इमारतीमध्ये असलेले एकुण मजले | - | तळमजला, अधिक सात मजले |
| ४) उदवाहन उपलब्ध आहे का | - | आहे |
| ५) बांधकामाचे चटई क्षेत्र | - | २२५ चौरस फुट |
| ६) बांधकाम वर्ष | - | २००५ |
| ७) सी.टी.एस. क्रमांक आणि गांव | - | २६० बी, २६१ बी |



२६/०९/२४
Rajesh Virmam
Ganesh

SHREE GANESH SRA CO OPERATIVE HOUSING SOCIETY LTD.

Regd. No. MUM/SRA/HMG/TC/12447/ 2014/13.3.2014

Bulding No.1, C.T.S. No. 260 B, 261 B, Anik Village, Vashi Naka, Chembur, Mumbai-400074.

Share Certificate

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

Share Certificate No. 032

Member's Register No.

Authorised Share Capital Rs. 50/- Divided into 5 Shares of Rs. 10/- each

This is to certify that ~~Shri~~ / Smt. Maya Tambe Flat No. 214

is the Registered Holder of **TEN** fully paid up share of **Rs. TEN** each Numbered from 156

160 both inclusive, in **SHREE GANESH SRA CO OPERATIVE HOUSING SOCIETY LTD.**

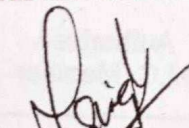
Chembur (E), Mumbai-400074. Subject to Bye-Laws of the said Society.

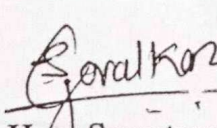
Given under the Common Seal of the said Society at Chembur (E), Mumbai-400074. This

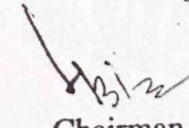
15 AUG 2017

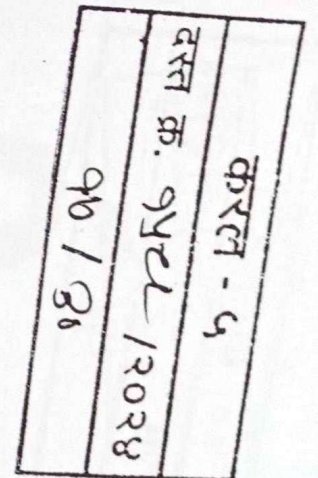
of

SHREE GANESH SRA CO OPERATIVE HOUSING SOCIETY LTD.


Authorised
M.C. Member


Hon. Secretary


Chairman



1 - A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

Customer Yes No

CIF No/ Account No. 40543986245

First Name: RAJESH Middle Name: SHREERAM Last Name: VARMA

Gender M F Transgender
Date of Birth 09021989

First Name: PHOOL Middle Name: KUMARI Last Name: VARMA

First Name: SHREERAM Middle Name: DUKHARAN Last Name: VARMA

First Name: SHREERAM Middle Name: DUKHARAN Last Name: VARMA

First Name: SHREERAM Middle Name: DUKHARAN Last Name: VARMA

First Name: SHREERAM Middle Name: DUKHARAN Last Name: VARMA

Status: Resident NRI / CIO
 Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 SC ST OBC General



Signature: Bajju
Please sign here

Address

Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

BLDG NO 01 ROOM NO 102 SHREE GANESH HOS
CHS DIVAN MHADA COLONY VASINAKA CHEMBUR

400074 Village: City: MUMBAI
KURLA State: MAHARASHTRA Country: INDIA
8286197736 Email ID: varmarajesh@689gmail.com

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

BLDG NO 01 ROOM NO 102 SHREE GANESH HOS
CHS DIVAN MHADA COLONY VASINAKA CHEMBUR

400074 Village: City: MUMBAI
State: MAHARASHTRA Country: INDIA
8286197736 Email ID: varmarajesh@689gmail.com

Applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Director: Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: First Name: Middle Name: Last Name:

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor
 Spouse (Independent) Daughter's husband
 Daughter (including step daughter) (Independent) Brother's wife
 Brother (including step brother) Mother (including step mother)
 Sister (including step-sister) Son (including step-son) (Independent) Sister's husband
 Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse

B.S.T

LOS ID : /CAR/HL/ED./LOG IN DT.

Applicant Name : Mr. Rajesh Shreekrishna Vemra

Co-Applicant Name :

CIF

Contact Numbers (R) 8286197736 (O)

Loan Amount : 14,00,000/-	Tenure :
Interest Rate :	EMI :
Loan Type :	SBILIFE : YES / NO
Individual Hsg. Loan _____, Maxgain _____ Flexi _____	
Realty _____ Optima _____ Others : _____	

Property Location :

Property Cost :

Name of Developer / Vendor :

Offer :

Contact Numbers :

Branch Manager :

Mob. :

73291



Valuation - Vastukalid - 23/01/24

BANK OF INDIA
Mahul Road Branch, Chembur (00564)