

AGREEMENT BETWEEN  
JAYPRAKASH S. MORYE VENDOR

&

(1) MANOJ O.V.

(2) SUGUNA MANOJ

DT. 18.04.2001.

पावती क्र.

नोंदणी १९ म.  
Regn. 39 m.

२०६४-१/२०६४ २०७  
दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक सन १९

दस्तऐवजाचा प्रकार-

१८/१२०७

सादर करणाराचे नाव-

अग्नी फॉर लो ७०१२९ १८४

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी  
नक्कल फी (फोलिओ)  
पृष्ठांकनाची नक्कल फी  
टपालखर्च  
नकला किंवा जापने (कलम ६४ ते ६७)  
शोध किंवा निरीक्षण  
दंड-कलम २५ अन्वये  
कलम ३४ अन्वये  
श्रमाणित नकला (कलम ५७) (फोलिओ)  
इतर फी (मागील पानावरील) बाब क्र.  
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श्री गणेश ओ.००६

व.	र.
१	७०००
२	६०
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एकूण ..	७०८०-०

दस्तऐवज

DEL नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

सह. दुय्यम निबंधक लि.१०१

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत झाले

सुंबर्द उधनगर जिल्हा.

हवाली करावा.

सादरकर्ता

Rs Twenty thousand seven hundred and fifty only  
 46  
 Rs-20750/-

GENERAL STAMP OFFICE -  
 EXTENDED SALES COUNTER  
 MMRDA BLDG. BANDRA (E)  
 MUMBAI - 400 051  
 MAH/GSO/010



STAMP UNIT  
 18.4.2001  
 Rs. 0020750/-  
 281993  
 00047  
 MAHARASHTRA

11185946447

*Suman*  
 18/04/2001  
 DY. SUPERINTENDENT OF STAMPS.  
 BANDRA.

वदा-१
२०६५/१/१२
२००९

AGREEMENT FOR SALE

*P. V. J.*  
*Manoj*  
*Manoj*

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 18<sup>th</sup> day of ~~MARCH~~ <sup>APRIL</sup> 2001 BETWEEN (1) MR. JAIPRAKASH SADASHIV MORYE residing at flat No.302, Third floor, in building No. A/4, at SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD. GILBERT HILL ROAD, ANDHERI (WEST), MUMBAI 400 058 Hindu Adult, hereinafter called the 'TRANSFEROR' (which expression unless it be repugnant to shall mean and include his heirs, executors, administrators and assigns) of the ONE PART AND (1) MR. MANOJ O. V. AND (2) MRS. SUGUNA MANOJ (Hindu Adults, Indian inhabitants residing at MUMBAI hereinafter called the 'TRANSFEREES' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART;

*Manoj*  
*Manoj*      *Manoj*

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२०६५/२/९२  
२००७

AND WHEREAS by an Agreement for Sale dated 03.05.1991 made and entered into at Mumbai between M/s. JAY JAY CONSTRUCTION CO.(hereinafter for the sake of convenience referred to as the "Said Builder" ) therein referred to as the Builder of the one part and MR. JAIPRAKASH SADASHIV MORYE , the transferor herein ,therein referred as "the Transferees" of the Other part, in pursuant of the Agreement was in possession of the said flat no. A-4\302 and he is also a member of the "Society" from its inception and is also in occupation of the aforesaid shares.

WHEREAS the Transferor is the owner of the flat no.302, situated at SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD. GILBERT HILL ROAD, ANDHERI (WEST),400 058, bearing Registration No.BOM\GEN\3\HSG\TC\223 OF 1993-94 DATED 26-10-93 along with shares of Rs.250/- each bearing No 341 to 345 under certificate No.69 .

AND WHEREAS the Transferee has agreed to acquire the said shares and the said flat from the Transferor on the following terms and conditions:

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

The Transferor has agreed to sell, transfer, assign and convey his rights, title and interest in the said flat no.302 on the THIRD FLOOR at SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD., ANDHERI(WEST),MUMBAI 400058 , to the Transferees for a total consideration of Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY) being the price of the said flat alongwith said shares pertaining thereto.

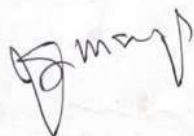
1. It is agreed between the Transferees and the Transferor that on receipt of Full Consideration for Rs.7,00,000/- the Transferor shall handover lock and key possession to the Transferee and the deal

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Manoj Manoj

बदल-१
२०६९   २   १३
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shall be concluded as final. The payment will be made as per the details in the schedule of receipt.

2. The Transferor hereby declares that he has no incumbrances of whatsoever nature on the aforesaid flat in any manner as on the date of Agreement and that he will relinquish any charge, lien or mortgage.
3. On the aforesaid flat being flat no.A-4/302 on the third floor at SHIVCHHAYA CO-OPRATIVE HOUSING SOCIETY LTD. no one has any right, title and interest of whatsoever nature in the said flat or the shares and the Transferor has the absolute rights and authority to dispose of the same in the manner he likes.
4. That the Transferor hereby undertakes and agrees that he will sign all the documents and relevant papers as may be required by the society or any other authorities to transfer the said flat and the shares relating thereto in favour of the transferees so as to confer upon them the perfect right, title and interest in the said flat as also the shares relating thereto.
5. The transferor hereby states and declares that once the flat is transferred, he will have no right, title and interest of whatsoever and the shares relating thereto are transferred in favour of him and shall claim no right, title or interest or benefit of any nature in the said flat or the shares relating thereto and if there are any liabilities for non-payment of the society dues or encumbrances on the said flat, the Transferor will make good the same and will indemnify the transferees in respect thereof.
6. It is expressly agreed by and between the parties that the Transfer Fees of the said flat, shall be borne by Transferee and Transferor in equal proportion.
7. The Transferor will execute and sign all such papers, documents and writings as may be necessary from time to time for perfectly and affectionately pertaining to the flat and Share Certificate in favour of the Transferees.



Manish  
Manish

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२०१५/१९३
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8. It is also agreed that the Transferor will obtain No Objection Certificate from the said society and pay all the dues therefrom.
9. It is also agreed that the vendor shall obtain INCOME-TAX clearance certificate from income tax authority under Sec. 230 A (1).

**SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO:**

Flat No. A/4/302 in SHIVCHHAYA CO-OPRATIVE HOUSING SOCIETY LTD admeasuring 25.64 sq.Mtrst built-up on the third floor of the society in K WEST Ward/10 with C. T. S. NO.612.

IN WITNESS WHEREOF, the parties hereto have set their respective hands hereunto at mumbai on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED )

by the withinnamed 'TRANSFEROR' )

MR. JAIPRAKASH SADASHIV MORYE )

in presence of Amurka )

SIGNED, SEALED AND DELIVERED )

by the withinnamed "TRANSFEREES" )

MR. MANOJ O. V. )

MRS. SUGUNA MANOJ )

For Suguna Manoj  
in presence of. Amol K D. )

*Amurka*

Manoj

Manoj



बदा-१
२०६९   ५   १३
२३०९

RECEIPT

RECEIVED of and from the withinnamed Transferees  
a sum of Rs. 90,000/- (Rs. NINETY THOUSAND  
ONLY ) by Crossed Cheque bearing No. 963497 dt. 6/4/2007  
Drawn on SBI, Vile Parde (W)  
being the PART Payment in respectof purchase  
of flat No.A/4/303 in the SHIVCHHAYA  
CO-OPERATIVE HSG.SOC. LTD.MUMBAI-400058  
set out in this agreement.

I SAY RECEIVED

WITNESS

*Arundha*

TRANSFEROR.

*[Signature]*

वदर-१  
२०६५ / ६ / २३  
२२०९  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग

नोंदणी फी व मुद्रांक शुल्क याकरिता भरावयाचे मूल्यांकन माहिती विवरण पत्र  
विभाग क्र.(झोन नं. ) उपविभाग क्र. (सर्व झोन नं.) (वांधकाम/इमारतीकरिता)

१. पक्षकाराचे नाव

SHREE HARSH DATA FORMS PVT. LTD. ( 345 3354 343 3172 )

ला मा

Counter code : 2  
Date : 18/04/2021

शा.अ.म. दि.क्र. १८६९, दि. १९-८-९३  
दफ्तर - मुद्रांक १६ म.

प्रजाती वर्णन (१)	प्रजाती संख्या (२)	प्रत्येक प्रजातीतील मूल्य (३)	एकूण रक्कम (४)
	1	20750	20750.00
TOTAL RS.:			20750.00

वदर-१  
२०६५ / ६ / २३  
२२०९

DELIVERED

ऑनररिचिन्ट क्रमांक  
ज्ञापन अनुक्रमांक  
42

DELIVERED

MANOJ O. V.

याचकडून समासात लिहित्या  
प्रमाणे मुद्रांक शुल्काचे मूल्य  
रक्कम  
रु. 20750.00  
मिळाली.

रु. 20750.00  
मिळाले  
रु. 20750.00

G. M. DHUMAL

शीतसर मुद्रांकित केलेले  
दस्तऐवज मिळाले.

सही. (Amolk11)

प्राप्तकारी

शासना - वीए - १००६ - ३४  
मुद्रांक शुल्क / १०० पाने दोन प्रतीत - वीए



बदल-१  
२०६५ / ७ / १३  
२००७  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग

नोंदणी फी व मुद्रांक शुल्क याकरिता भरावयाचे मूल्यांकन माहिती विवरण पत्र

विभाग क्र. (झोन नं.  
(माहिती असल्यास द्यावी)

उपविभाग क्र. (सर्वे झोन नं.) (बांधकाम/इमारतीकरिता)

१. पक्षकाराचे नाव

Manoj O.V

२. दस्तऐवजाचा प्रकार

Residential

३. मालमत्तेचे वर्णन  
उपनगर

IRR गांव - Ambinil तालुका : जिल्हा : मुंबई

(अ) सिटी सर्वे नं.

सर्वे नं./प्लॉट नं./पोट हिस्सा नं./टी.पी.एस.नं. 612

(ब) धनुःसिमा

१)  
२)  
३)  
४)

मालमत्तेचे क्षेत्र

276 BV

चौ.मी./चौ.फूट

Flat

(प्लॉट/अपार्टमेंट/दुकान/कार्यालय)

वापराचे स्वरूप

Residential

(निवासी/व्यापारी/औद्योगिक)

मजला

3rd

गाळा क्र.

302

इतर सुविधा

(गच्ची/ट्रेस)/लिफ्ट/जॉइंटिंग पार्क/कन्व/उद्यान/फेहण्याचा तल्लाव/बाहूगवळ इ.

टीप:  
लागत

करारपत्र/साठेखत ( 7,00,000 ) कोणतेही पुरक कागदपत्रे  
नाहीत. सोबत दस्तऐवजाची झेरॉक्स प्रत जोडली आहे.

तारीख : 18/4/2001

ठिकाण : Mumbai

Manoj

पक्षकाराची स्वाक्षरी/अंगठा

:- कार्यालयीन उपयोगासाठी :-

यरील माहितीच्या आधारे लागू हारा

जिल्हयाच्या/तालुक्याचा

बाजारमुल्यदर तक्त्यातील विभागाचा क्रमांक

मधील अ/क्र चा दर

प्रति चौ.मी./चौ.फूट नुसार मालमत्तेची येणारी किंमत

आवश्यक मुद्रांक शुल्क

दिलेले मुद्रांक शुल्क

फरक

नोंदणी फी रु.

लिपीक

दुय्यम निबंधक

100Rs.



श्री. राजेंद्र हरिचंद्र दळवी  
 मुख्यता धारक मुद्रांक विभाग,  
 पोस्ट कार्यालय, बटवळी, अजय हाटेल समोर,  
 वी.टी. रोड, अंधेरी (पश्चिम), मुंबई-४०००५८  
 दिनांक 18 APR 2001  
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 श्री. सुगुणा मनोज  
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 श्री. सुगुणा मनोज  
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 श्री. सुगुणा मनोज  
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क.प.१-१  
 २०६९/१९३  
 २००१

IRREVOCABLE SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I  
 MRS. SUGUNA MANOJ, Hindu Indian Inhabitants of  
 Mumbai SEND GREETINGS :

WHEREAS I am one of the owners of flat no.302 on the  
 Third Floor, in building No. A/4 in Shivchhaya Co-op. Hsg.  
 Soc. Ltd. Andheri (West), Mumbai 400 058 vide agreement  
 Dt. 18<sup>th</sup> April, 2001 and whereas the agreement is required to  
 be registered with The Sub-Registrar, Mumbai 400 050.,  
 where my presence is necessary for the purpose of  
 Registration of my document.

*Suguna*

बदर-१		
२०६५		९३
२००९		

AND WHEREAS I have delivered a baby and I am still in the Maternity Hospital I hereby appoint my husband who is the first owner of the flat along with me as my attorney in the manner hereinafter appearing ;

NOW KNOW YE THESE PRESENTS WITNESETH that I do hereby nominate , constitute and appoint MR. MANOJ O. V. , Indian Inhabitant. of Mumbai , WHO IS MY HUSBAND (hereinafter called and referred to as the said Attorney ) as my true , lawful and irrevocable attorney to do all the following acts, deeds, matters and things and to exercise all or any of the powers and authorities hereby conferred that is to say ;

To look after and manage all the affairs of the abovesaid FLAT in all respects effectively.

To approach The Sub-Registrar, Bandra, Mumbai 400 050 And to make necessary payments to the said Registrar on my behalf.

- To sign all the necessary documents before The Sub-Registrar, Bandra Mumbai 400 050 for me and on my behalf.

*S. M. H.*

बंदर-१		
२००९	८	१३
२००९		

AND WHEREAS I have delivered a baby and I am still in the Maternity Hospital I hereby appoint my husband who is the first owner of the flat along with me as my attorney in the manner hereinafter appearing ;

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To look after and manage all the affairs of the abovesaid FLAT in all respects effectively.

To approach The Sub-Registrar, Bandra, Mumbai 400 050 And to make necessary payments to the said Registrar on my behalf.

- To sign all the necessary documents before The Sub-Registrar, Bandra Mumbai 400 050 for me and on my behalf.

*(Signature)*



बदर-१
२०६६/११/१२
२००९

IRREVOCABLE SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I





वर्ष - ?  
२०६६/१३/१३  
२००१



वर्ष १/२०६६/२००१  
पुस्तक क्रमांक १, क्रमांक पर १०००/११०  
नामला.  
दिनांक १२/०१/२००१ १२०

सह मुख्यमन्त्री अंधेरी  
मुंबई उपनगर जिल्हा.



C71 No Prabhu Ku-100 ૯/૧૨/૨૦૨૩/૨૫  
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25-65 84 M.B.  

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