

Receipt (pavti)

387/4433

Monday, March 18, 2024

12:08 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 4715 दिनांक: 18/03/2024

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: वरल-4-4433-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जोनस मॅक्सीम वारबोझा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:28 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली4

वाजार मूल्य: रु.9711878.4 /-

मोवदला रु.11000000/-

भरलेले मुद्रांक शुल्क : रु. 660000/-

सह. दुय्यम निव्वधक, बोरीवली क्र.-४,  
पुंभुंई उपनगर जिल्हा.

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017451563202324E दिनांक: 18/03/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324186101415 दिनांक: 18/03/2024

वॅकेचे नाव व पत्ता:

MARIM SPR 20

DELIVERED

# AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 18<sup>th</sup> day of March 2024 BETWEEN VARSHA VILAS KULKARNI, aged 50 years, an adult, Indian Inhabitant, PAN NO: ACFPK4674B, having address at A-16/4, Indrayudh Society, M. G. Road, Opp P. ward, Office, Mithanagar, Goregaon (West) Mumbai-400090, hereinafter referred to as the "TRANSFEROR" (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and gassings) of the "ONE PART".

And

1) MR. JONAS MAXIM BARBOZA AND 2) MRS. FELICIA JONAS BARBOZA, both adults, both Indian Inhabitants, Age-45 Years and age-45 years respectively, having PAN NO- AHUPB2343L AND PAN NO- ANDPB3028P respectively, both residing at 67/B/11, Second floor, Dronagiri Nagari Nivara Chs Ltd, Nagari Nivara Parishad, zone no 2, Gen. A. K. Vaidya Marg, Goregaon (East) Mumbai-400065, hereinafter referred to as the "TRANSFEREES" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and gassings) of the "OTHER PART"

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WHEREAS the Flat No. 101, 1<sup>st</sup> Floor, Building No.25D, New Dindoshi Green Hill Co-op Hsg Soc Ltd, New Mhada Colony, Near NNP 1 & 2, Goregaon (East), Mumbai - 400065, ADMEASURING 860 super built up area, building constructed in the year 2005, building having ground plus seven upper floors, with lift on plot of land bearing Survey No.239/1 (part) and C.T.S. No.827/E, Village Malad (East), Taluka Borivali, MSD, flat originally allotted on ownership basis in the name of

V.V.Kulkarni

JONAS BARBOZA

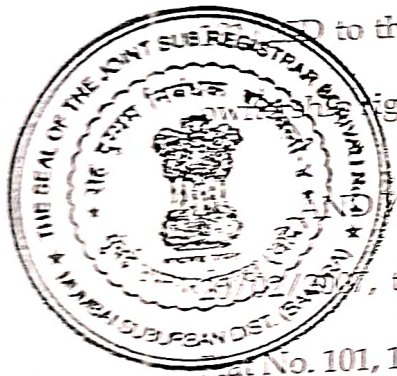
Felicia

VARSHA VILAS KULKARNI by Mumbai Housing & Area Development Board  
 vide Allotment letter No.  
 dir/mkt./allot/DINDOSHI/MALAD/197/25D/101/1710/2007 dated.  
 06/03/07 (hereinafter called and referred to as the said Flat No.101/25D), herein  
 after referred to as "said flat" and more particularly described in Schedule.

AND WHEREAS the said original allottee VARSHA VILAS KULKARNI  
 has already paid stamp duty of Rs. 62,150/- (Rs. Sixty-Two Thousand One  
 Hundred Fifty Rupees Only/-) on 26/02/2007 to M.S.S.I.D.C, vide cheque/DD  
 no.-351421 for the original allotment letter in respect of the said Flat.

AND WHEREAS the original allottee VARSHA VILAS KULKARNI wish  
 to transfer her ownership rights, title, and interest in respect of the said Flat.

AND WHEREAS the Transferor has paid full cost price for the said flat no.  
 to the M. H. & A. D. Board and thereby acquired its full and absolute  
 rights over said flat.



AND WHEREAS since Possession of said flat from MH&A.D Board dated  
 the Transferor herein is in use, occupation and possession of the said  
 flat No. 101, 1<sup>st</sup> Floor, Building No.25D, New Dindoshi Green Hill Co-op Hsg Soc  
 Ltd, New Mhada Colony, Near NNP 1 & 2, Goregaon (East), Mumbai - 400065,  
 flat Area 860 super built up, the building constructed in the year 2005, building  
 having ground plus seven upper floors, with lift on plot of land bearing Survey

वरल No. 89/1 (Part)		
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and C.T.S. No.827/E, Village-Malad (East), Taluka Borivali, MSD  
 Co-op Hsg Soc Ltd, registered under Maharashtra Co-operative Societies Act  
 1960 under No. MUM/MHADB/HSG/TC/12747/YEAR 2007-2008 dated  
 28/12/2007 and holding its share Certificate No. 85 dated. 30/09/2008, mem<sup>br</sup>



register folio no-85 for Five fully paid-up shares of Rs.50/- each bearing distinctive Nos. 421 to 425 both inclusive and the Transferor have paid all outgoings, taxes, Society Charges in respect of the said Flat No. 101/25D up to date of this Agreement for sale of the said Flat and till handing over of the possession of the said flat.

AND WHEREAS the Transferor is in exclusive use, occupation, and possession of the above said Flat and also paid and cleared all the dues, taxes, outgoings, electricity charges, society charges etc. in respect of the above said flat to the concerned authorities up to date. And the said Transferor has also repaid the bank loan and obtain bank loan closure letter  
MAHARASHTRA.



AND WHEREAS the Transferor herein have decided to sell the above said Flat No. 101/25D, else, therefore agreed to sell/convey/assign and transfer and sale all her rights, title and interest in the above said Flat No. 101/25D in the name of the Transferees herein for the total cost price/consideration amount of Rs.1,10,00,000/- RUPEES ONE CRORE TEN LAKHS ONLY/.

AND WHEREAS the Transferees herein above satisfied with title of the Transferor in respect of the said Flat No. 101/25D accepted the above offer of the Transferor and agreed to purchase the above said flat for total consideration amount of Rs.1,10,00,000/- RUPEES ONE CRORE TEN LAKHS ONLY/- on the following terms and conditions mutually agreed by and between the Parties as under: -

Date		
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NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER.

1. On or before execution of this presents the Transferees has paid to the Transferor a sum of Rs. 56,90,000/- Rs. FIFTY-SIX LAKHS NINETY

V.V. Kulkarni

MAHARASHTRA

Felias

15. The Transferor also declare that she has no objection of whatsoever nature to transfer/regularize the said Flat in the name of the Transferees by the Mumbai Housing & Area Development Board and transfer of the membership/shares of the New Dindoshi Green Hill Co-op Hsg Soc Ltd., in respect of the said flat.

16. That Society Transfer charges shall be borne by both the parties equally and stamp duty, registration charges, Board's transfer/regularization charges, Legal documents charges shall be paid by the Transferees alone and the Transferor shall no way be responsible for the same. Upon receipt of intimation from the Transferees the Transferor also will be present before the Joint Sub Registrar of Assurance to execute the Agreement for Sale.



17. The Transferor hereby undertake to execute further legal documents for effectually transfer of the said Flat to the name of Transferees herein and hereby undertake to hand over all the original documents, Agreement papers, allotment letter, possession letters, receipts, correspondence in respect of said Flat No. 101/25D to the Transferees so as to enable them to avail the housing loan from the Bank/Financial institution.

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SCHEDULE OF THE PROPERTY

Residential Flat No. 101, 1<sup>st</sup> Floor, Building No. 25D, New Dindoshi Green Hill Co-op Hsg Soc Ltd, New Mhada Colony, Behind NNP 1 & 2 colony, Goregaon (East), Mumbai - 400065, flat area admeasuring 860 Super built up in the building, society registration no- MUM/MHADDB/HSG/TC/12747/2007-2008, its share Certificate No. 85, for Five fully paid-up shares of Rs.50/- each bearing distinctive Nos. 421 to 425 both inclusive. Building constructed in the year 2005, building having

V.V. Kuchaz

Handwritten signature

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ground plus seven upper floors, with lift on plot of land bearing Survey No.239/1 (part) and C.T.S No. 827/E, Village Malad (East), Taluka Borivali, MSD.

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

SIGNED AND DELIVERED by the )

Within named "TRANSFEROR" )

VARSHA VILAS KULKARNI )

In the presence of ..... )

1. )

2. )

SIGNED AND DELIVERED by the )

Within named "TRANSFERRES" )

1) MR. JONAS MAXIM BARBOZA )

AND )

2) MRS. FELICIA JONAS BARBOZA )

In the presence of ..... )

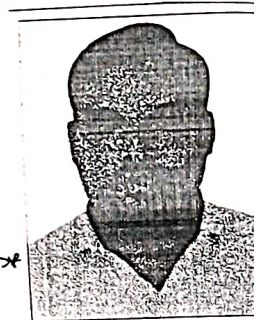
1. )

2. )



VVKulkarni

VVKulkarni

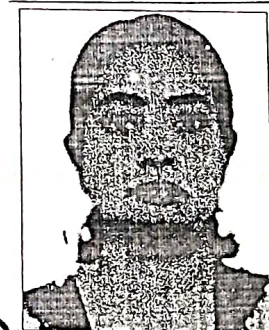


MAXIM BARBOZA

MAXIM B\*



Felicia



बरल - ४		
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## RECEIPT

Received of and from the within named Transferees a sum of Rs. 56,90,000/- RS. FIFTY-SIX LAKHS NINETY THOUSAND ONLY/- as per this present Agreement For Sale towards part payment in respect of Sale and transfer of flat no 101/25D, New Dindoshi Green Hill Co-op Hsg Soc Ltd, New Mhada Colony, Behind NNP 1 & 2 colony, Goregaon (East) Mumbai-400065, payment details are as below: -

SR. NO.	BANK NAME AND BRANCH	CHEQUE NO/RTGS/NEFT NO.	DATE	AMOUNT
1.	HDFC BANK	REF NO-N361232801629650	27/12/2023	100/-
2.	HDFC BANK	REF NO-N361232801889008	27/12/2023	49,990/-
3.	HDFC BANK	REF NO-N005242819260553	5/01/2024	2,00,000/-
4.	HDFC BANK	REF NO-N006242820364116	06/01/2024	2,00,000/-
5.	HDFC BANK	REF NO-N007242822797068	7/01/2024	1,00,000/-
6.	HDFC BANK	REF NO-N025242848815425	25/1/2024	5,00,000/-
7.	HDFC BANK	REF NO-N026242850597285	26/01/2024	5,00,000/-
8.	HDFC BANK	REF NO-407384316576	13/03/2024	100/-
9.	HDFC BANK	REF NO-N074242933958421	14/03/2024	41,39,900/-
			TOTAL	56,90,000/-



*Varsha Vilas Kulkarni*

I SAY RECEIVED,

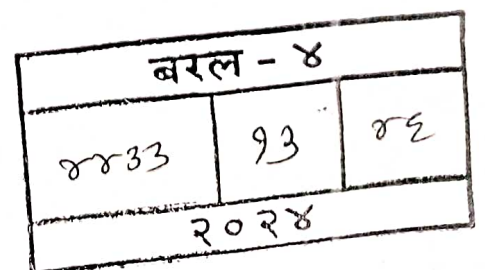
Rs. 56,90,000/- RS. FIFTY-SIX LAKHS  
NINETY THOUSAND ONLY/-

**VARSHA VILAS KULKARNI**

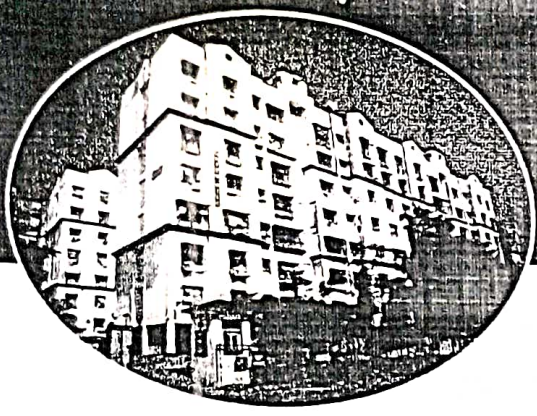
Transferor

Witnesses:

1. *[Signature]*
2. *[Signature]*

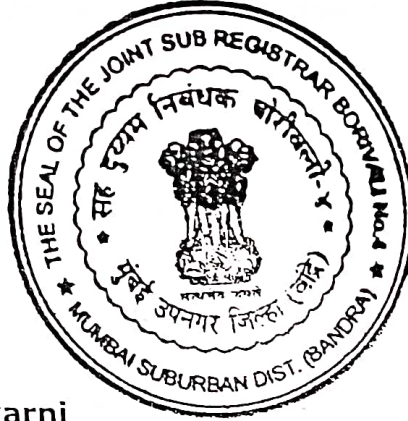






# नवीन दिंडोशी ग्रीन हिल सहकारी गृहनिर्माण संस्था मध्ये

नोंदणी क्रमांक :- MUM/MHADB/HSG/TC/१२७४७/२००७-



DATE- 8/03/2024

To,

**Mrs Varsha V Kulkarni**

25-D/101, New Dindoshi Green Hill CHS Ltd.  
New Mhada Colony, Dindoshi,  
Goregaon East, Mumbai -400065

**Subject:** Your request letter dated 25/02/2024 for issuing NOC for sale of your flat no.25-D/101 in D wing of our society.

Dear Sir,

We refer to your letter dated 25/02/2024 requesting us to give NOC for the sale of your above said flat to **(1) MR Jonas Maxim Barboza, Mrs Felicia Barboza**

Based on the above, we share our "No Objection" to sell the above mentioned flat by you, subject to complying with the bye-laws of the society and subject to the use of the abovementioned flat for residential purpose by the proposed transferee.

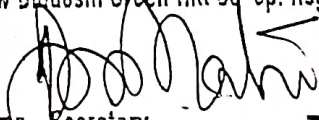
We further certify that as per the society records the flat No.25-D/101 on the **1st floor, D-Wing**, situated at "New Dindoshi Green Hill Society", New MHADA Colony, Goregaon (E.), Mumbai - 400065 is currently being held in the name of "**Mrs Varsha V Kulkarni**"

Please note that the above NOC is being issued as per your specific request and for submission to the registrar's office for the stamp duty & registration of your sale agreement.

The same is being issued without any further risk or responsibility of society or any of its officials & with an assumption that all the documents submitted by the applicant are legitimate & not manipulated by any means.

Thanking you,

For New Dindoshi Green Hill Co-op. Hsg. Soc. Ltd.

  
Chairman Secretary Treasurer.

New Dindoshi Green Hill Society



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# Bank of Maharashtra

Gr. Floor, A. B. Goregaonkar English School, Aarey Road, Goregaon (West), Mumbai -400062  
Telephone : 2872 0273, 2872 1773. E-mail : bm0082@mahabank.co.in

GOREGAON WEST BRANCH - MUMBAI

Ref : AG4/ADY/HSG/Cert/2011-12

January 19, 2012

## CERTIFICATE

=====

This is to certify that Ms Kulkarni Varsha Vilas had availed a housing loan (A/c No. 20039439375) of Rs 8,00,000/- (Rupees Eight Lac Only) from our Branch on 17/02/2007.

Ms Kulkarni Varsha Vilas had repaid the outstanding balance and the said housing loan stands closed on 20-11-2011.

The repayment towards Loan Installments (With EMI Rs 16700/-) in the said account is Rs 1,31,263/- (Rupees One Lac Thirty One Thousand Two Hundred Sixty Three Only) during the period 01-04-2011 to 31-03-2012. Out of which the interest for the financial year ended 31/03/2012 is Rs 4,338/- (Rupees Four Thousand Three Hundred Thirty Eight Only) and Rs 1,26,925/- towards principal.

This certificate is issued on request for income tax purpose.



FOR BANK OF MAHARASHTRA



Chief Manager  
Goregaon West Branch.



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[A REGIONAL UNIT OF MHADA]  
POSSESSION LETTER

17/1  
6/3/68



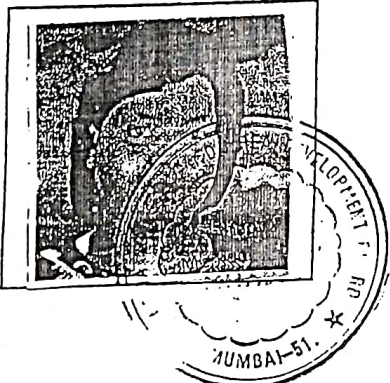
DIR/MKT/197/25D/101/  
DATE

POSSESSION LETTER CUM POSSESSION RECEIPT

✓ SHRI/SMT/KUM "VARSHA VILAS KULKARNI & NIL NIL NIL has been here by permitted to take the possession of Flat no 101 in Building no.25D of Scheme code no 197 : at location MALAD constructed under the control of "M. H. &A. D. BOARD".

If it is revealed that in the flat allotted to you, some one else, other than you and your family members residing in the flat no 101 in building no 25D at location MALAD or if it is found that the said flat has been transferred with out prior permission from M.H.&A.D.BOARD, the M.H.&A.D.BOARD will cancel the allotment of your flat and , un-authorized occupent will be removed from the said flat and the said flat taken in possession of M.H.&A.D.BOARD:

DIRECTOR, MARK  
MUMBAI BOARD  
M.H.A.D.A.

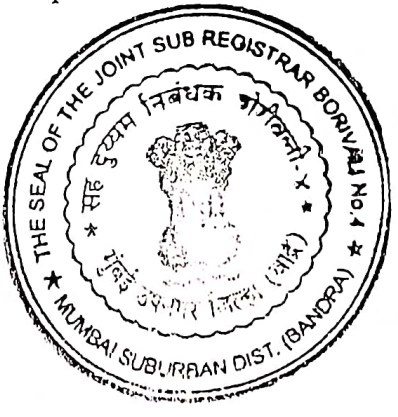


Specimen signature of the applicant

- 1) V.V.Kulkarni 1)
- 2) V.V.Kulkarni 2)

Copy f.w.c.s. to

- 1) Estate Manager-EM II, M.B. for information please. It is informed to him that the said flats allotment come in force from the date
- 2) Executive Engineer, SRD1.Division, for information and ncessary action please.
- 3) Dy. Engineer, SRD1. is requested to verify the above attested signature of the applicant, before handing over the possession of above mentioned flat. Dy. engineer, SRD1 is also requested to maintain a register of all flats handed over and submit the report of handing over the possession of the above mentioned flat with in a week should be given positively.
- 4) Copy to selected file.



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Dir/Mktg./Code- 197/10537/2006

Date: 27/11/06

PROVISIONAL OFFER LETTER

To  
Mr./Mrs./Miss VARSHA VILAS KULKARNI & NIL NIL NIL  
A-16/4 INDRAYUDH SOCIETY MITHANAGAR M G RD GOREGAON (W)

Sub: - Provisional offer letter (POL) for flat no .101 , in Building no. 25D Under Code No197 at MALAD  
Ref:- Your application no. 101424 and Priority No. 43 in GP category

Sir / Madam,

Since your application referred above has been declared successful in the draw of lottery held on 11/7/2006 for Code No.197 and Authorized Officer has held your application eligible after scrutiny of documents submitted by you, I am pleased to inform you that you have been allotted Flat No 101 in Building No 25D at MALAD under Code No.DINDOSHI earmarked for GP category as per your Priority Number.

Kindly note that this offer is purely provisional and Final Allotment Letter will only be issued after receipt of Full & Final payment of the total Sale Price of the Flat. The Super Built Up Area of the Flat is 860.00 Sq Ft., the rate Rs 1,850 per Sq.Ft. and the total amount of sale price of the Flat is Rs 1,591,000 /-. The building is situated in the P-South ward of MCGM on City Survey No .827E

You are, therefore, requested to :-

- (1) Communicate the acceptance of this offer in the form of "Acceptance letter" .
- (2) Return the enclosed "Undertaking " duly signed.
- (3) Submit the Affidavit on the stamp paper of Rs 100/- as per enclosed format.
- (4) Furnish your passport size photograph, duly attested in enclosed form.
- (5) When the full and final payment of sale price is made, you should submit 4 passport size photographs and one family photograph so that possession of tenements can be given.

Mode of Payments :

The mode of payments shall be as under :

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गावाचे नाव : मालाड

करारनामा  
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9711878.4

किंवाचा प्रकार

बाजारभाव (भाडेपट्ट्याच्या  
किंवा पट्टेदार आकारणी देतो की पट्टेदार ते  
द्वारे करावे)  
1) भू-आपण, पोटहिस्सा व घरक्रमांक (असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या  
पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा  
दुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे  
नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा  
दिवाणी न्यायालयाचा दुकुमनामा किंवा आदेश  
असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

18/03/2024

(10) दस्त नोंदणी केल्याचा दिनांक

18/03/2024

(11) अनुक्रमांक, खंड व पृष्ठ

4433/2024

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क

660000

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरग

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नंबर 101,1 ना मजला, न्यु ग्रीन  
हिल को ऑफ हौ सो ली, विल्डिंग नंबर 25/डी, न्यु म्हाडा कॉलनी एनाएनपी 1 आणि 2 जवळ, गोरेगाव पूर्व मुंबई  
400065, PUI: PN0612776810000 ( ( C.T.S. Number : 827/E ; ) )  
1) 79.92 चौ.मीटर

1): नाव:-वर्पा विलास कुलकर्णी वय:-50; पत्ता:-प्लॉट नं: ए -16/4, माळा नं:-, इमारतीचे नाव: इद्रायुध  
सोमायट्री, ब्लॉक नं: एम. जी. रोड ऑफ पी वार्ड ऑफीस मिळानगर, रोड नं: गोरेगाव पश्चिम मुंबई, महाराष्ट्र.  
मुम्बई. पिन कोड:-400104 पॅन नं:-ACFPK4674B

1): नाव:-जोनस मॅक्सीम बार्बोझा वय:-45; पत्ता:-प्लॉट नं: 67/बी/11, माळा नं: 2 रा मजला, इमारतीचे नाव  
ट्रोणागिरी नागरी निवारा को ऑफ हौ सो ली, ब्लॉक नं: नागरी निवारा परिपद, झोन नं.2, रोड नं: जन ए.के. वैद्य  
मार्ग गोरेगाव पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400065 पॅन नं:-AHUPB2343L  
2): नाव:-फेलीसिया जोनस बार्बोझा वय:-45; पत्ता:-प्लॉट नं: 67/बी/11, माळा नं: 2 रा मजला, इमारतीचे नाव  
ट्रोणागिरी नागरी निवारा को ऑफ हौ सो ली,, ब्लॉक नं: नागरी निवारा परिपद, झोन नं.2, रोड नं: जन ए.के. वैद्य  
मार्ग गोरेगाव पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400065 पॅन नं:-ANDPB3028P



ल्यांकनासाठी विचारात घेतलेला तपशील:-

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

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

**Integrated Governance enabling You to Do Business Easily**  
It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Details of this transaction have been forwarded by Email ( dated 18/03/2024 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

**खरी प्रत**

सह. दुय्यम निबंधक, बोरीवली-४,  
मुंबई उपनगर जिल्हा.