



15/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्त क्रमांक : 4632/2024

नोंदणी :

Regn:63m

गावाचे नाव : गुंदवली गुंदवली

(1) विलेखाचा प्रकार	करगनामा
(2) मोवदला	4950000
(3) बाजारभाव(भाडेपट्टयाच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3987669.84
(4) भू-मापन, फोटोहिम्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 509, माळा नं: 5 वा मजला, रिहेंव विल्डिंग नं 13 बी, इमारतीचे नाव: माई द्वारकामाई एमआरए, सह. गृह निर्माण संस्था लि, ब्लॉक नं: सहार रोड, माईवाडी, कोलडोंगरी, रोड : अंधेरी पूर्व मुंबई 400069((C.T.S. Number : 427, 427/1 to 427-8 ;))
(5) क्षेत्रफळ	1) 225 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-कमलाकर डी अमरे - वय:-53; पत्ता:-प्लॉट नं: रूम नं ५०९, माळा नं: -, इमारतीचे नाव: १३ बी, माई द्वारकामाई को ऑप सोसायटी, ब्लॉक नं: सहार रोड, माईवाडी, रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AABPA8007E 2): नाव:-शिवराम गणपत मांडके तर्फे कुलमुखन्यार कमलाकर डी अमरे - - वय:-53; पत्ता:-प्लॉट नं: रूम नं ५०९, माळा नं: -, इमारतीचे नाव: १३ बी, माई द्वारकामाई को ऑप सोसायटी, ब्लॉक नं: सहार रोड, माईवाडी, रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेंद्र लक्ष्मण मांडवे - वय:-31; पत्ता:-प्लॉट नं: सदनिका नं १४/१६४, माळा नं: -, इमारतीचे नाव: मयूर को ऑप सोसायटी, ब्लॉक नं: सेक्टर १, देना वॅक जवळ, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-DDDP8626P 2): नाव:-योगिनी योगेंद्र मांडवे - वय:-32; पत्ता:-प्लॉट नं: सदनिका नं १४/१६४, माळा नं: -, इमारतीचे नाव: मयूर को ऑप सोसायटी, ब्लॉक नं: सेक्टर १, देना वॅक जवळ, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-GFLPM5330F
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4632/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	297000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुल्यांकनासाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक अंधेरी-४
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Yogendra L Mandave and Yogini Y Mandave	eChallan	69103332024031413115	MH017316859202324M	297000.00	SD	0009152702202324	14/03/2024
2		DHC		0324143417528	1100	RF	0324143417528D	14/03/2024
3	Yogendra L Mandave and Yogini Y Mandave	eChallan		MH017316859202324M	30000	RF	0009152702202324	14/03/2024

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

401/4632

पावती

Original/Duplicate

Thursday, March 14, 2024

नोंदणी क्र.: 39म

8:12 PM

Regn.: 39M

पावती क्र.: 5152 दिनांक: 14/03/2024

गावाचे नाव: गुंदवली गुंदवली

दस्तऐवजाचा अनुक्रमांक: वदर15-4632-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: योगेंद्र लक्ष्मण मांडवे -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृथांची संख्या: 55

एकूण:

रु. 31100.00

सह. दु. नि. मध्याम-4

वाजार मुल्य: रु. 3987669.84 /-

मोबदला रु. 4950000/-

भरलेले मुद्रांक शुल्क : रु. 297000/-

सह. दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु. 1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324143417528 दिनांक: 14/03/2024

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017316859202324M दिनांक: 14/03/2024

वॅकेचे नाव व पत्ता:

Y. Y. Mandve
y. y. mandve

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 15 MAR 2024

3/14/2024

401/4632

Friday, 15 March 2024 6:30 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5223

दिनांक: 15/03/2024

गावाचे नाव: -गुंदवली गुंदवली
दस्तऐवजाचा अनुक्रमांक: बदर15-4632-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: योगेंद्र लक्ष्मण मांडवे -
वर्णन

दस्त हाताळणी फी
पृष्ठांची संख्या: 13

₹. 260.00

एकूण:

₹. 260.00

सह.दु.नि.

1); देयकाचा प्रकार: By Cash रक्कम: ₹ 260/-

सह दुय्यम निर्बंधक अंधेरी-४
मुंबई उपनगर जिल्हा

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

2024031410710

14 March 2024,06:57:51 PM

मूल्यांकनाचे वर्ष 2023
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 40-गुंदवली (अंधेरी)
उप मूल्य विभाग भुभाग: उत्तरेस अंधेरी उड्डाणमार्ग (प्रो. फडके मार्ग), पुर्वेस द्रुतगती मार्ग, पश्चिम व दक्षिण गावाची हद्द.
सर्व्हे नंबर /न. भू क्रमांक : सि.टी.एस. नंबर#427

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
88810	166100	194290	251600	175000	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
25.08चौरस मीटर	मिळकतीचे वय-	18 वर्षे	बांधकामाचा दर -	Rs.30250/-
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor	

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate= Rs.174405/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((174405-88810) * (82 / 100))+88810)
= Rs.158998/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 158998 * 25.08
= Rs.3987669.84/-

Applicable Rules = ,10,4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेईर्नार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ
= A+B+C+D+E+F+G+H+I+J
= 3987669.84 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.3987669.84/-

Home

Print

बदर-१५

४६३२ १ ६८
२०२४





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

Receipt of Document Handling Charges

PRN 0324143417528

Receipt Date 14/03/2024

Received from DHC, Mobile number 9820907777, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 4632 dated 14/03/2024 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 1100

DEFACED

Payment Details

Bank Name IBKL

Payment Date 14/03/2024

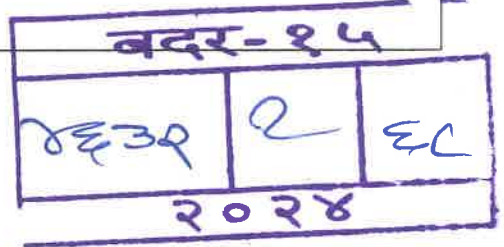
Bank CIN 10004152024031416492

REF No. 2892138726

Deface No 0324143417528D

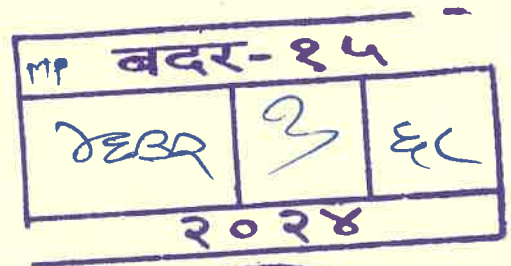
Deface Date 14/03/2024

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



VALUATION AS PER READY RECKONER & THE MAHARASHTRA STAMP (Determination of True Market Value of Property) Rules, 1995 for the Year 2023-2024							
1)	Type of Document	Agreement for Sale					
2)	the Owner	Kamlakar D. Amre					
	the Purchaser	Yogendra Laxman Mandave and Yogini Yogendra Mandave					
3)	Property Description	Apartment No.	Floor No.	Wing	Open Parking /s	Closed/Stilt Parking /s	
		509	5	B			
		13B, Sai Dwarkamai S.R.A. Sahakari Gruhnirman Sanstha Ltd., Saiwadi, Koldongari, Andheri East, Mumbai - 400069					
4)	Depreciation Eligible	Year of Const. /OC	Current Year	No of Yr. old	% of Depreciation Claim		
		10-Oct-05	11-Mar-24	18 years, 5 months, 1 days	18%		
5)	Division / Village		C.S. No. / CTS No.		Zone		
	Gundvali		427, 1 to 427-8		40/208		
6)	Ready Reckoner Rate	Land	Residential				
			88,810	166,100			
		Add : Lift	5%	174,405			
		Less : Land Rate		88,810			
		Bal. Structure Rate		85,595			
		Structure Rate after Depreciation	18%	70,188			
	Net Chargeable Rate =(Land +Net Structure Rate)			158,998			
7)	Area Details		Residential Flat				
	Carpet Area in Sq. Feet		225				
	Built up Area Sq. Feet		270.00				
	Built up Area Sq. Meters		25.08				
8)	Consideration	₹	4,950,000				
9)	MARKET VALUE OF THE SUBJECT PROPERTY						
	Particulars	Area	X Rate	X Multiplication	Market Value Amount (₹)		
	Flat	25.08	158,998	1.00	3,988,242		
				Rounded up	₹ 3,989,000		
10)	Stamp Duty on Market Value or Consideration whichever is Higher						
	Market Value	Article of Schedule -I of Maharashtra Stamp Act & MCGM Act	Stamp Duty Rate & Sur Charge Rate		Amount (₹)		
	4,950,000	25(b)	5%		247,500		
		144F	1%		49,500		
			Registration Fees		30,000		
	Total Stamp Duty, Sur charge and Registration Fees					327,000	

Y. Mandave
y.y.mandave





CHALLAN
MTR Form Number-6



GRN	MH017316859202324M	BARCODE			Date	14/03/2024-13:34:12	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)	DDDPM8626P					
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	Yogendra L Mandave and Yogini Y Mandave					
Location	MUMBAI			Flat/Block No.	Flat No.509, 5th Flr,B Wing, SaiDwarkamai SRA					
Year	2023-2024 One Time			Premises/Building	SahakariGruhnirmanSanstha					
Account Head Details		Amount In Rs.		Road/Street	CTS No. 427, 1 to 427-8 of Gundvali, Saiwadi,Koldongari					
0030045501 Stamp Duty		297000.00		Area/Locality	Andheri East, Mumbai					
0030063301 Registration Fee		30000.00		Town/City/District						
				PIN	4	0	0	0	6	9
 				Remarks (If Any)						
				SecondPartyName=Kamlakar D. Amre~						
Total		3,27,000.00		Amount In Words	Three Lakh Twenty Seven Thousand Rupees Only					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332024031413115	739397903			
Cheque/DD No.				Bank Date	RBI Date	14/03/2024-15:05:34	Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. :

9405955439

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Y.Y. Manohar
Y.Y. Manohar



CHALLAN
MTR Form Number-6



GRN	MH017316859202324M	BARCODE			Date	14/03/2024-13:34:12	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				BDR15_JT SUB REGISTRAR ANDHERI 4				
Location				MUMBAI				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.		Premises/Building		
0030045501 Stamp Duty				297000.00		SahakariGruhnirmanSanslha		
0030063301 Registration Fee				30000.00		Road/Street		
						CTS No. 427, 1 to 427-8 of Gundvali, Saiwadi, Koldongari		
						Area/Locality		
						Andheri East, Mumbai		
						Town/City/District		
						PIN		
						4 0 0 0 6 9		
				Remarks (If Any)				
				बदर-२५				
				SecondPartyName=Kamlakar D. Amro-				
				०६३२ ५ ६८				
				२०२४				
Total				3,27,000.00		Amount In Words		
				Three Lakh Twenty Seven Thousand Rupees Only				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN		Ref. No.		
						0900533202403141311579397903		
Cheque/DD No.				Bank Date		RBI Date		Not Verified with RBI
						14/03/2024-15:05:34		
Name of Bank				Bank-Branch				
				IDBI BANK				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				



Department ID : Mobile No. : 9405955439
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चतान केवल दुर्यम गिबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे . नोंदणी न करावयाच्या दस्त्यासाठी सादर चतान लागू नाही .

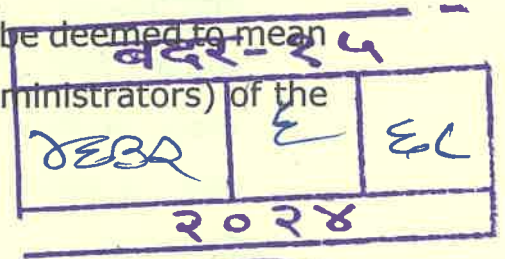
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-401-4632	0009152702202324	14/03/2024-20:11:22	IGR189	30000.00
2	(IS)-401-4632	0009152702202324	14/03/2024-20:11:22	IGR189	297000.00
Total Defacement Amount					3,27,000.00

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai on this 14th day of **MARCH** in the Christian Year Two Thousand and Twenty Four (2024) BY AND BETWEEN: -

Mr. Kamlakar D. Amre of Mumbai, Indian Inhabitant, residing at 13-B, Sai Dwarkamai CHS., Room No. 509, Sahar Road, Saiwadi, Andheri (East), Mumbai - 400069, hereinafter referred to as "said **Transferor**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to mean and include his legal heir, executors, and administrators) of the **First Part;**



AND

Mr. Shivram Ganpat Mandke of Mumbai, Indian Inhabitant, residing at 13-B, Sai Dwarkamai CHS., Room No. 509, Sahar Road, Saiwadi, Andheri (East), Mumbai - 400069, hereinafter referred to as the "said **Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heir, executor and administrator) of the **Second Part;**

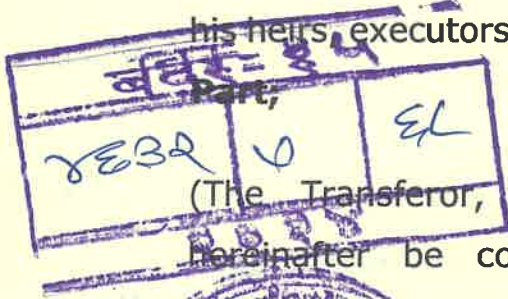


AND

Mr. Yogendra Laxman Mandave and Mrs. Yogini Yogendra Mandave of Mumbai, Indian Inhabitant, residing at 14/164, Mayur CHS, Sector-1, Near Dena Bank, Charkop, Kandivali (West), Mumbai - 400067, hereinafter referred to as the "said **Transferee**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include

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his heirs, executors and administrators and assigns) of the **Third**
Part,



(The Transferor, Confirming Party and Transferee shall
hereinafter be collectively referred to as "**Parties**" and
individually as "**Party**".)



a) Mr. Shivram Ganpat Mandke was seized and possessed of
otherwise well and sufficiently entitled to use, occupation
and possession of Room No. 3, admeasuring area about 150
square feet situate at Kamla Singh Chawl, Telli Gali, Sai
Wadi, Andheri -Kurla Road, Andheri (East), Mumbai - 400
069, hereinafter called and referred to as '**the said Room**
Premises' for the sake of brevity;

b) Mr. Shivram Ganpat Mandke was the member of the Sai
Shrusti Co-operative Housing Society-Proposed(Society)
and the said Housing Society proposed to develop the said
Property, and the said Room Premises was situated in the
said Society and the Transferor has been allotted an
alternative accommodation in the proposed new building to
be constructed on the said property being New Premises
admeasuring about 225 square feet (carpet area) on plot
bearing C.T.S. No. 436 (pt) and 440 (pt), which is lying,
being and situate at : village Gundavli, Taluka Andheri (East)
(hereinafter referred to as the "said Property"), in which the
said Room premises was situated, in lieu of the said Room
premises, free of costs on ownership basis in the name of
the Transferor, hereinafter called and referred to as "**the**
said Flat" for the sake of brevity;

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c) Akruti Nirman Pvt. Ltd. (hereinafter referred to as the "said Developers") had undertaken the development work in respect of the said Property on the basis of the Agreement dated 6th November 1993 executed by and between Society and Developers on the terms and conditions specifically mentioned in the said Agreement. Thereafter, the said Developer constructed Rehab Building for the purpose of accommodating eligible slum dwellers on the said Property in pursuance of the said Agreement. Hereafter, as the Mr. Shivram Ganpat Mandke (hereinafter referred to as the "said Confirming Party herein") was being one of the eligible slum dwellers and accordingly the said Developer agreed to allot a Flat in the said Rehab Building that was to be constructed on the said Property;

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d) After complete construction of the said Rehab Building, the Developer had allotted to the said Confirming Party, being **Flat No. 509**, admeasuring 225 square feet (carpet area) on 5th Floor of the Rehab Building No.13-B (hereinafter referred as "the said Flat"), which had been constructed the property bearing C.T.S. No. 427, 427/1 to 427-8 of village Gundavali, which is lying, being and situated at : Sahar Road, Saiwadi, Koldongari, Andheri (East), Mumbai - 400 069 (hereinafter referred to the "said Flat" herein) and which Flat is more particularly described in the **First Schedule** hereunder written;

e) Thereafter, the said Developer handed over possession of the said **Flat No.509** simultaneously by executing Possession Letter in favour of the Confirming Party herein;

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As per plans approved and all other approvals, permissions as mentioned hereinabove, granted by the Slum Rehabilitation Authority and other concerned authorities, the Developers has completed the construction of the said Rehab Building and Occupation Certificate bearing No. SRA/Eng/433/KE/ML/AP dated 10th October 2005 (OC") has already been issued in respect of the said "Rehab Building No. 13B situated on the said Property;

- g) ~~Transferor~~, Confirming Party herein agreed to sell the said Flat to **Mr. Kamlakar D. Amre** (hereinafter referred to as the "said Transferor") and the Transferor orally agreed to purchase and acquire the said Flat";
- h) In pursuance of the said agreement to purchase the said Flat, the said Transferor had paid an amount of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand only) to Confirming Party and obtained the possession of the said Flat from the Confirming Party;
- i) Subsequently, flat holders of the "Sai Dwarkamai" formed a co-operative housing society in the name and style of "**Sai Dwarkamai S.R.A. Sahakari Gruh Nirman Sanstha Ltd.**", which is registered under the provisions of the Maharashtra Co-operative Housing Societies Act, 1960, (hereinafter referred as to "**the said Society**") and having its registered office at Sahar Road, Saiwadi, Koldongari, Andheri (East), Mumbai - 400 069;
- j) The said Transferor had been admitted as member of the said Society and has been issued 5 (five) fully paid up shares

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of Rs.10/- each bearing distinctive Nos.166 to 170 (both inclusive) under Share Certificate No. 034 dated 12th August 2016 (hereinafter referred to the "**the said Shares**") and which shares are more particularly described in the **Second Schedule** hereunder written;

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- k) In the circumstances aforesaid, the Transferor is absolutely entitled to and otherwise well and sufficiently seized and possessed of the said Flat and said Shares, which are more particularly described in the **First Schedule and Second Schedule** hereunder written (hereinafter individually referred to as "**the said Flat**" and "**the said Shares**" and collectively referred to as "**the said Premises**");
- l) The Transferor has agreed to sell the said Flat to the Transferee absolutely and forever and the Transferee has agreed to purchase and acquire from the Transferor the said Premises free from all claims, demands, notices, disputes, charges, liens, mortgages, license, encumbrances, attachments and litigation, at or for the lumpsum consideration of ₹ 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only);
- m) The aforesaid consideration of ₹49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) have been agreed to be paid by the Transferee to the Transferor as follows:-
- (i) the Transferee has paid to the Transferor a sum of ₹1,02,000/- (Rupees One Lakh Two Thousand Only) (the payment and receipt whereof the Transferor doth hereby admit and acknowledge) as an earnest money;

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(ii) the Transferee has paid to the Transferor a sum of ₹5,48,000/- (Rupees Five Lakh Forty Eight Thousand Only) (the payment and receipt whereof the Transferor doth hereby admit and acknowledge) as Part Payment;



(iii) the balance consideration shall be paid by the Transferee to the Transferor being sum of ₹ 43,00,000/- (Rupees Forty Three Lakhs Only) within 30 days from date of receipt of this Agreement for Sale duly registered by the Transferee. In the event, if the payment is delayed by the Transferee beyond 30 days from the receipt of the Agreement for Sale registered, interest @ 09% per annum would be levied on the outstanding amount from the 31st day onwards. If the Transferee fail to pay the balance consideration beyond 15 days from date of receipt of the duly registered Agreement, the Transferor has a right to cancel this Agreement for Sale by entering into Cancellation Deed and an amount of Rs.5,00,000/- (Rupees Five Lakhs Only) will be forfeited from the payment which have been received by the Transferor as mentioned above. The balance amount will be refunded by the Transferor to the Transferee simultaneously with the execution of the Cancellation Deed.

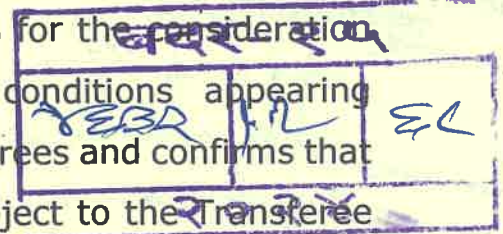
n) Pursuant to the discussions and negotiations between the Transferor, Confirming Party and the Transferee, the Transferee has agreed to purchase and acquire the said Premises and the Transferor has agreed to sell and transfer

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to the Transferee the said Premises for the consideration and subject to the terms and conditions appearing hereinafter. The Confirming Party agrees and confirms that it has no objection to the same subject to the Transferee agreeing to certain conditions and covenants more particularly recorded hereunder.



o) The said Society has by its letter dated 12/05/2024 granted its No Objection for the sale and transfer of the said Premises by the Transferor to the Transferee, a copy whereof is annexed hereto.



p) The Parties hereto are desirous of recording the terms and conditions of their understandings and agreements in the manner hereinafter appearing.

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The aforesaid recitals shall form an integral part of this Agreement.

2. Subject to the terms and conditions contained in this Agreement, the Confirming Party hereby confirms and the Transferor hereby agrees to sell and transfer to the Transferee and the Transferee hereby agree to purchase from the Transferor, being **Flat No. 509**, Carpet Area admeasuring 225 square feet (hereinafter referred as "the said Flat") on 5th Floor of the Rehab Building No. 13-B standing on all that piece or parcel of land bearing C.T.S. No. C.T.S. No. 427, 427/1 to 427-8 of village Gundavali situated at Sahar Road, Saiwadi,

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Koldongari, Andheri (East), Mumbai - 400 069 in the Registration District & Sub-District of Mumbai Suburban and more particularly described in the **First Schedule** hereunder written together with 5(five) fully paid-up Shares of Rs.10/- (Rupees Ten only) each, of the aggregate value of Rs.50/- (Rupees Fifty only) bearing Distinctive Nos.166 to 170 (both inclusive) as evidenced from Share Certificate No.034 dated January 12th August 2016 issued by the "Sai Dwarkamai S.R.A. Sahakar. Gruh Nirman Sanstha Ltd." (hereinafter referred as to the said Society") more particularly described in the **Second Schedule** hereunder written together with all the rights, privileges and benefits of and appurtenant/incidental to the membership of the said Society and in the sinking fund and other funds of the said Society ("**the said Flat**" and the "**said Shares**" collectively referred to as "**the said Premises**"), which are hereby agreed to be transferred, granted and assured unto and to the use and benefit of the Transferee absolutely and forever.

3. The Transferor hereby agree to sell, assign, transfer and convey unto the Transferee herein all his right, title, interest and/or claim in the membership of the said Premises for the lumpsum consideration of ₹49,50,00,000/- (Rupees Forty Nine Lakh Fifty Thousand only) has been agreed to be paid by the Transferee to Transferor as follows:-

- (i) the Transferee has paid to the Transferor a sum of ₹1,02,000/- (Rupees One Lakh Two Thousand Only) (the payment and receipt whereof the Transferor Party doth hereby admit and acknowledge) as an earnest money;

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(ii) the Transferee has paid to the Transferor a sum of ₹5,48,000/- (Rupees Five Lakh Forty Eight Thousand Only) (the payment and receipt whereof the Transferor doth hereby admit and acknowledge) as Part Payment;

(iii) balance consideration shall be paid by the Transferee to the Transferor being sum of ₹43,00,000/- (Rupees Forty Three Lakhs Only) within 30 days from date of receipt of this Agreement for sale duly registered by the Transferee. In the event, if the payment is delayed by the Transferee beyond 30 days from the receipt of the Agreement for Sale registered, interest @ 09% per annum would be levied on the outstanding amount from the 31st day onwards. If the Transferee fail to pay the balance consideration beyond 15 days from date of receipt of the duly registered Agreement, the Transferor has a right to cancel this Agreement for Sale by entering into Cancellation Deed and an amount of Rs.5,00,000/- (Rupees Five Lakhs Only) will be forfeited from the payment which have been received by the Transferor as mentioned above. The balance amount will be refunded by the Transferor to the Transferee simultaneously with the execution of the Cancellation Deed.

4. The Transferor and the Confirming Party hereby declare as follows:-

(a) That the Transferor is absolutely and exclusively seized and possessed of and/or otherwise well and sufficiently

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entitled to the said Premises and in the manner hereinbefore recited and is in exclusive use, possession and occupation of the said Premises and that save except the Transferor in other person or persons have any right, title, interest, property, claim or demand of any nature whatsoever into or upon the said Premises either by way of sale, charge, mortgage, pledge, lien, gift, trust, inheritance, lease, easement or otherwise whatsoever or howsoever and that the Transferors are having good title full power and absolute authority to enter into this transaction.



- (b) The said Premises are not subject matter of any litigation, legal proceedings or disputes and are not affected by any notice or order of requisition, acquisition or injunction or attachment either before or after judgment.
- (c) That the Transferor and the Confirming Party has so far not sold or transferred or alienated or mortgaged or charged or given on lease or let or sub-let or created any third party rights of any nature whatsoever in respect of the said Premises nor have they entered into any agreement or arrangement to do so of any nature whatsoever with anyone and the Transferor and the Confirming Party agree and undertake not to do so hereinafter in favour of any third party except the Transferee.
- (d) The Transferor and the Confirming Party has always fully observed and performed the rules, regulations, and bye-laws of the said Society up to date and have paid all

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outgoings including maintenance charges, electricity dues etc. payable by them in respect of the said Premises

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to the said Society and other public bodies up to date and till date no action has been taken against the Transferors by the said Society, nor have any notice been served upon him for non compliance of any of the obligations and/or non observance or non performance of any rules or regulations of the said Society.



- (e) That on completion of this transaction, the Transferee shall be entitled to enjoy the said premises without any claim or interruption from the Transferor, the Confirming Party or anybody claiming under from, through, or with the Transferor.
- (f) The Transferor and the Confirming Party now has good right, full power and absolute authority to grant, convey, transfer and assure the said Premises hereby transferred and conveyed and granted and assured or intended so to be unto and to the use of the Transferee:
- (g) The membership rights of the Transferor in the said Society are valid and subsisting and no expulsion or other disciplinary proceedings are initiated or pending against the Transferor by the society or by any authority or Court or otherwise.
- (h) The Transferor agree to hand over to the Transferee the following original documents simultaneously with the possession of the said premises as is mentioned in Clause 3(c) hereto:-

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Original Share Certificate No. 034 issued by "Sai Dwarkamai S.R.A. Sahakari Gruh Nirman Sanstha Ltd. Co-operative Housing Society Limited", in respect of the said Premises.



NOC issued by the society for transfer of the said Premises and recording that there is no charge or mortgage or lien registered in the records of the society on the said Premises.

5. The transaction of sale of the said Premises shall be completed and the said Premises shall stand transferred and conveyed by the Transferors handing over quiet, vacant and peaceful possession of the said Premises and the original documents with Share Certificate and transfer forms to the Transferee within a period of 30 (thirty) days from the date of execution of this Agreement of Sale against payment of the balance consideration payable under this Agreement. It shall be lawful for the Transferee from time to time and at all times thereafter to peaceably and quietly hold, occupy, possess and enjoy the said Premises for their own use and benefit without any suit, lawful eviction, interruption, claim, objection and/or demand whatsoever from or by the Transferors or their respective heirs, successor or successors or any of them or from any person, lawfully or equitably claiming or to claim by, from, under or in trust from them or any of them.

6. The Transferor and the Confirming Party agree that they shall indemnify and keep indemnified the Transferee and keep them saved, defended, harmless and indemnified of, from and against all former and other estates, titles, charges and

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encumbrances, if any, already or hereafter made, executed, occasioned or suffered by the Transferor or any one claiming under or in trust for them or any of them.

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7. The Transferor and the Confirming Party agrees and covenants with the Transferee that they shall from time to time and at all times hereafter, at the request and cost of the Transferee do and execute or cause to be done and executed of such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in law whatsoever, for the better, further and more perfectly and absolutely granting unto and to the use of the Transferee of the said Premises in the manner aforesaid as shall or may be reasonably required by the Transferee or his heirs, executors and administrators or assigns or its counsel in law for assuring the said Premises and every part thereof hereby transferred, granted and assured.
8. The Transferor agree to execute the necessary transfer forms and applications for transfer of the Adani Energy or any other Electric Supply Company or Mahanagar Gas Limited in the name of the Transferee at the time of handing over possession of the said Premises.
9. It is expressly agreed that if any amount is standing to the credit of the Transferor or the Confirming Party, refundable or non-refundable deposit or any other amount with any person or authority or electricity company shall belong to the Transferee and the Transferor shall cause to execute necessary documents, writings etc. for effectual transfer of the said deposits in the name of the Transferee at the cost of



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the Transferee and the Transferor shall have no objection to the same and shall not require the Transferee to reimburse the same to the Transferor.

10. The Transferee agree and undertake and covenant to pay and discharge all the outgoings in respect of the said Premises from the date of the Transferor handing over vacant possession of the said Premises to the Transferee and agree to duly observe the rules and regulations of the said Society. The Transferee shall be entitled to become a member of the said Society and the Transferor shall execute such forms or applications as may be required in that behalf.

11. The Transferor agree to procure consent and/or no objections of all the persons, authorities if required or necessary for completion of this transaction and for the purpose of bringing the names of the Transferee on record of the said Society.

12. Both the parties shall be entitled to seek specific performance of this Agreement.

AND THAT all costs, charges and expenses, if any, of and incidental to this Agreement for Sale including stamp duty and registration charges shall be borne and paid by the Transferee alone **AND THAT** all for consent/permission/NOC, transfer fees, donations, contributions, premium or contribution to amenities fund, by whatever name called, payable to the Society shall be borne and paid by the Transferor and Transferee in equal proportion after the execution hereof and that the Transferor have duly paid and discharged in full all the dues and liabilities in respect of the said Premises including Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said Society upto the date of execution of these presents and

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indemnifies the Transferee and undertakes to pay any and all such amounts remaining due to the Society and/or statutory authorities till the date of execution of these presents borne by Transferor and after the date of execution of these presents any and all such payment will be paid by the Transferee only. The Transferor has executed all necessary documents as required by the Society for completion of sale in favour of the transferee.

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AND THE Income Tax Permanent Account Numbers of the parties hereto are as under:

Transferor:

Kamlakar D. Amre	AABPA8007E
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Transferee:

Yogendra Laxman Mandave	DDDPM8626P
Yogini Yogendra Mandave	GFLPM5330F

IN WITNESS WHEREOF the Transferor, Confirming Party and the Transferee have hereunto set and subscribed their respective hands hereunto the day and year first hereinabove written.

THE FIRST SCHEDULES ABOVE REFERRED TO:

(Description of "the said Premises")

Flat No. 509, Carpet Area admeasuring 225 square feet on 5th Floor of the Rehab Building No. 13-B standing on all that piece or parcel of land bearing C.T.S. No. C.T.S. No. 427, 427/1 to 427-8 of village Gundavali situated at Sahar Road, Saiwadi, Koldongari, Andheri (East), Mumbai - 400 069 in the

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Registration District & Sub-District of Mumbai Suburban. The said building constructed in the year October 2005.

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THE SECOND SCHEDULES ABOVE REFERRED TO:

5 (five) fully paid-up Shares of Rs.10/- (Rupees Ten only) each, of the aggregate value of Rs.50/- (Rupees Fifty only) bearing Distinctive Nos.166 to 170 (both inclusive) as evidenced from Share Certificate No.034 dated 12th August 2016 issued by the Sai Dnyaneshwari S.R.A. Sahakari Gruh Nirman Sanstha Ltd.



SIGNED AND DELIVERED by the withinnamed "Transferor")

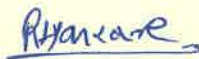
 _____ Signature Kamlakar D. Amre		 Left Thumb Impression
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in the presence of.....)

1) Sambhar Sawant



2) Ramendra Hankekar








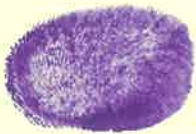
SIGNED AND DELIVERED by the withinnamed "Confirming Party")

 <hr/> <p>Signature Shivram Ganpat Mandke through his Constituted Attorney of Kamalakar D. Amre</p>		 <p>Left Thumb Impression</p>
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in the presence of.....)

- 1) Santosh Sawant Sawant
- 2) Ravindra Hanekar Hanekar

SIGNED AND DELIVERED by the withinnamed "Transferee")

 <hr/> <p>Signature Yogendra Laxman Mandave</p>		 <p>Left Thumb Impression</p>
 <hr/> <p>Signature Yogini Yogendra Mandave</p>		 <p>Left Thumb Impression</p>

in the presence of.....

- 1) Santosh Sawant Sawant
- 2) Ravindra Hanekar Hanekar

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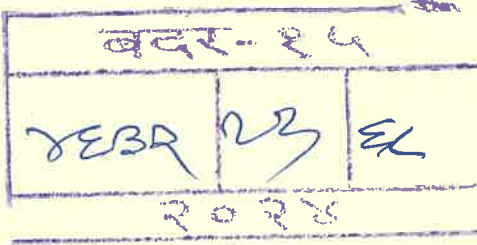
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RECEIPT

Received of and from the withinnamed Transferee an amount of ₹6,50,000/- (Rupees Six Lakhs Fifty Thousand Only) being part payment hereunder payable by Transferee to Transferor by the following Cheque/ RTGS:-

Sr. No.	RTGS No.	Date	Cheque Amount in ₹	Drawn on	Drawn by
1.	061056	18/01/2024	51,000/-	SVC CO -OP. Bank LTD	Yogendra Mandave
2.	SVCBU24023067227	23/01/2024	51,000/-	SVC CO -OP. Bank LTD	Yogendra Mandave
3	SVCBV24061325745	01/03/2024	1,00,000/-	SVC CO -OP. Bank LTD	Yogendra Mandave
4	SVCBH24062479158	01/03/2024	4,48,000/-	SVC CO -OP. Bank LTD	Yogendra Mandave
TOTAL AMOUNT in ₹			6,50,000/		



₹6,50,000/-

I SAY RECEIVED

Kamlakar D. Amre
(Transferor)

Witness

1)

2)



Share Certificate No. **034** Member's Regn. No. - **1** No. of Shares - **5**

Share Certificate

Sai Dwarkamai S.R.A. Sahakari Gruh Nirman Sanstha Ltd.

Bldg. No. 13-B, CTS No. 427, 1 To 427-8, Gundavali Village Sahar Road, Saiwadi, Koldongari,
Andheri (East), Mumbai - 400 069.

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

Authorised Share Capital Rs. **1,00,000** Divided into **1,000** Share of Rs. **10** each

(Registration No.: **MUM./SRA/HSG (TC) 12152**)

Date : **07/02/2012**

This is to certify that Shri / Smt. / M/s. **KAMLAKAR AMRE** is the Registered Holder of - **5** fully paid up shares

FLAT NO 509

of Rs. Ten each numbered from **166** to **170** both inclusive, in

Sai Dwarkamai S.R.A. Sahakari Gruh Nirman Sanstha Ltd. Andheri.

Subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at **Andheri (East), Mumbai - 400 069.**

this **12** day of **08-2016**



[Signature]
Secretary

Authorised
M.C. Member



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MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES				
Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of the Transferee
			Authorised M.C. Member Chairman	Secretary
			Authorised M.C. Member Chairman	Secretary
			Authorised M.C. Member Chairman	Secretary
			Authorised M.C. Member Chairman	Secretary
			Authorised M.C. Member Chairman	Secretary

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साई द्वारकामाई एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. : एम.यु.एम./एस.आर.ए./एच.एस.जी (टी.सी) १२१५२/२०१२

ईमारत क्र. १३/बी, सी.टी.एस. नं. ४२७, १ ते ४२७-८, गुंदवली व्हीलेज, सहार रोड, साईवाडी, कोलडोंगरी, अंधेरी (पूर्व), मुंबई-४०० ०६९.

संदर्भ क्र. :

दिनांक : १२ मार्च २०२४

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **Mr. Kamlakar Dadgu Amre** is a bonafide member of our society and owning Flat No.509 on the 5th Floor in the Building known as 13-B Sai Dwarkamai S.R.A. Co-operative Housing Society Ltd., area admeasuring 225 Sq. Ft. carpet area being situated at Sahar Road, Saiwadi Andheri East, Mumbai - 400069

He has cleared all his outstanding Maintenance Charges, Dues in respect to the said flat till date.

We confirm and have NO Objection on transferring/ selling the said Flat No 509 on the 5th Floor in the Building known as 13-B Sai Dwarkamai S.R.A. Co-operative Housing Society Ltd., to **Mr. Yogendra Laxman Mandave & Mrs. Yogini Yogendra Mandave** and transfer the shares after, dully completing the formalities of the society.

We will admit Mr. Yogendra Laxman Mandave & Mrs. Yogini Yogendra Mandave will be member of the society as per Bye Laws of Society against payment of all necessary charges and transfer fees.

Year of construction: 2005

Building Details: Ground Floor + Seven Upper Floor with One lift

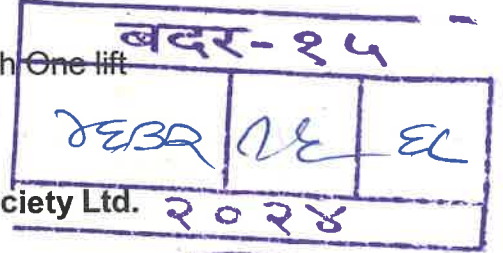
Yours faithfully,

For Sai Dwarkamai S.R.A. Co-operative Housing Society Ltd.

Secretary / Chairman

Date : 12/03/2024

Place : Mumbai



साई-द्वारकामाई एस. आर. ए. सहकारी गृहनिर्माण संस्था मर्यादित
नोंदणी क्र.: एम. यु. एम./एस.आर.ए./एच.एस.जी.(टि.सी.) १२१५२ / २०१२
ईमारत क्र. १३ / बी.सी.टी.एस.नं. ४२७, १ ते ४२७-६, गुंदवली
व्हीलेज, सहार रोड, साईवाडी, अंधेरी (पूर्व), मुंबई - ४०००६९.

पावती क्र. 1671

दिनांक 12/2/24

श्री/श्रीमती

Kamlake Arme

रुम नं.

509

यांच्याकडून खालीलप्रमाणे रक्कम मिळाली:

बदर-१५		
४६३२	२०	६६
२०२४		

तपशील	रक्कम
मागील बाकी	
मासिक देखभाल खर्च MAR-2024	700
दंड (थकवाकीकर)	
इतर	
NEFT	
एकूण रुपये	700



रोख / घनादेशाद्वारे रुपये

घनादेश क्र.

दिनांक

बँक

सेक्रेटरी

खजिनदार

टीप : प्रत्येक महिन्याचा देखभाल खर्च महिन्याच्या १४ ते १५ तारखेपर्यंत ८.३० ते ९.३० पर्यंत ऑफिसमध्ये भरावा देखभाल खर्च सभासद किंवा त्यांच्या नातेवाईक यांनी भरावा. व सर्व ऑनलाईन देखभाल भरावा.

२४

बदर-१५
 ४६३२ २९ ६८
 २०२४



Slum Rehabilitation Authority
 5th Floor, Griha Nilay, Bandra (East), Mumbai
 Tel: 022-26590519 / 022-26590520
 E-mail: info@sra.gov.in

c/c

No. SRA/Eng/433/KE/ML/AP

Date: 10 OCT 2015

To,

Smt. Maya Vaidya,
 Architect.
 M/s. City Gold Management Services Pvt. Ltd;
 Akuruti Trade Centre, Road No. 7,
 Mercal, MIDC, Andheri (East)
 Mumbai 400 093

Sub : Full Occupation permission to Rehab Building No.13-B on plot bearing CTS No. 426, 428, 428 to 430, 432 to 437, 439 to 443, 444 (pt.), 445, 447 to 452, 453 (pt.), 454, 455 (pt.), 458, 459, 460 (pt.), 466 (pt.), 467 (pt.), 427/1 to 427/8, 447 (C) to 447/1A of village Gundvali, Telli Galli, Andheri (East) known as Saiwadi.

Ref : Your letter under No. CGMS/Arch./SW/2000/2004 dt. 17/05/2004.

Madam,

The development work of Rehab Bldg. No.13-B on plot bearing CTS No. 426, 428, 428 to 430, 432 to 437, 439 to 443, 444 (pt.), 445, 447 to 452, 453 (pt.), 454, 455 (pt.), 458, 459, 460 (pt.), 466 (pt.), 467 (pt.), 427/1 to 427/8, 447 (C) to 447/1A of village Gundvali, Telli Galli, Andheri (East) known as Saiwadi, shown in red colour in the plan submitted by you on 17/05/2004, completed under the supervision of Smt. Maya Vaidya, P.M. of City Gold Management Services Pvt. Ltd; Licence No. CA/97/20082, the structural Engineer Shri Kamal Haddkar of M/s. Sterling Engineering Consultancy Services Pvt. Ltd; (Licence No. STR/H/12) and the Supervisor Shri Rajeevan Paramban (Licence No. F/311/SS-1 Grade II) may be occupied on the following conditions.

1. That occupation permission is granted for Rehab Bldg. No.13-B comprising of Gr.fl + 7 upper floors.
2. That all the pending IOA conditions and layout/EOI conditions shall be complied with.

LA LA

महाराष्ट्र शासनाच्या अधिकाऱ्यांच्या
 आदेशावरून
 उपाययुक्त

बदर-१
 ४६३२ ३३/६६
 २०२४

(Handwritten signature)

YEBA	22	EL
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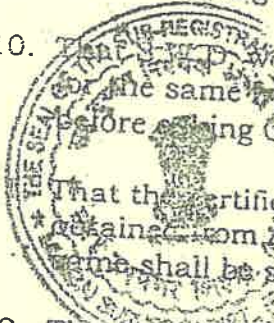


That the payment of water charges, sewerage charges and assessment charges, if any payable to M.C.G.M. shall be paid before applying for water connection as and when the court matter pending in this respect is finalized.

That D.P. Reservations plots in layout shall be demarcated, carved out and handed over to MCGM before asking C.C. to last 75% sale BUA.

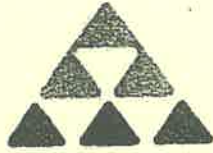
That the CHS shall be formed and registered for Rehab Bldg. No.13-B before requesting occupation permission to any other wing in the building under reference and Federation of Societies shall be formed.

6. That the lease agreement with the land owning authority shall be executed before requesting occupation to any other sale building in the layout.
7. That the single P.R. Cards for the subdivided plot shall be obtained before requesting C.C. for sale BUA beyond 75% of permissible limit.
8. That the setback area of P. Road shall be duly developed as per the specification of OCC and shall be handed over to MCGM transferring the same in the separate P.R. Cards and certificate to that effect shall be submitted from the M.C.G.M, before requesting B.C.C. or occupation permission to any other sale building in the layout.
9. That the work of development of layout R.G., compound wall, construction of 10 feet pathway etc. shall be duly completed before asking OCC to other Sale Bldg. in the lay out.
10. That the P.D. work shall be carried out and completion certificate for the same from E.E.(SWD) of MCGM shall be duly completed before asking OCC to other sale wing of this building.
11. That the certificate under Section 270A of B.M.C. Act shall be obtained from A.E.W.W. (K/E' Ward and a certified copy of the same shall be submitted to this office.
12. That you shall submit phase programme for completion of balance nalla work in the scheme in consultation with E.E. (S.W.D.) of M.C.G.M.



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9427	30	10E
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बदर-१५		
१६३२	३०	६६
२०२४		

CERTIFIED TRUE COPY

CITYGOLD MANAGEMENT SERVICES PVT. LTD.
ARCHITECTURAL DIVISION

Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051, Fax: 022-26390457
Tel: 022-26590548 / 022-26590549 / 022-26590550
E-mail: info@sra.gov.in



No. SRA/Eng/431/KE/M

Date: 10/05/2004

To,

Smt. Maya Vaidya,
Architect.
M/s. City Gold Management Services Pvt.Ltd;
Akruti Trade Centre Road No. 7,
Marol MIDC, Andheri (East)
Mumbai 400 093

Sub : Full Occupation permission to Rehab Building No.13-B on plot bearing CTS No. 426, 428, 428 to 430, 432 to 437, 439 to 443, 444 (pt.), 445, 447 to 452, 453 (pt.), 454, 455 (pt.), 458, 459, 460 (pt.), 466 (pt.), 467 (pt.), 427/1 to 427/1 to 427/8, 447(C) to 447/1A of village Gundvali, Telli Galli, Andheri (East) known as Saiwadi.

Ref : Your letter under No. CGMS/Arch./SW/2000/2004 dt. 17/05/2004.

Madam,

The development work of Rehab Bldg. No.13-B on above referred plot shown in red colour in the plan submitted by you on 17/05/2004 completed under the supervision of Smt. Maya Vaidya, of M/s. City Gold Management Services Pvt. Ltd; Licence No. CA/97/20982, the Structural Engineer Shri Kamal Haddkar of M/s. Sterling Engineering Consultancy Services Pvt. Ltd; (Licence No. STR/H/12) and Site Supervisor Shri Rajeevan Paramban (Licence No. P/311/SS-I Grade-I), may be occupied on the following conditions.

1. That occupation permission is granted for Rehab Bldg. No.13-B comprising of Gr.fl + 7 upper floors.
2. That all the pending IOA conditions and layout/LOI conditions shall be complied with.

LA

SA

That the payment of extra water charges, sewerage charges and assessment charges if any payable to M.C.G.M. shall be paid before applying for water connection as and when the court matter pending in this respect is finalized.

4. That D.P. Reservations plots in layout shall be demarcated, carved out and handed over to MCGM before asking C.C. to last 25% sale BUA.

5. That the C.R.S shall be formed and registered for Rehab bldg.No.13-B before requesting occupation permission to any other wing in the building under reference and Federation of Societies shall be formed.

That the lease agreement with the land owning authority shall be executed before requesting occupation to any other sale building in the layout.

7. That the single P.R. Cards for the subdivided plot shall be obtained before requesting C.C. for sale BUA beyond 75% of permissible limit.

8. That the setback area/D.P. Road shall be duly developed as per the specification of MCGM and shall be handed over to MCGM transferring the same in the separate P.R. Cards and certificate to that effect shall be submitted from the M.C.G.M, before requesting B.C.C. or occupation permission to any other sale building in the layout.

9. That the work of development of layout R.G., compound wall, construction of 10 feet pathway etc. shall be duly completed before asking OCC to other Sale Bldg. in the lay out.

10. That S.W.D. work shall be carried out and completion certificate for the same from E.E.(SWD) of MCGM shall be duly completed before asking OCC to other sale wing of this building.

11. That the certificate under Section 270A of B.M.C. Act shall be obtained from A.E.W.W. 'K/E' Ward and a certified copy of the same shall be submitted to this office.

12. That you shall submit phase programme for completion of balance nalla work in the scheme in consultation with E.E. (S.W.D.) of M.C.G.M.

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बदर-२५

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मालमत्ता पत्रक

२०२४

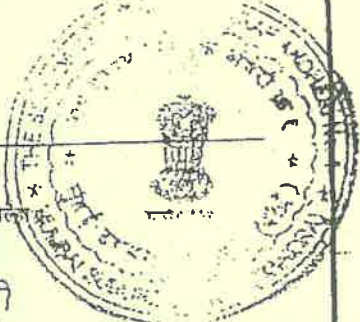
गुंदावली	तालुका/न. भू. मा. का. -- न. भू. अ. विलेपार्ले	जिल्हा -- मुंबई उपनगर
क्र. नं.	धारणाधर	मालमत्ता/दस्तावेज/वाचपत्र/प्रमाणपत्र/प्रमाणपत्र/प्रमाणपत्र
२३७/१		तय्यारोव अर्थन त्याच्या मालमत्ता/दस्तावेज/वाचपत्र/प्रमाणपत्र/प्रमाणपत्र/प्रमाणपत्र
	चौ. नं.	
	२८१८.६	
	चौ. नं.	G



पुस्तक क्र. १

२०२७

व्यवहार	खंड क्रमांक	नविन वाचक (धा) पहेंदा (प) किंवा भा (भा)	साक्षात्करण
२६/०५/२००२ मा. मुळकापकारा अभिकाशी ओपडपट्टी पुनर्वसन प्राधिकरण यांचे कडोले एकरीकरण/चौ. वि. दुळस्तो आदेश क्रमांक ३०. पु. मा. /न. भू. अ. /प्र. क्र. २७८/२००१ च नगर प्रमाणन अधिकारी; विलेपार्ले वॉनकडोले आदेश क्रमांक न. भू. अ. विलेपार्ले/न. भू. गुंदावली /न. भू. क्र. ४३७/२००२ दिनांक ६/५/२००२ अन्वये ओपडपट्टी पुनर्वसन प्राधिकरण अंतर्गत मो. र. नं. क्र. २१ दिनांक १३/२/२००२ अन्वये २८१८.४ चौ. मी क्षेत्राची ४२७/१ अशी नवीन मिळकत पत्रिका उपटून धारकाचे नाव दाखल केले. च सत्ता प्रकार "जी" राखल केला.		धा. महाराष्ट्र सरकार ओपडपट्टी पुनर्वसन, प्राधिकरण विलेपार्ले	दि. क्रमा. क्र. ४३ प्रमाण १४/२००२ न. भू. अ. विलेपार्ले



विलेपार्ले का थारा -

उरो नपकल -

क्र. ५६१८

मालमत्ता/दस्तावेज/वाचपत्र/प्रमाणपत्र/प्रमाणपत्र/प्रमाणपत्र

२६/०५/२००२

२८१८.६

२३७/१

२८१८.६

न. भू. अ. विलेपार्ले
मुंबई उपनगर जिल्हा

सत्य-प्रकृतिपी

नगर प्रमाणन अधिकारी, विलेपार्ले

CERTIFIED TRUE COPY

CITYGOLD MANAGEMENT SERVICES PVT. LTD.

होय माहेनेचा आ

आधिकारी

उपलब्ध

बदर-२

१५२२ ३५०६

२०२६

LA LA



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निमित्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा

साक्षरता दिवसाच्या आनंदपर्यायी वेळी भाईबाबा तपशील आणि त्याच्या पंर तपशीलांची निवट घेऊं

पो.पो. G

बदल-२
पुस्तक क्र. १००६
१०२/२४
२०१७

दिनांक	व्यवहार	खंड क्रमांक	नवेन फारक (धा) पदेर (प) किंवा भा (का)	साक्षातन
०६/०५/२००२	सा. मुळमहापकारो अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरणा पोचे कडील एकअंकरण पो. वि. दु. कस्तो आदेश क्रमांक झो. पु. प्रो. / न. मु. अ. / प्र. क्र. २७८/२००२ दिनांक २/२/२००२ व नगर भूवापन अधिकारी, विलेपार्ले यांकडील आदेश क्रमांक न. मु. अ. विलेपार्ले / न. मु. पु. विले / न. मु. अ. क्र. ३३०/२/२००२ दिनांक ६/५/२००२ अन्वये झोपडपट्टी पुनर्वसन प्राधिकरण अंतर्गत पो. र. नं. क्र. २१ दिनांक १३/२/२००२ अन्वये ११०१६.८ पो. मी. क्षेत्राची ४२७/२ अशी नुयोन गिळमत पत्रिका उपरुन धारकाचे नांव दाखल केले. व सत्ता प्रकार 'जी' दाखल केला.		धा महाराष्ट्र सरकार झोपडपट्टी पुनर्वसन प्राधिकरण पुनर्वसन घटक	दि. २७/५/२००२ ७/५/२००२ न. मु. अ. विलेपार्ले

नयनरुणे प्रणता -

१५ ७ ७ ५२५५
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१५ ७ ७ ५२५५
१५ ७ ७ ५२५५
१५ ७ ७ ५२५५



न. भू. अ. विलेपार्ले
मुंबई उपनगर जिल्हा

सत्य-प्रतिलिपी

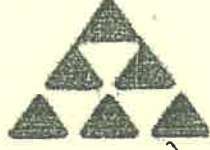
नगर भूवापन अधिकारी, विलेपार्ले

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CITYGOLD MANAGEMENT SERVICES PVT. LTD.

१५२४ ७०७६

हातूय माडेनीया अधि क
आधी २३
उपलब्ध

५ ५



झोपडपट्टी पुनर्वसन प्राधिकरण

प्रशासकीय इमारत, तळमजला,

अनंत काणेकर मार्ग, बांद्रा (पूर्व)

मुंबई - ४०० ०५१

जा.क्र.एमयुएम/एसआरए/एचएसजी/डी.सी.

/१२१५२/५२००/सन २०१२

दिनांक : ०२/०२/२०१२

बदर-१५

४६३२	५४	६८
२४	२४	२४

*** ज्ञापन ***

उपनिबंधक, सहकारी संस्था (पूर्व व पश्चिम उपनगरे), झोपडपट्टी पुनर्वसन प्राधिकरण मुंबई यांचे कडून मंजूर केलेल्या उपविधीची प्रत व नोंदणी प्रमाणपत्र साई द्वारकामाई एसआरए सहकारी गृहनिर्माण संस्था मर्यादित, इमारत क्रमांक १३/बी सीटीएस नं. ४२७/१ ते ४२७/८ व्हिलेज कोलडोंगरी, अंधेरी-(पूर्व), मुंबई - ४०० ०६९ ही संस्था नोंदणी क्रमांक एमयुएम/एसआरए/एचएसजी/डी.सी./१२१५२/सन २०१२ दिनांक ०२/०२/२०१२ या संस्थेच्या वतीने श्री. मोहन पगारे मुख्यप्रवर्तक यांना देण्यात येत आहे.



श्री. एम. ए. सुर्यवंशी सहकारी अधिकारी श्रेणी -२, यांनी उपनिबंधक, सहकारी संस्था (पूर्व व पश्चिम उपनगरे), झोपडपट्टी पुनर्वसन प्राधिकरण मुंबई यांचे वतीने संस्थेच्या पहिल्या सर्वसाधारण सभेस हजर राहून अहवाल सभेच्या वृत्तपत्राचे प्रत सादर करावा.

ठिकाण : मुंबई

दिनांक : ०२/०२/२०१२



(मिलिंद नि. बोरीकर)

उपनिबंधक,

सहकारी संस्था, पूर्व व पश्चिम उपनगरे,

झो.पु.प्रा., मुंबई

प्रत :

१. श्री. मोहन पगारे मुख्यप्रवर्तक साई द्वारकामाई एसआरए सहकारी गृहनिर्माण संस्था मर्यादित, इमारत क्रमांक १३/बी सीटीएस नं. ४२७/१ ते ४२७/८ व्हिलेज गुंदवली, सहार रोड, कोलडोंगरी, अंधेरी (पूर्व), मुंबई - ४०० ०६९

श्री. एम. ए. सुर्यवंशी सहकारी अधिकारी श्रेणी २ यांनी संस्थेच्या पहिल्या सर्वसाधारण सभेला हजर राहून अथवा सभेचे वृत्त संस्थेकडून प्राप्त करून या कार्यालयास सादर करण्याची जबाबदारी आहे. त्याच प्रमाणे पहिली सर्वसाधारण सभा संस्था नोंदणी झालेपासून तीन महिन्यांचे आत बोलावली जाईल याकडे त्यांनी लक्ष पुरवावे

३. मा. कार्यकारी अभियंता, झो.पु.प्रा., मुंबई

13. That confirmation about plot boundaries shall be obtained from Asstt. M. C. K/East Ward.
14. That the final judgement by the Hon'ble High Court of Judicature at Bombay in respect of Writ Petition No. 974/99 & 1113/2000 pending for final disposal regarding plot bearing C.T.S.No.429 (pt.) & 449 of village Gundavli will be binding upon you.

Yours faithfully,

Devi
Office of
Executive Engineer III (16)
Slum Rehabilitation Authority



घोषणापत्र

मी कमलाकर अमर याद्वारे घोषित करतो की, दुय्यम निबंधक संघरी

यांचे कार्यालयात करनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री शिकराम गणपत मांडके इ. यांनी दि. 3/12/1999 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत

करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र

रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सादरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये

शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक 14/3/2024

[Signature]

कुलमुखत्यारपत्रधारकाचे नाव

व सही

बंदर-२५
४६३२ ३६ ६६
२०२४

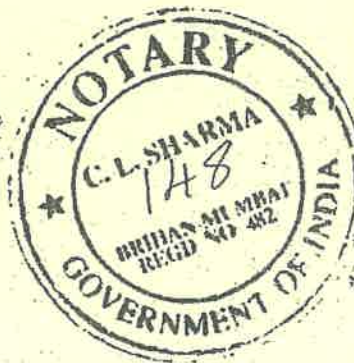
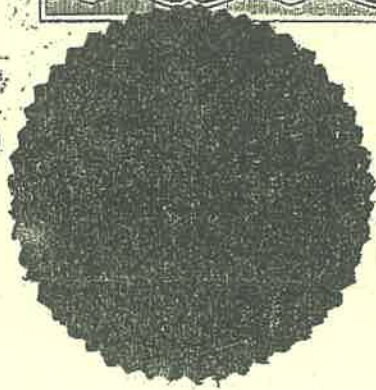




१०० रु.

R 100

एक सौ रुपये ONE HUNDRED RUPEES



श्री. राजेंद्र हीरचंद्र दळवी, DEC 1999

परिचयना प्रमाण हस्ताक्षर विहित,
बोमबे नगर, अंधेरी कुरला रोड, तेली चौक, क्लामला
सिंग चॉल, रूम नं. ३, तेली चौक, अंधेरी कुरला रोड,
अंधेरी कुरला रोड, अंधेरी (पूर्व), मुंबई - ४०००५९

3 DEC 1999

सर्वोच्च न्यायालय, नया दिल्ली
श्री. राजेंद्र हीरचंद्र दळवी
सर्वोच्च न्यायालय, नया दिल्ली

GENERAL POWER OF ATTORNEY दर-२५

TO ALL TO WHOM THESE PRESENTS SHALL COME,

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	2028	

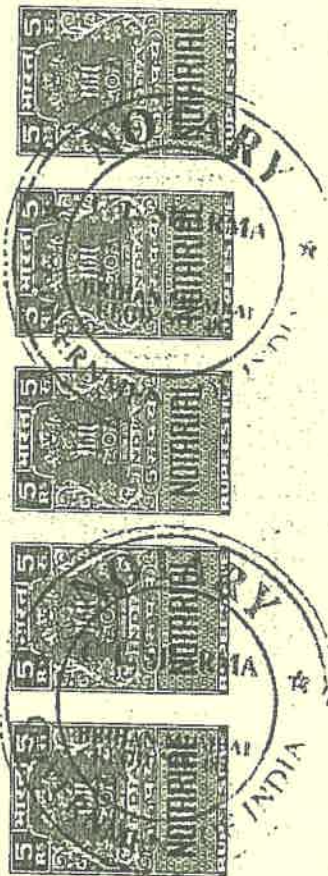
THAT I, Shivram Ganpat Mandake, an adult, Indian Inhabitant of Mumbai, residing at Kamla Singh Chawl, Room No.3, Telli Chawl, Andheri Kurla Road, Andheri (East), Mumbai-400059, DO HEREBY SEND GREETINGS;



WHEREAS,

1. I am in use, occupation and exclusive possession of a room No 3, adm. area 10x 15 sq.ft. and having Electric Meter brg.No.LF1-0088648, under Consumer No.A-151604891 and also having Ration Card No.675838, issued in the year 1962, by the concerned authorities of Rationing and

श्री. राजेंद्र हीरचंद्र दळवी



2038	
YEBA	EL



:2:

also having a Photopass bearing No.41589, issued by B.M.C. stands in ~~the~~ my name and I am paying outgoings of the said room to the concerned authorities and also paying the rent to the landlord of the said Chawl, hereinafter called and referred to as the Said Room for the sake of the brevity;

I say that I have become the member of the Sai Shruti Co-operative Housing Society (proposed) and said Housing Society proposed to develop the said property in which the said room premises is situated ; and accordingly by virtue of an Agreement dated 28th day of November, 1994, I have been allotted an alternative accommodation in the proposed building adm. area 225 sq.ft. on the plot bearing C.T.S. No.436 (pt.), and 440 (pt.), situate, lying and being at village- Gundavli, Taluka- Andheri B.S.D. in which the said room premises is situated, in lieu of above said room premises free of cost, on ownership basis in my name, hereinafter



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..3/-

बदर-१५		
४६३२	२९	६८
२०२४		

: 3 :

called and referred to said alternative present flat for the sake of brevity



WHEREAS during the pendency of the proposed building to be constructed on the said property, I have sold and transferred, assigned room No 13 to Kamla Singh Chawl, Telli Galli, Saiwadi, Kurla Road, Andheri (East), Mumbai-69, adm. area about 10 x 15 sq. ft. to and in favour of Shri Kamlakar Dagdu Amre, aged about 30 years, residing at K.B. Tiwari Chawl, R. No 16, Telli Galli, Saiwadi, Andheri (East), Mumbai-400069, on the terms and conditions and for the valuable consideration.

WHEREAS, I am personally unable to remain present and appear before the concerned authorities for completing the transfer formalities of the said room and alternate flat in lieu of the said room in the name of Kamlakar Dagdu Amre and therefore, it is just necessary and proper and expedient for ~~me~~ me to confer upon him all such powers and authority to enable him to get alternate permanent accommodation in the proposed building to be constructed on the said property in my name and on my behalf;

NOW KNOW YE ALL MEN BY THESE PRESENTS SHALL WITNESSETH THAT, I, Shri Shivram Ganpat Mandake, do hereby appoint, nominate, and constitute, empower the, said Mr. Kamlakar Dagdu Amre, an adult, Indian Inhabitant of Mumbai, residing at K.B. Tiwari Chawl,

..4/-



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श्री शिवराम

YEBA	70	EL
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:4:

Room No.16, Telli Galli, Saiwadi, Andheri (E),

Girls Road, Mumbai-400069, as my true and lawful attorney, for me in my name and on my behalf, to do or caused to be done, all or any of the following acts, deeds, things and matters in respect of the said room as well as the alternate flat/premises, that is to say:-

1. To become the member of Sai Shrusti Co-op. Housing Society(proposed); by deleting my name in the Agreement dated: 28th day of November, 1994, for providing me alternate accommodation in the proposed building to be constructed on the said property, in lieu of said room No.3, and to get the alternate flat/premises in the new building to be constructed on the said property in lieu of said room, in the name of my said Attorney, absolutely for ever, as its absolute owner thereof, and for the said purpose to sign and execute all such documents thereof.

2. To take the possession of the said alternate flat/premises to be constructed on the said property, in lieu of the said room premises, in the name of my said Attorney, absolutely

..5/-



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बदर-२५		
४९३२	०९	३८
२०२४		

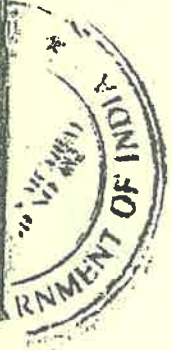
: 5:

for ever, and also to use, occupy and derive all the benefits thereof.

3. To pay the taxes, outgoings, rents, and maintenance charges in respect to the concerned authorities, including the the said Sai Shruti Co-op.Hsg.Soc.(proposed) or any other competent authorities, and for that to accept the effectual receipts passed by the authorities concerned.

4. To get the alternate flat in lieu of the room No.3, in the building to be constructed on the said property, and to complete the formalities required for the same, and to get transferred in the name of my said Attorney, and for that to sign all such writings, applications, undertakings, documents, that may be required to be signed for the effectual transfer of the said alternate accommodation/flat in his name.

5. To transfer, assign, dispose off, the said alternate flat/accommodation, to any third party or persons and to accept the monetary consideration for the same and for the said purpose to enter into any writing, with any person or persons for the transfer of the said flat and to complete the transaction and also to admit the execution of the same.



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४३३३	०२३३	३३३३

: 6 :



6. To appear and represent me before the authorities of Sai Shruti Co-Op.Hsg.Society (proposed) and before the Government/Collector/ B.M.C./Tahsildar ,S.R.D. authorities ,and any other authorities for the transfer of the said alternate flat in lieu of the said room premises in the name of my said Attorney, and to lead evidence and to answer the queries put by up by any authorities concerned and to sign such writings, that may be required to be signed for the transfer of the said alternate accommodation on ownership basis and to present the same to the authorities concerned .

7. To accept the Notices or service or writ of summons or other legal process that may be served upon me and to appear and represent me and act in all courts, civil or criminal , original and appellate in the registration office, B.M.C. before any Judges or Magistrates, revenue authorities ,SRA authorities ,or before any other officers empowered by law to hear any suits or proceedings or any other enquiries relating to the said alternate accommodation/flat in the proposed building to be constructed by the Developer/ society and to be allotted and to make applications, complaints, representations to various authorities concerned.

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8. To file ,appear and defend suits and

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बदर-१५		
४३३२	१३	३८
२०२४		

: 7 :

to declare and sign, claims statements, applications and to make affidavits to sign warrants, to sue and defend sign on Vakalatnama and other proceedings which may be required in relation to any suits, in respect of the said alternate flat/premises.



9. To appoint and engage the Advocates, Solicitors, pleaders, or councils for defending and contesting the cases in respect of the said alternate flat/premises and to pay such remunerations as my said Attorney shall think fit and proper.

10. And to appoint and constitute any other substitute attorney/attorneys to look after and manage the affairs of the said flat to be allotted by the Developer in lieu of the said room No.3, and to defend or contest any suit in respect of the said room /alternate flat/premises and to delegate his such power as he thinks fit and proper.

11. To pay court fees and other charges if any, payable in the Courts or the Officers/authorities in respect of the said alternate flat/premises.



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२५/११/२०२४

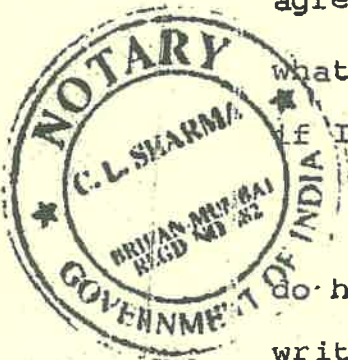
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बहुरतना		
१९९२	१५	३६

To accept the letter, correspondence, telegram notices, summons, replies, judgements, and whatsoever the documents that may be received at the address of the said alternate flat/premises and to pass the effectual receipts and to reply the same as my said Attorney shall think fit and proper.



AND GENERALLY, to do execute and/or perform all such acts, deeds, matters, things, whatsoever which ~~may~~ my said Attorney shall think, fit and proper or which in the opinion of my said Attorney ought to be done, executed and performed in relation of the said flat/ premises in or about as full and effectually in all respects by virtue of these presents, as I myself could do the same if I were personally present. AND I hereby agree and undertake to ratify and confirm all and whatsoever acts, deeds, and matters done by me if I were personally presents.



IN WITNESS WHEREOF, I, the Executant abovenamed do hereby set and subscribed my hands to this writing, on this 3rd day of December, 1999.

Signed and Delivered by the)
 wit named Executant,)
 Shri Sivaram Ganpat Mandake,)
 in the presence of.....)

शिवराम मंडके
 ..Executant.

Identified by me.
 J. S. Rao
 (J.S. Rao),
 Advocate,
 r/a B. Shubhankhan Chawl,
 Sakinadi, Telli Galli,
 Andheri (E), Mumbai-69.

Before me.

 3. 12. 99
 C. L. SHARMA M.A., LL.B.
 NOTARY - UNION OF INDIA
 Brihan-Mumbai, C-26, Hiramani
 Dadabhai Cross Road-2,
 Andheri (W), Mumbai-400 059

बदर-१५		
४६३२	२५	६८
२०२४		

POSSESSION LETTER

Ref: ANL/CRLR/200 5

Date :

To, Shivram Mandke | Kamalakar Amre
Saiwadi Teli Galli
Andheri (E)



Ref.: Agreement dated 28/11/94 for providing alternate accommodation to you under Slum Redevelopment Scheme at Saiwadi Teli Galli Andheri (E) Rehab No 13 B. (hereinafter referred to as "Said Agreement".)

Sir/Madam,

1. As per the terms and conditions contained in the aforesaid agreement executed between yourself / ourselves, we hereby give to you on ownership basis tenement bearing flat No. 509 on the 5th floor admeasuring 225 sq.ft. of carpet area (hereinafter referred to as the said flat) under Slum Redevelopment Scheme.
2. We have on this 5th day of Jan 2005 handed over vacant and peaceful possession of the said flat to you.
3. You have undertaken inspection of the said flat and are satisfied about the workmanship. You are also verified that the said flat is constructed as per the specification mentioned in the said agreement and all the amenities as specified in the said agreement are provided for in the said flat.
4. With effect from 05/01/2005 you shall be liable to bear and pay all taxes and charges for electricity, water and other services and outgoing payable in respect of the said flat. Therefore you shall pay to the society or to Advoc. Committee for each month, proportionate share of all the outgoing in respect of the said flat as may be decided by Society or Advoc. Committee.

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जबर = ५५		
४६३२	४६	६६
२०२५		



संदर्भ - आकृती / सी.आर.एन.आर / २००

दिनांक

प्रति,

श्री./श्रीमती _____

ताबा पत्र

संदर्भ :- दिनांक रोजी झालेल्या करारनाम्यानुसार झोपडपट्टी पुनर्वसन योजने अंतर्गत येथील तयार इमारतीतील नवीन घराचा ताबा मिळणेबाबत. (यापुढे "सदरचा करारनामा" असे संभोदिले जाईल)

महोदय/महोदया,

- १) झोपडपट्टी पुनर्वसन योजनेअंतर्गत जो करारनामा तुमच्या व आमच्या मध्ये झाला आहे. त्याकराराप्रमाणे आम्ही आपणास मालकी हक्काची २२५ चौ. फुटाची (चटई क्षेत्राचे) सदनिका क्र. मजला क्र. येथे देत आहोत.
- २) आम्ही आज दिनांक माहे २००- रोजी तुम्हाला तुमच्या सदनिकेचा रिकामा व शांततेने ताबा देत आहोत.
- ३) तुम्ही तुम्हाला मिळणा-या सदनिकेची पाहणी केली असून सदनिकेच्या कामाबद्दल/बांधकामाबद्दल आपण समाधान व्यक्त केलेले आहे. करारनाम्यात नमुद केल्याप्रमाणे वरील सदनिका बांधलेली असून करारातील तरतूदीनुसार सोई-सवलती सदर सदनिकेत पुरविण्यात आल्या आहेत. त्या आपण प्रत्यक्ष घरात जाऊन पाहिलेल्या आहेत.
- ४) तुम्हाला वरील दिनांक रोजी घराचा ताबा दिल्यापासून तुम्ही तुमच्या घराच्या विजेचे बिल, पाण्याचे बिल, व मासिक इतर खर्च भरावयाचा आहे जे तुमच्या सदनिकेस लागू होतात. या कारणानुसार जोपर्यंत ही जागा/जमीन सोसायटीच्या नावे होत नाही तोपर्यंत होणारा खर्च जो तुम्हाला घरासाठी होणार आहे तो प्रत्येक महिन्याला तुम्ही सोसायटीकडे/किंवा अॅडव्हाक कमेटीकडे जमा करावयाचा आहे.

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बदर-१५		
४६३२	४०	६८
२०२४		

- 2 -

5. You shall use and occupy the said flat as mentioned in the agreement only and shall not without prior written consent of the _____ Society / SRA in any manner sell, transfer assign, give on rent, lease/leave & license or otherwise dispose of the said flat for the period of 10 years from the date of possession. You shall also not change the Residential user of the said flat.
6. The construction work of the entire building is completed and you are satisfied about its quality of workmanship and also amenities provided for, which you confirm is as per the said agreement.
7. We are hereby discharged from all our obligations as being performed under the said agreement.
8. You shall abide by all the duties and obligation required to be performed by you under the said agreement.
9. You shall be required to execute and register the agreement of permanent alternate accomodation as and when required.

We would request you to return to us a copy of this letter duly signed by you in token of your acceptance of all aforesaid terms and also confirming receipt and acceptance of the said flat.

Thanking you,

Yours faithfully,
For AKRUTI NIRMAN LIMITED

[Handwritten Signature]

(AUTHORISED SIGNATORY)

I/We confirm above in toto and also acknowledge that vacant and peaceful possession of the said flat No. 509 on 5th floor of the proposed society known as Rehab No 13B is received by me and I discharge M/s. Akruti Nirman Ltd. from all its obligations under the agreement dated

28/11/1994

[Handwritten Signature]
TENANT/S

बदल - १५		
४६३२	४८	६८



- २ -

- ५) तुम्ही तुमच्या सदनिकेचा वापर करारनाम्यात उल्लेख केल्याप्रमाणेच करावयाचा आहे. सदनिकेच्या वापरात बदल करणे, विकणे, दुस-याच्या जबाबदारी करणे, दुस-याला भाड्याने देणे, भाडे-कराराने देणे हे सोसायटीच्या, किंवा आपल्या मुनिसिपल प्राधिकरणाच्या लेखी परवानगी शिवाय सदनिकेचा ताबा दिलेल्या दिवसापासून १० वर्षांपर्यंत या प्रकारचा वापर करता येणार नाही. सदरहू सदनिकेचा वापर फक्त "घर" म्हणून केला जावा.
- ६) संपूर्ण इमारतीचे बांधकाम पूर्ण झाले असून ते करारनाम्यात लिहील्या प्रमाणे झाले असल्याची आपण कबुल करित आहात व बांधकामाच्या दर्जाबाबत आणि सदनिकेत पुरविलेल्या सोयीसवलती बाबत तुम्ही समाधानी आहात.
- ७) वरील करारानुसार आमच्यावर असलेल्या सर्व कर्तव्यातुन आम्ही मुक्त झालो आहोत.
- ८) करारनाम्यात तरतूद केल्याप्रमाणे तुमचे कर्तव्यपालन करण्याची जबाबदारी तुमच्यावर बंधनकार आहे.
- ९) नविन इमारतीतील सदनिकेबाबत जेव्हा आवश्यक असेल त्यावेळी करारपत्र आपण सही करून व नोंदणी करून घ्यावे लागेल.

आम्ही आपणास विनंती करतो की आपण घराचा ताबा मिळाल्याची व वरील सर्व अटी मान्य असल्याचे कबूल करून पोचपावती म्हणून सदर प्रत तुमच्या सहीनिशी आम्हाला परत करावी.

आभारी आहे,

आपला विश्वासू,
आकृती निर्माण लिमिटेड करिता,

(अधिकृत स्वाक्षरी)

मी/आम्ही सदनिका क्र..... मजला क्र..... वरील..... या नियोजित सोसायटी मध्ये सदनिकेचा रिकाम्या स्थितीत व्यवस्थित व शांततेत मेसर्स. आकृती निर्माण लिमिटेड यांजकडून संपूर्णपणे ताबा घेतला आहे. हे मी. वचनपूर्वक लिहून देत आहे/आहोत व वरील सर्व अटी शर्ती मान्य आहेत व त्याची पोचपावती देत आहे/आहोत आणि मेसर्स. आकृती निर्माण लिमिटेड आमच्याशी दि..... रोजी केलेल्या करारान्वये त्यांच्यावर असलेल्या सर्व जबाबदारी व कर्तव्यातुन मुक्त झाले आहेत हे लिहून देतो.

(भाडेकरू/रहिवाशी)

SAI DIWARRAMA LTD.
SANT DNYANESHWAR(SRA) CO-OP. HOUSING SOCIETY (PROPOSED)

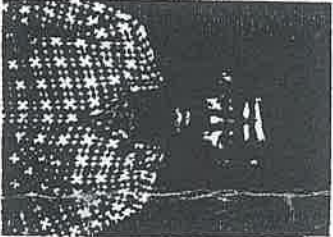

Rehab Building No. 13B Name :
 NAME OF THE SOCIETY : **SANT DNYANESHWAR C.H.S. LTD.**
 N. S. Phadke Road, Saiwadi,
 Andheri (E), Mumbai.

SR. NO.	FLAT NO.	USER	CARPET AREA SQFT.	WING	NAME OF REHAB PRAMUKH	SPOUSE	ANNX.-II NO.	PRAMUKH'S PHOTO	SPOUSE'S PHOTO	REMARKS
1	2	3	4	5	6	7	8	9	10	11
1	G-6		225 sqft.	13B	Welfare centre					
2	G-2	Comm	180 sqft.	13B	Manilal Devji Sawla		117 BMC Sai Dham			

बदर-२५
 २०२४
 DEBAR १९ EL

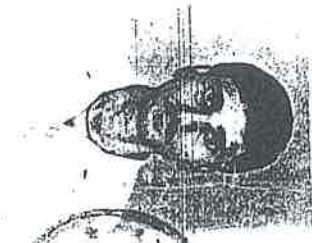

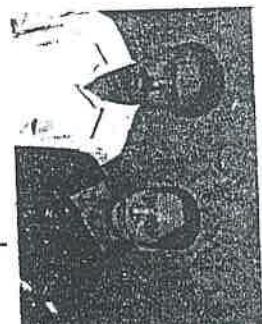


Sai Dnyaneshwar

1	2	3	4	5	6	7	8	9	10	11
3	G-3	Comm	30 sqft.	13B	Harishankar Pawar		MHADA-5/5 Sant Dnyaneshwar			
4	G-4	Comm	24 sqft.	13B	Prakash Sadwilkar		57/83 AMC Sant Dnyaneshwar			
5	G-5	Resi	225 sqft.	13B	Balkrishna Shinde	Laxumi B. Shinde	39 BMC Sai Ganesh			

बदर-१५
२०२४



1	2	3	4	5	6	7	8	9	10	11
54	507	Resd.	225 sqft.	13B	Kamlakar Parab		MHADA-55 Sant Dnyaneshwar			
55	508	Resd.	225 sqft.	13B	Madhukar Gitaye	Supriya M. Gitaye	MHADA-130 Sant Dnyaneshwar			
56	509	Resd.	225 sqft.	13B	Shivram Mandke	Kamlakar Amre	3 BMC Sai Srushthi			





भारतीय गैर न्यायिक
भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

500



महाराष्ट्र MAHARASHTRA

2023

CK 090935



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९०
- 7 MAR 2024
सक्षम अधिकारी C

श्रीमती सुनमा चव्हाण

INDEMNITY BOND

THIS Indemnity Bond is made and entered into at Mumbai on this 14th day of March, 2024

Mr. Kamlakar D. Amre of Mumbai, Indian Inhabitant, residing at 13-B, Sai Dwarkamai CHS., Room No. 509, Sahar Road, Saiwadi, Andheri (East), Mumbai – 400069, hereinafter referred to as the “**OBLIGOR**” (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns)

IN FAVOUR OF:

The JOINT SUB-REGISTRAR OF ANDHERI - IV (hereinafter referred to as the “**OBLIGEES**”)

बंदर-३५
०६३२ ५२६८
२०२४



बत-३५
४३३२ ५३ ३८



अटपट-१ Annexure - 1
फक्त प्रतिज्ञापत्रासाठी

मुद्रांक विकत घेणाऱ्याचे नाव Kapalakar Anze
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता Andhri - 69

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक 5853 दिनांक 14/3/2024
मुद्रांक विकत घेणाऱ्याची सही [Signature] परवानाधारक मुद्रांक विक्रीच्या सही

परवाना क्रमांक : 6000090

मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला

शॉप नं. ५, भाण्योदय बिल्डींग, ७९ नगीनदास मारुटर रोड, फोर्ट, मुंबई-४०० ००९.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक

कागदाची आवश्यकता नाही. (शासन आदेश दि. ०९/०७/२०१७)

ज्या कारणासाठी ज्यांनी मुद्रांक अरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक

अरेदी केल्यापासून दमहिऱ्यात वापरणे बंधनकारक आहे.

14 MAR 2024



[Faint rectangular stamp]

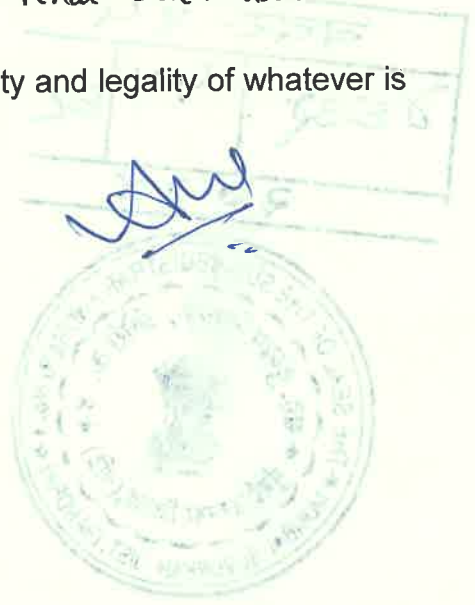




बदर-१५		
४६३२	५४	३६
२०२४		

WHEREAS:-

- A. The Obligor has represented that **Mr. Shivram Ganpat Mandke** (the Donor), have granted to the Obligor Power of Attorney;
- B. Under the said Power of Attorney the Donor have appointed the Obligor herein as their duly appointed Constituted Attorney and the Obligor has till date done various acts, deeds, matters and things arising out of the said Power of Attorney for and on behalf of the Donor in respect of the property described in the said Power of Attorney including managing the property.
- C. Power of Attorney are not cancelled and are valid, subsisting and effective as per the Section 202 of the Indian Contract Act 1872.
- D. The Obligor further confirms that she is authorised to do all the acts, deeds, matters and things under the said Power of Attorney.
- E. The Obligor have further represented to the Obligees that if any objection or claim is made pursuant to the said Power of Attorney, and if such claim is held to be valid and legally tenable by the Court of Law, the Obligor shall be held fully responsible for the same and shall remove the objections.
- F. Whatever stated herein is true and correct and if anything is found incorrect than I, the Obligor will be liable for punishment under the Transfer of Property Act, 1882 and Section 82 of the Registration Act, 1908. and *U/S. 199 & 200 of Indian Penal Code. 1860.*
- G. We undertake all the responsibility of validity and legality of whatever is stated in these presents.



H. The Obligor executes this Indemnity in favour of **THE JOINT SUB-REGISTRAR OF ANDHERI - IV.**

NOW THIS DEED WITNESSETH THAT pursuant to any act done on the said Power of Attorney with respect to the property described therein, the Obligor doth hereby agrees to indemnify and keep indemnified **THE JOINT DISTRICT REGISTRAR OF ANDHERI - IV** against any claim made and held to be legally valid and tenable by the Courts of Law, in respect of the validity and legality of the said Power of Attorney and against any loss, cost, charges and expenses incurred and suffered by the Obligees by reason of acting on the said Power of Attorney.

Solemnly affirmed at Mumbai)
Kamlakar D. Amre)
Dated this 14th March 2024)
in the presence of:)

[Handwritten signature]



1. *Sawhol Sawant*
Sawant
2. *Hankare Ravindra*
Hankare



[Handwritten signature]
HARI PRASAD MISHRA
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg No. 10441

बदर-३५
४३३२ ५५६८
२०२४



Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 114B]

Form for declaration to be filed by an individual or a person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1		First Name	SHIVRAM			बदर-२५	
		Middle Name	GANPAT			४६३२	
		Surname	MANDKE			५६	
2		Date of Birth/ Incorporation of declarant				२०२४	
3		Father's Name (in case of individual)					
		First Name	GANPAT				
		Middle Name					
		Surname	MANDKE				
4		Flat/ Room No.	5		Floor No.		
		509					
6		Name of premises	7		Block Name/No.		
		13-B SAI DWARKAMAI CHS.					
8		Road/ Street/ Lane	9		Area/ Locality		
		SAHAR ROAD, SAIWADI			ANDHERI EAST		
10		Town/ City	11		12		State
		MUMBAI					MAHARASHTRA
13		Pin code	14		15		Mobile Number
		400069					
16		Amount of transaction (Rs.)	consideration of natural love and affection the Releasers have towards their brother				
17		Date of transaction	1		4		0
			3		2		0
			2		2		4
18		In case of transaction in joint names, number of persons involved in the transaction					
19		Mode of transaction <input type="checkbox"/> Cash, <input type="checkbox"/> Cheque, <input type="checkbox"/> Card, <input type="checkbox"/> Draft/Banker's Cheque, Online transfer, Other					
20		Aadhaar Number issued by UIDAI (if available)					



✓

✓

21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number	N	I	L					
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) for the financial year in which the above transaction is held								
	a	Agricultural income (Rs.)							
	b	Other than agricultural income (Rs.)							
23	Details of document being produced in support of identify in Column 1 (Refer Instruction overleaf)	Document code	Document identification number	Name and address of the authority issuing the document					
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	Document code	Document identification number	Name and address of the authority issuing the document					

Verification

I, **GANPAT SHIVRAM MANDKE** do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/ our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 14th day of March, 2024

Place: Mumbai

(Signature of declarant)

GANPAT SHIVRAM MANDKE
Through **C. A. Kamlakar Amre**

Note:

- Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,
 - in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine;
 - in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.
- The person accepting the declaration shall not accept the declaration where the amount of income of the nature referred to in item 22b exceeds the maximum amount which is not chargeable to tax, unless PAN is applied for and column 21 is duly filled.

WATER CONNECTION HOLDER
FILE NO. A. P. KE/SP/1116

Name of the Colony/Village

(1) बकाहतीचे / गावाचे नाव जे.पी.व.प. (आई.व.डी.)

Sry/Cts No.

(2) पुरापात नं.

Pitch/Hut No.

(3) प / झोपडी क्रमांक के.ई.एच/१२४ ३/२२

Name of the Pitch holder
Hut occupier

(4) मू-धारकाचे नाव माडके शिवाजी गोपाळ
झोपडी मालकाचे

Pitch Holder's/Hut Occupier's Age

(5) मू-धारकाचे / झोपडी मालकाचे वय ४१

Name and Address of the Employer

(6) नोकरी देणाऱ्याचे नाव आणि पत्ता मि.के.ए. २०/२०५५ फ्लॉयड

(7) Occupation नोकरी Monthly Income ३५००

(8) व्यवसाय मार्तसक प्राप्ती

(9) Period of Stay in Bombay ३०९

(10) मुंबईतील वास्तव्याचा कालावधी

(11) Period of Stay in Hut १३९

(12) झोपडीत रहाण्याचा कालावधी

(13) Pitch Holder's

(14) मू-भागाने १५४ x २२ x ८ = २६५ चौ.फू.
झोपडीचे

(15) Pitch Holder's Ration Card No.
Hut occupier's

(16) मू-धारकाची ५६५३५
झोपडी मालकाची बदर-१५

(17) Construction of Pitch Hut Permanent Temporary
(18) झोपडीचे काम २६३२ ७ ६८

(19) Use of Pitch/Hut २०२४ Residential/Commercial

(20) मू-भागाना / झोपडीचा उपयोग व्यवसायी

(21) Total No. of members in the family

(22) कुटुंबातील एकूण सदस्य

(23) Nature of occupation (if self employed) and place of occupation.

(24) व्यवसायाचे स्वरूप (अवैवासाय) व व्यवसायाचे स्थान

(25) Arrears of Compensation Licence fee Rs. 10

(26) भरपाई ११
अनुदान शुल्क } बाकी रक्कम रु.



(27) Monthly demand Compensation Licence fee Rs.

(28) मासिक भाडो २२/-
अनुदान शुल्क

(29) Passport size photo of Pitch holder/hut occupier

(30) मू-धारकाचा / झोपडी मालकाचा पासपोर्ट पत्रकाच्या आकाराचा फोटो



(31) Specimen signature or left hand thumb impression

(32) मू-धारकाच्या / झोपडी मालकाच्या बाबतीचा नमुना
अथवा डाव्या अंगठ्याचा ठसा

[Signature]

(33) Witness and designation of attesting officer

(34) साक्ष व दखनी देणाऱ्या अधिकार्याची उद्दी पत्रिका

[Signature]

बदर-२५
 ४६३२ ५९ ६८
 २०२४

दूरधनी क्र. ६११ २२५०
 ६११ २७२१



बी एस इ एस लिमिटेड

इलेक्ट्रिसिटी हाऊस, पत्रपेटी क्रमांक ६८०



बिलाची तारीख 13-04-94	बिलाचा महिना MAR-94	ग्राहक क्रमांक A15160469	सामग्री क्रमांक	बुक क्रमांक	शिफारशी क्रमांक
--------------------------	------------------------	-----------------------------	-----------------	-------------	-----------------

SHIVRAM G MANDKE
 KAMLA SINGH BHAIIYA CHAWL
 TELI GALI ANDHERI KURLA ROAD
 ANCHERI BOMBAY 400069

पंचसंयोजक करताना कृपया -
 ग्राहक क्रमांक, भावकाल व बुक क्रमांकाचा त्तोळ करावा.

क्र	मीटर क्रमांक	विद्यमान रीडिंग	गापरलेले युनिट	मीटर भाडे		वीज आकार	
				रु.	पै.	रु.	पै.
LF1	0083648	3270	40	200	4700		

नोंटीस: या बिलात दाखवलेली निव्वळ बाकी

रक्कम रु. 18.90
 आपण ज्याचा भरलेली नाही. हे बिल मिळाल्या पासून सात दिवसात जाईल बाकी रक्कम न भरल्यास आपल्या वीज पुरवठा इन्डियन इलेक्ट्रिसिटी बोर्ड 1950, सेक्शन 24 (5) च्या अन्वये कठित केला जाईल त्यानंतर सर्व रक्कम व पुनर्बांधणी आकार भरल्यानंतरच वीज पुरवठा पुन्हा पावू कारत्यात येईल. या नोंटीसबुद्दे पूर्वीची नोंटीस रद्द होत नाही.

* 'वीज आकार' स्तंभ ६ मध्ये ही रक्कम 'किमान आकार' या अर्थी आहे.

इंधन समाप्तीकाल पर (दिने/युनिट)	इंधन समाप्तीकाल आकार रु.	इतर आकार रु.	सरकारी विद्युत कर रु.	एकूण आकार (स्तंभ ५ ते ३) रु.	पंजालित बिनाचा रक्कम वजा (जमा) रु.	बाक महिन्याच्या बिलाची रक्कम (अ) (स्तंभ १०-११)
42.160	00	00	3.60	5.260	1.871	3389
मागील बिलाची एकूण रक्कम				निव्वळ बाकी (ब) रु.		(अ + ब) एकूण बिलाची रक्कम रु.
घना रक्कम रु.		रु.		रु.		
1890		00		00		5279
घनादेश (चेक) देऊन भरणा केलेल्या रकमेची पावती घनादेश वटवल्यावरच अधिकृत समजली जाईल.				घात महिन्याचे बिल भरल्याची मिनात तारीख		घात रकम रु.
				28-04-94		53--

कार्यकारी संचालक

आपण बिलाची रक्कम
 भरली असल्यास निव्वळ रक्कम स्विकारण्यासाठी आपली पावती दाखवावी.

06-04-94

या तारखेनंतर

CR-134

कुठल्या भाषी भाषी

महत्त्वाचे संदेश : (सब्रिटर टीपांच्या माहितीसाठी मागे पहावे)

REF NOTE-2 METER READ ON 06-04-94
 OLD UNITS: MTR 1 27/ 53/ 57/



23 2 9 5 000053

सर्व प्रकारची देयके अथवा इतर बिले अधिकृत भरणा केंद्रातच भरावीत.
 आपल्या घरी येणाऱ्या कोणत्याही इसमास या बिलापोटी/कंपनीला घाबयाच्या इतर कोणत्याही आकारापोटी रोख रक्कम देऊ नये.

Handwritten marks at the bottom of the page.

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SIT B. CODE NO

0 1593

दोस्त दस्त कृत रुपये तक के रुपये यानी एक सक्ता है, पर उनी रुपये पर देनर तथा तावत के एक अन्य अधिकारी के हस्ताक्षर आवश्यक है।
 ONLANS CAN BE SECURED BY TELLER ONLY UP TO RS 10,000 AND THESE SHOULD BE SECURED BY THE TELLER AND ANOTHER OFFICIAL OF THE BRANCH.
 ₹ 50,000/- पर अधिक के निवारा त्रि अधिकारियों द्वारा हस्ताक्षरित होना पर ही शर्त है।
 INSTRUMENT FOR RS 50,000 AND OVERS WOULD ONLY WHEN SIGNED BY TWO OFFICERS
 DATE 07/12/1999

श्री जनेवर ON DEMAND PAY SHRI SHIVRAM GANPAT MANDK
 *****SHRI SHIVRAM GANPAT MANDK *****
 या उनके आदेश पर OR ORDER

रुपये RUPEES

TWO	ZERO	ZERO	ZERO	ZERO	ZERO
LAKHS	T'TSD	THSDS	HNDRS	TENS	UNITS

₹.RS. 2 0 0 0 0 0 0 Ps00

 AMOUNT BELOW 100001 (2/6)
 अदा करे | मूल प्राप्त VALUE RECEIVED

9	8	7	6	5	4	3	1
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LAHORE SECURITY PRINTERS
 TELLER'S SIGNATURE
 TELLER'S NAME
 TELLER'S NO.
 टोल/TL

PAISE ZERO ONLY
 Sr. No.: 997000001
 KEY : NI JHUQ

0207081871381
 भारतीय स्टेट बैंक
 STATE BANK OF INDIA

गणित कृतारक्षित AUTHORIZED SIGNATORY
 P. CHACHHAD
 (हस्ताक्षरकर्ता क्र. / S.S. NO.)

श्री गणित कृतारक्षित / BRANCH MANAGER
 (हस्ताक्षरकर्ता क्र. / S.S. NO.)
 G. E. JOSEPH
 J/592

DCS 00 009 SIT B. CODE NO
 DAPOLI 0 1047
 DEPOSIT / DEWEE BRANCH

TL/00451274

000000200001

LB



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अनुक्रमांक

SB No. 0004294

२६ डी खंदर-१५

कौटुंबिक पुरवठापत्रिका/शिधापत्रिका	४३३२	६१	६८
शिधावाटप क्षेत्र/	मुंबई	जिल्हा	
कोड क्रमांक	१०७	२०२४	

अर्ज क्रमांक २१३०५६१

नागरिकत्व प्राचरिप

कुटुंब प्रमुखाचे नाव सांडुके विनय शिवाजी

वय ६० संपूर्ण पत्ता काव्याशिवा चव २.४.३

लेकीगल्ली सूर्यवती ना. री. कार

अंकी २१

अर्जात नमूद केलेले कुटुंबाचे एकत्रित वार्षिक उत्पन्न रु. २००

गॅस वापरत असल्यास नोंदणीकृत ग्राहकाचे नाव

ग्राहक क्रमांक / मिटर क्रमांक १५ सिलिंडर एक / दोन

गॅस वितरकाचे नाव व ठिकाण



कुटुंब प्रमुखाची सही किंवा डाव्या हाताच्या आंगठ्याचा ठसा २६ डी ७४ १

घुनिटांची संख्या			निरीक्षक / शिधावाटप अधिकाऱ्याची सही
प्रीड	मुले	घुनिटे	
२	२	६२६५	

पुरवठापत्रिका / शिधापत्रिका दिल्याची तारीख १९९००९

निरीक्षक / पुरवठा अधिकाऱ्याची सही

जिल्हाधिकारी / नियंत्रक शिधावाटप, मुंबई.

महाराष्ट्राचे राज्यपालांच्या आदेशानुसार

महाराष्ट्र शासन



अन्न, नागरी पुरवठा व ग्राहक संरक्षण विभाग, महाराष्ट्र शासन.

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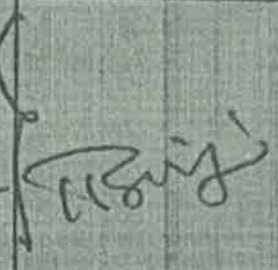
2028

8EBA	424L
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2028



जन्म दिनांक शिधापत्रिका क्रमांक दिनांक 20/01/28
 पत्नीचा मरण क्रमांक 26/01/28 संदर्भ क्रमांक 22
 पत्नीचा पत्रिकेत / शिधापत्रिकेत समाविष्ट असलेली नावे

क्रमांक	नाव	वय	कुटुंब प्रमुखाशी नाते	निरीक्षक / शिधावाटप अधिकाऱ्याची सही
	गोंडले शिवाजी	60	पत्नी	
	सोनी	50	पत्नी	
	प्रमोद	2	पुत्र	
	प्रतिभा	0	पुत्र	

शुल्क.—मूळ पत्रिकेस पाच रुपये, दुय्यम पत्रिकेस दहा रुपये.

22

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KAMLAKAR DAGDU AMRE
 DAGDU BHIKU AMRE
 11/05/1970
 Permanent Account Number
AABPA8007E

भारत सरकार
 Signature

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

YOGENDRA LAXMAN MANDAVE
 LAXMAN DATTARAM MANDAVE
 22/03/1992
 Permanent Account Number
DDDPM8626P

भारत सरकार
 Signature

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
GFLPM5330F

नाम / Name
 YOGINI YOGENDRA MANDAVE
 पिता का नाम / Father's Name
 EKNATH MHALTARA GOTHANKAR
 जन्म तिथि / Date of Birth
 05/12/1991

भारत सरकार
 QR Code

y.y.mandave

बदर-१५
४६३२ ६५ ६८
२०२४





भारतीय विशिष्ट पहचान प्राधिकरण

बदरभास्व सरकार

Unique Identification Authority of India
Government of India

नॉदणी क्रमांक / Enrollment No.: 2017/00688/00045



आपला **Aadhaar** क्रमांक / Your **Aadhaar** No. :

8275 4701 6955

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA
कमलाकर द अमरे
Kamalakar D Amre
जन्म वर्ष / Year of Birth : 1970
पुरुष / Male

8275 4701 6955

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2085/15288/00075

To
योगेंद्र लखन मंडावे
Yogendra Laxman Mandave
14/164, Mayur CHS, Sector-1, Near Dena Bank,
Charkop Kandivli (West)
Mumbai
Kandivli West
Mumbai
Maharashtra 400007
9409955439



MD406551265FH

आपका **आधार** क्रमांक / Your **Aadhaar** No. :

4249 0704 4200

मेरा **आधार**, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA
योगेंद्र लखन मंडावे
Yogendra Laxman Mandave
जन्म तिथि / DOB : 22/03/1992
पुरुष / Male

4249 0704 4200

मेरा **आधार**, मेरी पहचान

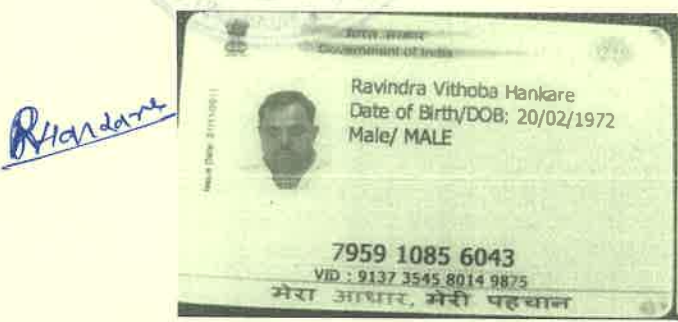


Y. Y. Mandave

माझे **आधार**, माझी ओळख



6526 7617 4161



R. Hankare

7959 1085 6043

VID : 9137 3545 8014 9875

मेरा **आधार**, मेरी पहचान



7959 1085 6043

VID : 9137 3545 8014 9875



S. Sawant

3363 4524 6574

माझे **आधार**, माझी ओळख



3363 4524 6574

बदर-१५		
8EBA	4Y	EL
२०२४		

घोषणापत्र / शपथपत्र

मी / आम्ही खाली करणार मा नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म. राजपुत्राचे परीपत्रवाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजमधील साक्षर बँकेच्या दस्तऐवजमधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तावेजात लिहून देणारे / कुलमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून या दस्तऐवजत दोन प्रतिकां साक्षर बँकेच्या इसम स्वाक्षरीसाठी घेऊन आलो आहे.



सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारी मालक / वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादर ची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तावेजात नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतनाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ चे वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजमधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही याची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व न्याय अनुपंगाने पॉलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजमधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभल्यास त्यास मी / आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जस भविष्यात कायद्यानुसार भविष्यात कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील जमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

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लिहून घेणार

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y.y.mandue

401/4632

गुरुवार, 14 मार्च 2024 8:11 म.नं.

दस्त गोषवारा भाग-1

बदर 15

दस्त क्रमांक: 4632/2024

दस्त क्रमांक: बदर 15 /4632/2024

बाजार मूल्य: रु. 39,87,670/-

मोवदला: रु. 49,50,000/-

भरलेले मुद्रांक शुल्क: रु.2,97,000/-

दु. नि. सह. दु. नि. बदर 15 यांचे कार्यालयात

पावती: 5152

पावती दिनांक: 14/03/2024

अ. क्र. 4632 वर दि. 14-03-2024

सादरकरणाराचे नाव: योगेंद्र लक्ष्मण मांडवे -

रोजी 8:09 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

Yam

दस्त हजर करणाऱ्याची सही:

कमी पडलेली पान 13

रु.: 260

इ.पा.क्र. 523/2024

एकुण: 31100.00

अनन्वे वसूल करण्यात आली.

सह.दु.नि.अंधेरी-4

सह.दु.नि.अंधेरी-4

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 14 / 03 / 2024 08 : 09 : 55 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 03 / 2024 08 : 11 : 13 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सर्व दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला असून त्यातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कावदेशीर बाबीसाठी दस्त निष्पादक व कबुलीदारक हे संपूर्णपणे जबाबदार राहतील.

Yam
निष्पादक: *Y. Y. Mandave*
साक्षीदार: *Yam*

बदर-१५
४६३२ ६६ ६८
२०२४





14/03/2024 8 16:09 PM

दस्त गोपवारा भाग-2

वदर15

दस्त क्रमांक:4632/2024

दस्त क्रमांक :वदर15/4632/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शिवराम गणपत मांडके तर्फे कुलमुखत्यार कमलाकर डी अमरे - पत्ता:प्लॉट नं: रूम नं ५०९, माळा नं: -, इमारतीचे नाव: १३ वी, साई द्वारकामाई को ऑप सोसायटी, ब्लॉक नं: सहार रोड, साईवाडी, रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:	मान्यता देणार वय :-53 स्वाक्षरी:-		
2	नाव:कमलाकर डी अमरे - पत्ता:प्लॉट नं: रूम नं ५०९, माळा नं: -, इमारतीचे नाव: १३ वी, साई द्वारकामाई को ऑप सोसायटी, ब्लॉक नं: सहार रोड, साईवाडी, रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABPA8007E	लिहून देणार वय :-53 स्वाक्षरी:-		
3	नाव:योगेंद्र लक्ष्मण मांडवे - पत्ता:प्लॉट नं: सदनिका नं १४/१६४, माळा नं: -, इमारतीचे नाव: मयूर को ऑप सोसायटी, ब्लॉक नं: सेक्टर १, देना बँक जवळ, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:DDDPM8626P	लिहून घेणार वय :-31 स्वाक्षरी:-		
4	नाव:योगिनी योगेंद्र मांडवे - पत्ता:प्लॉट नं: सदनिका नं १४/१६४, माळा नं: -, इमारतीचे नाव: मयूर को ऑप सोसायटी, ब्लॉक नं: सेक्टर १, देना बँक जवळ, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:GFLPM5330F	लिहून घेणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 03 / 2024 08 : 15 : 22 PM

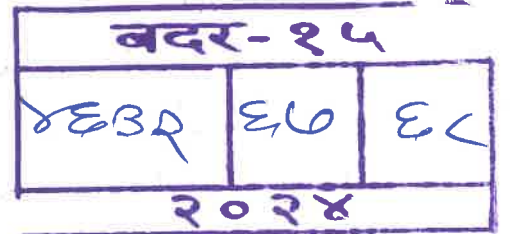
ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित	
1	नाव:संतोष भाऊ सावंत वय:53 पत्ता:शॉप क्र. 3, साई खेहा सीएचएसएल, अंधेरी पूर्व, मुंबई पिन कोड:400069	स्वाक्षरी 		
2	नाव:रवींद्र विठ्ठल हंकारे वय:52 पत्ता:102, अपना घर सीएचएसएल, अंधेरी पूर्व, मुंबई पिन कोड:400069	स्वाक्षरी 		

शिक्का क्र.4 ची वेळ:14 / 03 / 2024 08 : 16 : 00 PM

सह.दु.नि.अंधेरी



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2		DHC		0324143417528	1100	RF	0324143417528D	14/03/2024
3	Yogendra L Mandave and Yogini Y Mandave	eChallan		MH017316859202324M	30000	RF	0009152702202324	14/03/2024

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बदर-१५/ *४६३२* २०२४
पुस्तक क्र. १, क्रमांक.....*४६३२*.वर
नोंदला :
दिनांक: *१५/३/२०२४*

व्ही. एस. भोसले
सह. दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा.

बदर-१५		
<i>४६३२</i>	<i>EL</i>	<i>EL</i>
२०२४		

