

SHRI CHANDAN SINGH PARMAR (OFFICE) AMARSINGH PARMAR:

(9821363492)

(9167123536)



AGREEMENT FOR SALE

MR. KAMLA SHANKAR YADA

TO

MRS. TRUPTI NITIN SAWANT AND

MR. NITIN DNYANDEO SAWAN

CS PARMAR PROPERTIES

**ADDRESS-SHOP NO.B/III/7, B-WARD, BMC COLONY, GEN, ARUN
KUMAR VAIDYA MARG, GOREGAON (EAST) MUMBAI-400065,
Stamp Duty/Registration/sale Agreement/Affidavit/Leave And
Licence Agreement/Housing Loan Assistance/Marriage Certificate**

All Documents.

Email ID: csparmar41@gmail.com

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED



भारत INDIA

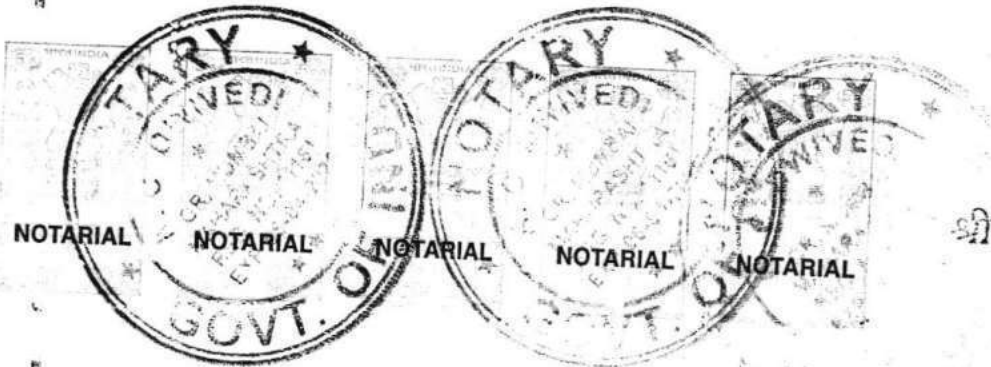
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2023

86AA 819861

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९६
- 1 FEB 2024
सक्षम अधिकारी



श्रीमती सुषमा चव्हाण

AGREEMENT FOR SALE

THIS AGREEMENT OF SALE is made and entered into at Mumbai on this 1st day of March 2024 BETWEEN MR. KAMLA SHANKAR YADAV, aged 73 years, an adult, Indian Inhabitant, staying at Flat No.4, "B" Wing, Ground Floor, Mandavi Nagari Nivara Co. Op. Housing Society Limited situated at Bldg. No. 19, Plot No. 6, NNP, Gen. A. K. Vaidya Marg, Dindoshi, Goregaon (East), Mumbai 400 065, hereinafter called and "THE VENDOR" (which expression unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the FIRST PART.

कमलाशंकर यादव

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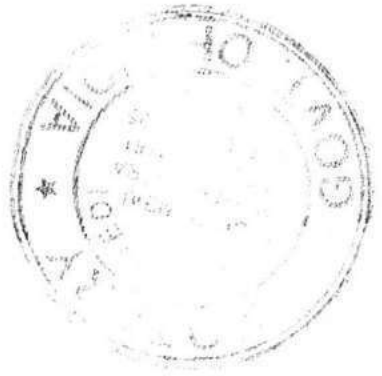
- 5 FEB 2024

शेड्यूल-१ / Annexure-1
आवक प्रतिज्ञापनासाठी / Only For Affidavit

KABIR O. KHAN
Adv. High Court
116, Sulaman Plaza, 506, Hal Bazar,
Grant Road, Mumbai - 400 006.

१) मुलाचे नाव: ...
२) मुलाचे वय: ...
३) मुलाचे पालक: ...
४) मुलाचे शिक्षण: ...
५) मुलाचे व्यवसाय: ...
६) मुलाचे वारसा: ...
७) मुलाचे नागरिकत्व: ...
८) मुलाचे वैवाहिक स्थिती: ...
९) मुलाचे वैवाहिक करार: ...
१०) मुलाचे वैवाहिक करार: ...

श्री. राजेश गोपाळ नाईक



AND MRS. TRUPTI NITIN SAWANT AND MR. NITIN DNYANDEO SAWANT, Age -35 & 38 years, adults Indian Inhabitants, residing Address at Flat No. 55, 3rd Floor, Gulmohar Building Bhawani Shankar Road Chitale Path Near Vartak Hall Dadar (west), Mumbai 400 028, hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors and administrators and assigns) of the SECOND PART,

WHEREAS by an Agreement dtd. 28th day of July, 1998 made and entered between (1) Padmakar B. Samant (2) Mrinal K. Gore (3) Kamal V. Desai (4) Vasant P. Shirali (5) Balkrishna P Haldankar (6) Shridar S. Nakharekar (7) Krishnanath R Nevrekar Trustees of Nagari Nivara Parishad (therein referred to as "Trustees") and MR. KAMLA SHANKAR YADAV The said Trustees allotted the said Flat No.4, "B" Wing, Ground Floor, Mandavi Nagari Nivara Co. Op. Housing Society Limited situated at Bldg. No. 19, Plot No. 6, NNP, Gen. A. K. Vaidya Marg, Dindoshi, Goregaon (East), Mumbai 400 065, to MR. KAMLA SHANKAR YADAV, as the Owner, thereof in respect of Flat No. 04, "B" Wing, the terms and conditions mentioned in the said Agreement. The said Agreement has been registered with the Registrar Office of Assurance vide Registered No. PBDR-2-4489-98 Dated- 24/9/1998 And allotment letter No. 23914 dated 24/09/1998, and accordingly he has taken possession thereof and occupied the same.

WHEREAS in the circumstances the TRANSFEROR is seized and possessed and/or otherwise well and sufficiently entitled to and of the said Flat No.4, "B" Wing, Ground Floor, Mandavi Nagari Nivara Co. Op. Housing Society Limited situated at Bldg. No. 19, Plot No. 6, NNP, Gen. A. K. Vaidya Marg, Dindoshi, Goregaon (East), Mumbai 400 065, (hereinafter called and referred to as "the said Flat") for the sake of brevity;

WHEREAS this Agreement shall be subject to the provision of the Maharashtra Ownership Flats Act, 1963 and the rules made there under.

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AND WHEREAS the TRANSFEROR is bona fide member of MANDAVI Nagari Nivara Co.Op.Housing Society Limited, the society duly registered under M.C.S. Act, 1960 vide Registration registration No. is - MUM/WP/HSG/TC/12209/2003-04/ Year-2003 ,here and having Share Certificate No.20 part of for five fully paid up shares of Rs.50/- each bearing distinctive No. 96 to 100 (Both numbers inclusive) (hereinafter referred to as "the said Society and the said Shares").

AND WHEREAS the TRANSFEROR has agreed to sell and transfer and assign all his right, title and interest in respect of the above said Flat & said Shares in favor of the TRANSFEREE on certain terms and conditions mutually agreed by and between the parties and the parties have hereunto reduced the same In writing which are as under:-

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-

1.The TRANSFEROR hereby agrees to sell and TRANSFEREE hereby agrees to purchase and acquire the Flat No.4, "B" Wing, Ground Floor, Mandavi Nagari Nivara Co. Op. Housing Society Limited situated at Bldg. No. 19, Plot No. 6, NNP, Gen. A. K. Vaidya Marg, Dindoshi, Goregaon (East), Mumbai 400 065, described in the Schedule hereunder written together with the permanent and absolute right of the use and occupation of the said Flat "AS IT IS" for the agreed consideration of Rs.59,00,000/- (Rupees Fifty Nine Lakhs Only)

2.That the TRANSFEREE hereby pays a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) and (Rupees Five Lakhs Fifty thousand Only) has given through cheque and remaining balance amount Ps. 47,50,000/- (Rupees Fourty Seven Lakhs Fifty Thousand Only))which will be given through bank Loan pay by way of FULL AND FINAL CONSIDERATION amount to the TRANSFEROR, for the execution of this agreement. Vendor under the Agreement for Sale dated as on and the same has been accepted and acknowledged by the said Vendor.

3.. The TRANSFEROR doth hereby grant, assign, transfer and assure all his right, title and interest in the said Flat to the TRANSFEROR.

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4. The TRANSFEROR has obtained the consent from the Managing Committee of the said society for transfer of the said Flat and of the five shares held by him in the said society to the TRANSFEREE. The TRANSFEROR will obtain No Objection Certificate ("NOC") from society stating no dues pending towards said society against the said flat and will hand over the same to TRANSFEREE.

5 The TRANSFEROR has confirmed that there is no outstanding loan on the said flat.

6. The TRANSFEROR shall deliver vacant and peaceful possession of the said Flat against registration of the said agreement and shall also execute the transfer form of the said shares, including NOC from society, as and by way of the completion of the sale. In the event of his failure to deliver the possession of the said Flat as aforesaid, the TRANSFEREE shall be entitled to specific performances of this Agreement and/or damages without prejudice to his rights and remedies available to their in Law or Equity.

6. In consideration of the above amount TRANSFEROR shall assign and transfer all his rights, title and interest in respect of the above said Flat including his tenancy, occupancy, possessor, ownership rights, membership, title and interest in respect of the said Flat in favor of the TRANSFEREE and thereafter the TRANSFEROR will have no right, title and interest therein,

7. Upon the completion of the aforesaid TRANSFEROR will hand over the TRANSFEREE (a) the Original Certificate of shares (lying with the said Society) together with the share transfer form (b) NOC from society stating no dues pending towards said society against the said flat (c) Original agreement of the said flat and (d) all the other documents relating to the said Flat if any, in the possession of the TRANSFEROR between the earlier Vendors and/or Builders/Developers.

8. The TRANSFEROR hereby covenant with the TRANSFEREE that the said Flat agreed to be hereby sold is free from encumbrances of any nature whatsoever and that the TRANSFEROR has full and absolute power to transfer and deliver possession of the said Flat to the TRANSFEREE on receipt of full and final consideration.

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9. The TRANSFEROR agrees that all the society's dues including Municipal Taxes and Electricity Charges up to date of delivery of possession will be paid by the TRANSFEROR and thereafter the TRANSFEREE will be liable to pay the same.

10. The TRANSFEROR has represented to the TRANSFEREE that: -

a) He is absolute owner of the said Flat and No other person have any interest therein,

B) There is no encumbrance on the said Flat

C) He has been in exclusive and peaceful possession and occupation of the said Flat since it has been acquired,

D) When he acquired the said Flat has had satisfied that the title to the said Flat was clear and marketable and is even now clear and marketable,

E) On taking possession of the said Flat the TRANSFEREE will be entitled to occupy the same without any claim or interruption from the TRANSFEROR or any body claiming under her,

F) He has paid all dues of the society up to date and he will indemnify and keep indemnified the TRANSFEREE against any claim made for any period prior to the completion of the sale in respect of the said Flat,

G) Neither any order of attachment against the said Flat is in existence up to date nor any suit, decrees for proceedings are pending in any court or otherwise,

H) The said Flat is not acquired by municipal authorities, government or any revenue authorities and no notice of the acquisition is received by the TRANSFEROR under the provisions of land acquisition or otherwise,

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I) The said Flat is not affected by any LIS PENDENS or insolvency proceeding or any prohibitory orders in any manner and whatsoever from anybody whatsoever including Department of Income-Tax, Sales-Tax, Central and/or State Excises, Customs or any other Taxation Department, Local authorities or other Institutions, Banks, Courts and/ or Tribunals restraining the TRANSFEROR from transferring, dealing with or disposing off the said Flat and/or the said five shares fully paid,

J) TRANSFEROR has not created any other mortgage, loan agreement, charge or any encumbrances, liability on the said shares and the said Flat.

K) The TRANSFEROR has not entered into any agreement with any person/s in respect of the above said Flat.

H) The TRANSFEROR has not transferred and assigned his right, title and interest in respect of the above said Flat premises to any other person/s;

I) The TRANSFEROR declares that except him no other person/s have any right, title and interest in the said Flat.

10. The TRANSFEROR agrees to Co-operate with the TRANSFEREE at all reasonable times as and when required to be done in getting the said Flat premises transferred in the name of the TRANSFEREE at the cost of the TRANSFEREE and further the TRANSFEROR agree to execute any other necessary documents, papers and applications etc, in favor of the TRANSFEREE, till said Flat is fully and effectually transferred his name.

12. The TRANSFEROR hereby covenant with the TRANSFEREE that the TRANSFEROR has paid his share of all taxes including property taxes and outgoings up to the date of giving possession in respect of the said Flat and that if any amount is due from the TRANSFEROR to the said society and/or any person or persons or authority for his share of taxes and outgoings and any amount relating to the said Flat the same shall be paid by the TRANSFEROR and if any such amount is recovered from the TRANSFEREE relating to the said Flat the same shall be made good by the TRANSFEROR to the TRANSFEREE and the TRANSFEROR hereby agrees to indemnify the TRANSFEREE for the payment thereof.

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13. The TRANSFEROR hereby covenant with the TRANSFEREE that he had and will comply with all applicable regulatory framework in India including Income Tax Act, 1961 and other laws in force up to the date in respect of the said Flat. If any recovery/ demand arise, the same shall be paid by the TRANSFEROR and if any such amount is recovered from the TRANSFEREE relating to the said Flat the same shall be made good by the TRANSFEROR to the TRANSFEREE and the TRANSFEROR hereby agree to indemnify the TRANSFEREE for the payment there of.

14. At the time of completion of the sale :

a). The TRANSFEROR shall by an appropriate writing resign as the member of the said society and request the society to admit the TRANSFEREE as member of the Society in place of the TRANSFEROR.

b). The TRANSFEROR and TRANSFEREE duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the said shares from the name of the TRANSFEROR to the name of the TRANSFEREE.

c). The TRANSFEROR and TRANSFEREE duly complete and sign the requisite forms, Affidavits, Indemnities and other relevant declarations for transfer of said Flat together with deposits, sinking fund, lease rent, any other deposit or any credit concerning the said, if any from the names of TRANSFEROR to the name of TRANSFEREE in records of concerned authority and for transfer of electric meter in records of concerned Electricity authority and other things.

d). TRANSFEROR shall handover all erstwhile documents of title viz. Allotment letter of Flat and movable and immovable furniture's, possession letter, original agreement with erstwhile allottee etc. to the TRANSFEREE.

e). TRANSFEROR shall handover the possession of the said Flat at the time of receiving full and final consideration amount and also provide all assistance get this agreement registered with concerned Sub-Registrar office.

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15. The TRANSFEROR hereby further covenant with the TRANSFEREE that the TRANSFEREE shall hence forth possess and occupancy and enjoy the said Flat without any hindrance, demand, interruption or eviction by the TRANSFEROR or any other person or persons lawfully or equitably claiming through or under or in trust for the TRANSFEROR.

16. That the TRANSFEREE shall be entitled to have and hold the possession, occupation and use of the said Flat and the said share, the TRANSFEREE shall hold the same unto and to the use and benefit of the TRANSFEREE and his heirs, successor and assigns forever without any claim, charge, right, interest, demand or lien of the TRANSFEROR or any other person or persons lawfully or equitably claiming through or under or in trust for the TRANSFEROR.

17. That the TRANSFEREE hereby covenant with the TRANSFEROR that he shall abide by the rules and regulations and the bye laws of the said Society on admission as a member thereof and that he agrees and undertakes to pay and discharge all calls, demands, contributions and dues which said society hereafter make in respect of the said Flat. The TRANSFEROR has no pending dues towards maintenance of society, property tax, electricity charges, and any other charges concerning the said Flat.

18. The TRANSFEROR hereby further covenant with the TRANSFEREE that the TRANSFEROR shall from time to time and at all times whenever called upon by the TRANSFEREE or his advocate or attorney do and execute or cause to be done, executed all such acts, deeds and things whatsoever for more perfectly securing interest of the TRANSFEREE in the said Flat agreed to be hereby sold unto and to the use for the TRANSFEREE as shall or may be reasonably required.

19. The TRANSFEROR hereby further covenant with the TRANSFEREE that the TRANSFEROR shall present and handover any other required documents in respect of the above said Flat premises before the concerned authorities during or after registration.

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20. The TRANSFEROR hereby declares that on today execution of this Agreement, the TRANSFEROR will give him no objection for the transfer of above said Flat along with relevant document for which he or his legal heir/s will not claim any rights over the said Flat premises and will relinquish all his right over the said Flat premises.

21. All the above said Agreement and letters regarding allotment and transfer of rights and all the other relevant papers documents and receipt of payment made by the TRANSFEROR has been duly delivered by him to the TRANSFEREE on the execution of these presents in original.

22. The TRANSFEROR shall present herself at the office of the Sub-Registrar of Assurances, Mumbai and admit execution of this Agreement for Sale.

23. All disputes under this agreement are subject to the jurisdiction of court in Mumbai.

24. The TRANSFER charges payable to the said Society will be paid by the TRANSFEREE and TRANSFEROR in equal shares.

25. The Stamp Duty and Registration charges if any shall be borne by the TRANSFEREE in respect of the said Flat to the concerned authority alone.

SCHEDULE OF THE PROPERTY

Flat No.4, "B" Wing, admeasuring 33.108 sq.mt.area Ground Floor, Mandavi Nagari Nivara Co. Op. Housing Society Limited situated at Bldg. No. 19, Plot No. 6, NNP, Gen. A. K. Vaidya Marg, Dindoshi, Goregaon (East), Mumbai 400 065, and lying and bearing C.T.S. No. 827/C, Village: Malad (East), Taluka: Borivali in the Registration District of Mumbai Suburban, the building consists of Ground plus Three Upper Floors without lift, the said building constructed in year.

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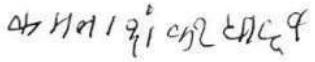
IN WITNESS WHEREOF the parties hereto have hereto have set and subscribed their respective hands on the this day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED by)

within named "TRANSFEROR)

MR. KAMLA SHANKAR YADAV)

PAN NO: AACPY6300K

		
	Photo	Signature

In the presence of]

.....]

SIGNED SEALED AND DELIVERED by)

Within named "TRANSFeree")

MRS. TRUPTI NITIN SAWANT AND

PAN NO. AMQPC4059D

MR. NITIN DNYANDEO SAWANT)

PAN NO. BPCPS6740H

		
Left Thump Impression	Photo	Signature ATTESTED BY ME 

In the presence of]

.....]



K. C DWIVEDI
B.A., LL.B.,
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT OF INDIA)
7 MAR 2024

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याबाबे नाव : मालाड

वर्णनात्मक प्रकार	क्रमांक
(1) बाजारभाव (भाडेपट्ट्याच्या अंतर्गत पट्ट्याकार आकारणी देणे वी पट्टेदार अनुमद करावे)	5900000 4023284.16
(2) भू-मापन, पोटोग्राम्मा व अंशमाक (अमल्याम)	1) पानिकेचे नाव: Mumbai Ma, na, pa. इतर सर्व्हे ; इतर माहिती: फ्लॉट नं ४, गळ मजला, वी विंग, विलिंग नं १९, मांडवी नगराची विचारा को ऑफ हो मो नि, एमएनपी, फ्लॉट नं ६, जलमग्न म के वेदव मार्ग, दिशेची, गोरगाव पूर्व मुंबई 400065, अक्षफळ 33, 108 चौ.मीटर विन्ट अफ, मांडवी मालाड पूर्व PUI: PN0612760560000 (C.T.S. Number : 827/C ;)
(5) भू-मापन	1) 33.108 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) इन्सॉयन्स करून देणा-या/विहित देण्या-या पक्षकाराचे नाव किंवा दिशाची न्यायालयाचा हुकुमनामा किंवा अर्देअ अमल्याम, प्रतिबादिने नाव व पत्ता.	1): नाव:-कमला संकर यादव बच-64; पत्ता:-फ्लॉट नं फ्लॉट नं २, माला न: लळ मजला, वी विंग, विलिंग नं १९, इमारतीचे नाव: मांडवी नगराची विचारा को ऑफ हो मो नि, एमएनपी, फ्लॉट नं ६, वेदव मार्ग, दिशेची, गोरगाव पूर्व मुंबई, महाराष्ट्र, MUMBAI. विन कोड:-400065 पं नं:-
(8) इन्सॉयन्स करून देणा-या पक्षकाराचे व किंवा दिशाची न्यायालयाचा हुकुमनामा किंवा अर्देअ अमल्याम, प्रतिबादिने नाव व पत्ता	1): नाव:-सुनी मिलिनि मारुत बच-35; पत्ता:-फ्लॉट नं फ्लॉट नं ५५, माला न: तीमरा मजला, इमारतीचे नाव: मुनमोहर विलिंग, ब्लॉक नं: चिगळे पथ, बॉक इन्सिजपळ, रोड नं: भवानी संकर रोड सादर पश्चिम मुंबई, महाराष्ट्र, मुंबई. विन कोड:-400028 पं नं:-AMQPC4059D 2): नाव:-मिलिनि ज्ञानदेव मारुत बच-40; पत्ता:-फ्लॉट नं फ्लॉट नं ५५, माला न: तीमरा मजला, इमारतीचे नाव: मुनमोहर विलिंग, ब्लॉक नं: चिगळे पथ, बॉक इन्सिजपळ, रोड नं: भवानी संकर रोड सादर पश्चिम मुंबई, महाराष्ट्र, मुंबई. विन कोड:-400028 पं नं:-BPCPS6740H
(9) इन्सॉयन्स करून देणा-या दिनांक	22/03/2024
(10) इन्सॉयन्स देणा-या दिनांक	23/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4673/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	354000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भंग	



मुल्यांकनासाठी विधानाल पेतलेला तपशील :-
 एक शुल्क आकारनाला निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक, बोरीवली क्र. १,
 मुंबई उपनगर जिल्हा.

पत्रकाराचे नाव व पत्ता

नाम: कमला शंकर यादव

पत्ता: फ्लॉट नं: फ्लॉट नं ४, माळा नं: गळ गजला, डी विंग, विल्डिंग नं ११, इमारतीचे नाव: मांडवी वागरी विबारा पो ऑप ही सो नि, ब्लॉक नं: एमएनपी, फ्लॉट नं ६, रोड नं: जनरल ए के वैद्य मार्ग, दिडोली, कोरेगाव पूर्व मुंबई, महाराष्ट्र, MUMBAI

पत्र नंबर:

नाम: तुमी नितिन सावंत

पत्ता: फ्लॉट नं: फ्लॉट नं ५५, माळा नं: तीसरा गजला, इमारतीचे नाव: गुलमोहर विल्डिंग, ब्लॉक नं: चितळे पथ, वर्तक हॉलजवळ, रोड नं: भवानी शंकर रोड दादर पश्चिम मुंबई, महाराष्ट्र, मुम्बई.

पत्र नंबर: AMQPC4059D

नाम: नितिन ज्ञानदेव सावंत

पत्ता: फ्लॉट नं: फ्लॉट नं ५५, माळा नं: तीसरा गजला, इमारतीचे नाव: गुलमोहर विल्डिंग, ब्लॉक नं: चितळे पथ, वर्तक हॉलजवळ, रोड नं: भवानी शंकर रोड दादर पश्चिम मुंबई, महाराष्ट्र, मुम्बई.

पत्र नंबर: BPCPS6740H

पत्रकाराचा प्रकार

लिहून देणार

वय :-64

स्वाधरी:-

छायाचित्र

उत्पादनस्थिति



लिहून देणार

वय :-35

स्वाधरी:-

TNSawant

लिहून देणार

वय :-40

स्वाधरी:-

NSawant

वरल - १

Handwritten marks and signatures

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिव्याचे कबुल करतात.
क्र.3 ची वेळ: 22 / 03 / 2024 03 : 28 : 25 PM

दस्तऐवज निष्पादनाचा क्वलीकचाव देणाऱ्या सर्व पत्रकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आनी आहे. त्याचप्रमाणे त्यांचा त्रुटी-संशोधन केले आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार कमला शंकर यादव	22/03/2024 03:29:00 PM	कमलाशंकर अहिरवरन यादव M 1220673075110502400
2	लिहून देणार तुमी नितिन सावंत	22/03/2024 03:29:28 PM	तुमी नितिन सावंत F 1220673189166272512
3	लिहून देणार नितिन ज्ञानदेव सावंत	22/03/2024 03:29:48 PM	नितिन ज्ञानदेव सावंत M 1220673276080640000

प्रमाणित करणेत येते, की या दस्तावेजाचे एकूण ४४ पाने आहेत.
साह. दुष्यम निबंधक, बोरीवली क्र. १, मुंबई उपनगर जिल्हा.

वरल-१/ ४६७३ / २०२४
पुस्तक क्रमांक १, क्रमांक.....वा
नोंदला: २३/३/२०२४
दिनांक:

शिक्का क्र.4 ची वेळ: 22 / 03 / 2024 03 : 29 : 50 PM

द. निबंधक, बोरीवली क्र. १,
साह. दुष्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	श्रीम. एल. डी. पडवल Used At Deface Number साह. दुष्यम निबंधक, बोरीवली क्र. १, मुंबई उपनगर जिल्हा.	Deface Date
1	TRUPTI N SAWANT AND NITIN SAWANT	eChallan	0300617202403170532	MH01759940400324M	354000.00	SD 0009416710202324	22/03/2024
2		DHC			880	RF 0324222615201D	22/03/2024
3	TRUPTI N SAWANT AND NITIN SAWANT	eChallan		MH01759940400324M	30000	RF 0009416710202324	22/03/2024

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TRUPTI N SAWANT AND NITIN SAWANT	eChallan	03006172024031900232	MH017599404202324M	354000.00	SD	0009416710202324	22/03/2024
2		DHC		0324222615201	880	RF	0324222615201D	22/03/2024
3	TRUPTI N SAWANT AND NITIN SAWANT	eChallan		MH017599404202324M	30000	RF	0009416710202324	22/03/2024

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

04/219

3/8 15 11/2000
Dr. Eng. Bldg. Prop. (C.T.S.) P.O. No. 827/C-23 of Village Malad (East) for Nagari Nivara Parishad.

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. C/RE/7443/SP(TWS)AP OF 20 SEP 2001

To: Shri. P.D. Samant, Trustee Nagari Nivara Parishad, Malad (East).

मांडवी निवारा परिषद
(पूर्व), मुंबई-६३.
क्र. 1944
11/9/01

Sub: Permission to occupy the completed building 'C' on sub-plot no.6 of land bearing C.T.S. No. 827/C-23 of Village Malad, Malad (East) for Nagari Nivara Parishad.

Ref: Your Arch's letter dated 8.8.2000.

The development work of building 'C' comprising of Ground + 3 upper floors on sub-plot No. 6 bearing C.T.S. No.827/C-23 of Village Malad situated at Malad (East), completed under the supervision of Shri Shirish D. Patel, Licenced Architect, having Lic. No. P/89, Shri P.H. Srinivasachar, Structural Engineer, having Licence No. ST/5/68 and Lic. Site Supervisor, Shri M.P. Jose, having Licence No. J/87/55-1, may be occupied on the following conditions.

1. That the certificates U/s 270A of B.M.C. Act shall be obtained from A.F.W.W.P/North and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout/sub-division/consolidation shall be complied with.
3. That all the intimation of disapproval including S.C.C. refusal conditions and notes should be submitted within one year hereof.
4. That all the remaining work should be completed within three months from the date of issue hereof and registration of the same should be completed before B.C.C. whichever is earlier.
5. That the water supply for premises for which permission is granted shall be restricted to 50% or normal requirement and complaint for short supply of water shall be entertained in future.
6. That the D.I.L.R.'s certificate for transfer of ownership of the land in the name of M.C.G.M. shall be submitted before B.C.C.
7. That the scrutiny fees/revalidation fees/premiums/penalties if any shall be paid as per final court verdict.



CERTIFIED COPY
[Signature]

वरल - १		
REU3	37	88
2028		

सिक्रेटरी - सुप्रीम पावघाग
मांडवी नागरी निवारा को. आ. ही. तो. लि.