

SALE DEED

This SALE DEED is made and entered into at Mumbai on this 06TH day of March, 2024,

BETWEEN

(1) Mr. BHUPENDRA VALLABHDAS DAVDA, age 53 years and (2) Mrs. DAKSHA BHUPENDRA DAVDA, age 50 years, both residing at Flat No. A-304, Charkop Silver Co-op. Hsg. Soc. Ltd., Plot No. 6, RDP-5, Sector-7, Charkop, Kandivali (West), Mumbai - 400067, hereinafter called "the VENDORS" (Which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include theri respective heirs, executors, administrators and assigns) of the ONE PART

AND

Mrs. VANDANA CHANDRAKANT SHINDE, aged 54 years, residing at 6/104, Kapasi Niwas CHS Ltd., S. V. Road, Near Kamat Club Liliya Nagar, Motilal Nagar, Goregaon (West), Mumbai - 400104, hereinafter referred to as "the PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include her respective heirs, executors, administrators and assigns) of the OTHER PART:

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

1. The recitals mentioned above form an integral and operative part of this SALE DEED as if the same were set out and incorporated herein verbatim.

2. The VENDORS have agreed to transfer and assign their right, title and interest in the said residential flat along with the total 5 fully paid-up shares of Rs. 50/- each bearing distinctive nos. 181 to 185 under Share Certificate No. 37 with right to use, occupy, possess and enjoy residential Flat No. A-304, on 3rd floor, in Charkop Silver Co-op. Hsg. Soc. Ltd., Plot No. 6, RDP-5, Sector-7, Charkop, Kandivali (West), Mumbai - 400067, admeasuring 37.62 sq. mtr. Carpet area, at the lump sum consideration of Rs. 83,00,000/- (RUPEES EIGHTY THREE LAKH ONLY), and the PURCHASER have agreed to pay the said sum and acquire the said flat and the said shares of the said society, with the permanent and absolute right of use and occupation of the said flat. The total consideration amount included the fixture and fixed furniture attached to the said flat.

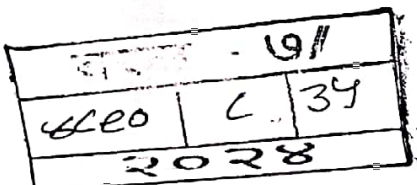
3. The VENDORS on or before execution hereof have received FROM THE PURCHASER the entire monetary consideration of Rs. 83,00,000/- (RUPEES EIGHTY THREE LAKH ONLY), which includes 1% TDS i.e. Rs. 83,000/- deducted in terms of Section 194-IA of Income Tax Act, 1961 and it shall be deposited by the PURCHASER in Govt. Treasury immediately on registering this SALE DEED (the receipt whereof the VENDORS hereby admit and acknowledge and of and from the payment whereof release the PURCHASER forever).



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15. This SALE DEED is made at Mumbai, the parties to this SALE DEED are residing at Mumbai, and therefore this SALE DEED shall have jurisdiction of Mumbai City only.

SCHEDULE OF THE RESIDENTIAL FLAT.

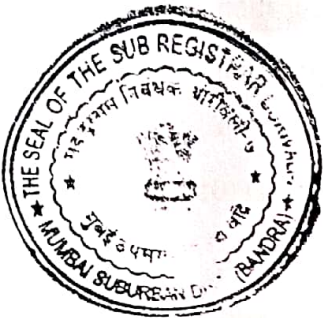
Flat No. A-304 on 3rd Floor, admeasuring 37.62 sq. mtr. Carpet area in Charkop Silver Co-op. Hsg. Soc. Ltd., situated at Plot No. 6, RDP-5, Sector-7, Charkop, Kandivali (West), Mumbai - 400067, constructed on the plot of land bearing City Survey No. 1C/1/718 of Village: Kandivali, Taluka : Borivali in the registration District and Sub District of Mumbai Suburban District..

The said building is constructed in the year 2015 and having Stilt + 7 upper floors with Lift.

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MUNICIPAL CORPORATION OF GREATER MUMBAI

CHE /A-4600/BP (WS) /AR

5 AUG 2016

OCCUPATION CERTIFICATE

Executive Engineer, Building Proposals (R) Ward,
Western Suburbs, M.C.G.M. 'C' - Wing, Sanskruti
Complex, Kandivali- East, Mumbai 400101.

To,
Secretary
Charkop Silver CHSL

Gentleman,

The development work of residential building comprising of Wing A - Stilt + 1st to 7th upper floor and Wing B - Stilt + 1st to 6th +7th (part) upper floor for residential user of the building on plot No. 6, RDP-5, MHADA Layout, at Charkop, Kandivali (West), Mumbai is-completed under the supervision of Shri. Chandan Kelekar, Lic. Architect Lic. No. CA/87/11009, Shri. Basant Jha, Lic. Site supervisor, Lic. No. J/150/SS-I, Shri. Narendra H. Desai, Lic. RCC Consultant, Lic. No. STR/D/37, and as per Development Completion Certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer U/No. FB / HR / R- IV /505 Dt: 08/12/2015, may be occupied on the following conditions:-

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

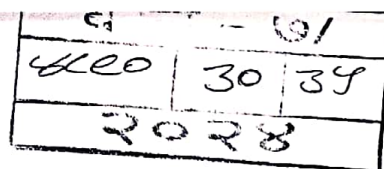
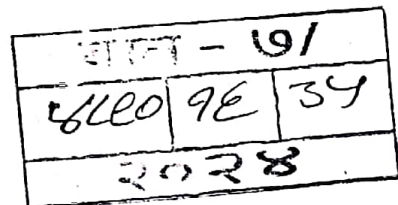


A set of certified completion plan is attached herewith.

Yours faithfully

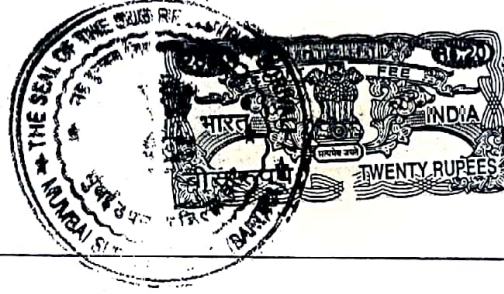
sd:-

Executive Engineer.
(Building Proposals- W.S. 'R' Ward)



गावाचे नाव : कांदिवली

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| (1) विलेखाचा प्रकार | मेल डीड |
| (2) मोबदला | 8300000.00 |
| (3) वाजारभाव (भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देता की पट्टेदार ते नमुद करावे) | 6080358 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदतिका नं: फ्लॉट न.ए-304, माळा नं: 3 रा मजला, इमारतीचे नाव: चारकोप मिल्हर् सी एच एम लिमिटेड, ब्लॉक नं: प्लॉट न.6 आर्डीपी-5 सेक्टर-7, रोड : चारकोप कांदिवली प मुंबई 400067, इतर माहिती: क्षेत्रफळ 37.62 चौ फुट कॉर्पेट.....दिनांक-31 मार्च 2021 च्या शासन परिपत्रक महाराष्ट्र क्र. सुद्रांक-2021/अनौ.मं.क्र.12/प्र.क्र.107/म-1(धोरण). तुसाग मद्रची मदतिका विकत असल्याने मद्रगीत लिहून घेणारे पधकार (महिला) मदरील दस्तान 4% तुसाग सु.शु. वसूल करण्यात आले आहे. PUI: RC0126473790012 ((C.T.S. Number : 1C-1/718 ;)) |
| (5) क्षेत्रफळ | 1) 45.14 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पधकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-भूपेंद्र वल्लभदास दावडा वय:-53; पत्ता:-प्लॉट नं: फ्लॉट न.ए-304, माळा नं: 3 रा मजला, इमारतीचे नाव: चारकोप मिल्हर् सी एच एम लिमिटेड, ब्लॉक नं: प्लॉट न.6 आर्डीपी-5 सेक्टर-7, रोड नं: चारकोप कांदिवली प मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ALGPD1195C 2): नाव:-दक्षा भूपेंद्र दावडा वय:-50; पत्ता:-प्लॉट नं: फ्लॉट न.ए-304, माळा नं: 3 रा मजला, इमारतीचे नाव: चारकोप मिल्हर् सी एच एम लिमिटेड, ब्लॉक नं: प्लॉट न.6 आर्डीपी-5 सेक्टर-7, रोड नं: चारकोप कांदिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BDJPD1702K |
| (8) दस्तऐवज करून घेणा-या पधकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-वंदना चंद्रकांत शिंदे वय:-54; पत्ता:-प्लॉट नं: 6/104, माळा नं: -, इमारतीचे नाव: कृपासी त्रिवाम सी एच एम लिमिटेड, ब्लॉक नं: एस व्ही रोड कामत क्लब जवळ लिलीया नगर, रोड नं: मोतीबाळ नगर गोरगांव प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AHTPS6593A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 06/03/2024 |
| (10) दस्त नोंदणी करणाऱ्या विभागाचे | 06/03/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 4890/2024 |
| (12) वाजारभावाप्रमाणे सुद्रांक शुल्क | 415000 |
| (13) वाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) धेरा | |



मुल्यांकनासाठी विचारात घेतलेला नपशील:-

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



खरी मत

सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.