

AGREEMENT FOR SALE

TRANSFERORS

MR. SHAILESH SHASHIKANT KRIPAL,
MRS. SEEMA SHAILESH KRIPAL,

TRANSFeree

MRS NIKITA JITENDRA THAKARE,

PREMISES

FLAT NO. 701, 7th floor
Richa-Pratik Co-Op. Housing Society Ltd.
Asha Nagar, Thakur Complex,
Kandivali East, Mumbai-400101

367/6602

पावती

Original/Duplicate

Thursday, April 18, 2024

नोंदणी क्र. :39म

10:56 AM

Regn.:39M

पावती क्र.: 7135

दिनांक: 18/04/2024

गावाचे नाव: पोयसर

दस्तऐवजाचा अनुक्रमांक: बरल-2-6602-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: निकिता जितेंद्र ठाकरे -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:15 AM ह्या वेळेस मिळेल.


सह. दु. नि. का-बोरीवली 2

बाजार मुल्य: रु.8486584.92 /-

मोबदला रु.9360000/-

भरलेले मुद्रांक शुल्क : रु. 468000/-

सह. दुय्यम निबंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु.640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424174902524 दिनांक: 18/04/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000609886202425M दिनांक: 18/04/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area



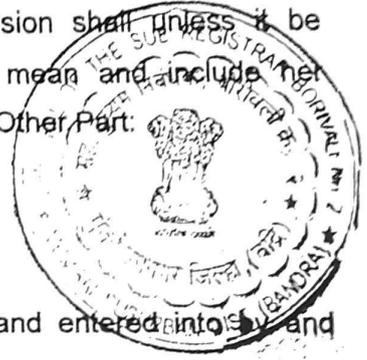
REGISTERED ORIGINAL DOCUMENT
RELEVERIED ON. 19/04/2024

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai this 18th day of April, 2024,

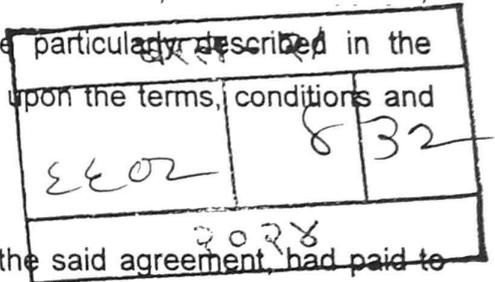
BETWEEN

1) **MR. SHAILESH SHASHIKANT KRIPAL**, (2) **MRS. SEEMA SHAILESH KRIPAL**, Adults Indians Inhabitants of Mumbai, residing at Flat No.701, 7th floor, Richa Building, Richa-Pratik CHS Limited, Asha Nagar, Kandivali East, Mumbai - 400101, hereinafter referred to as "**the Transferors**", (which expression shall unless it be repugnant to the context of meaning thereof deemed to mean and include their respective heirs, executors, administrators and assigns) of the One Part; **AND MRS NIKITA JITENDRA THAKARE**, Adult Indian Inhabitants of Mumbai, residing at Flat No.C-303, Vasant Smruti CHS Limited, 90 feet Road, Thakur Complex, Kandivali East, Mumbai - 400101, hereinafter referred to as "**the Transferee**", (which expression shall unless it be repugnant to the context of meaning thereof deemed to mean and include their respective heirs, executors, administrators and assigns) of the Other Part.



WHEREAS:

(a) By an Agreement for Sale dated 15/04/1992 made and entered into by and between M/s Riddhi Housing Private Limited, hereinafter referred to as "**the Promoters**" on the One Part and Mr. Bhushanlal Raghunath Anand on the Other Part, the said Mr Bhushanlal Raghunath Anand had agreed to purchase from the said Promoters Flat No.701, admeasuring 428 sq. ft. carpet area, situated on the 7th floor of building known as **RICHA-PRATIK**, having address at Asha Nagar, Kandivali East, Mumbai - 400101, hereinafter referred to as "**the said Flat**", and more particularly described in the **SCHEDULE** hereunder written, at or for the price and upon the terms, conditions and covenants therein contained;



(b) Mr. Bhushanlal Raghunath Anand, in terms of the said agreement, had paid to the said Promoters the entire consideration amount and were put in vacant possession of the said flat and have been holding the said Flat as owner thereof;

(c) A Co-Operative Housing Society of the Flat/Shop/Premises owner of the building has been formed and registered in the name and style of **RICHA-PRATIK Co-Operative Housing Society Limited**. a Society duly registered under the **Maharashtra Co-Operative**

S. S. Kripal

Seema

Nikita

(d) Mr. Bhushanlal Raghunath Anand was a member of the said Society and as such member, she was holding five (5) shares of Rs.50/- each of the said Society, bearing Share Certificate No. 025, Distinctive Nos. from 121 to 125, (both inclusive) hereinafter referred to as "the said Shares";

(e) By an Agreement dated 07/11/2007, duly stamped and registered with the Sub-Registrar of Assurances under document No. BDR5-09091-2007 dated 13/11/2007, Mr. Bhushanlal Raghunath Anand sold, transferred and assigned all her right, title and interest in the said Flat to and in favour of 1) Mr. Vivek Anand 2) Mrs. Namita Anand, for the consideration and on the other terms and conditions contained therein and the said Society admitted them as its joint members;

(f) By an Agreement dated 31/12/2014, duly stamped and registered with the Sub-Registrar of Assurances under document No. BRL/5/210/2015, dated 07/01/2015, 1) Mr. Vivek Anand 2) Mrs. Namita Anand sold, transferred and assigned all their right, title and interest in the said Flat to and in favour of 1) Mr. Shailesh Shashikant Kripal, (2) Mrs. Seema Shailesh Kripal, for the consideration and on the other terms and conditions contained therein and the said Society admitted them as its joint members;

(g) In the premises above referred to, 1) Mr. Shailesh Shashikant Kripal, (2) Mrs. Seema Shailesh Kripal, who are the Transferors herein have become the absolute owners of the said Flat and the said Shares, together with the benefits attached thereto;

(h) Subject to the above, the Transferors do and each of them doth hereby represent and warrant that:-

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| २ Building known as Richa of the said Society; | |

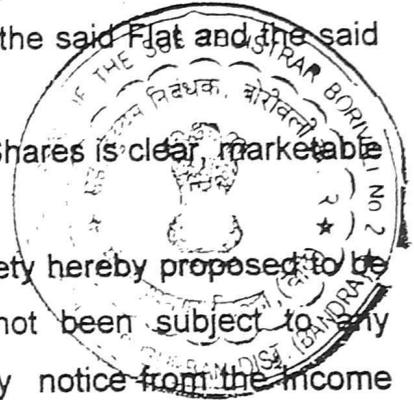
- The Transferors have not created any charge or mortgage and/or encumbered the said Flat and the said Shares in any manner whatsoever and that the said flat and the said shares are free from encumbrances and that the title to the said Flat and the said Shares are free and marketable;
- there is no litigation pending with regard to, affecting or concerning the said Flat and the said Shares;
- there is no attachment on the said Flat or the said Shares from any

S. Kripal

Seema

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- upto-date outgoings in respect of the said Flat and the said Shares including the dues of the said Society are paid;
- there is no dispute between the Transferors and the said Society in any manner whatsoever;
- the Transferors have not agreed to sell, transfer or alienate the said Flat and the said Shares to any other person or persons and/or have the Transferors given the said Flat under any Leave and License, tenancy basis and/or parted or encumbered the said Flat in any manner whatsoever to any person or persons nor have the Transferors entered into any Agreement of any nature whatsoever;
- the Transferors have not been served with nor have the Transferors received any summons, writ or notice from any Government, Court, Municipal Corporation or any other public, local, statutory body or authority with regard to, affecting or concerning the said Flat or the said Shares;
- the Transferors have not done any act of commission or omission whereby the Transferors are prevented or restrained from executing these Presents;
- there is no order of the Court or Decree or direction or injunction of any tribunal or local or public body or officer or authority whereby the Transferors is prohibited, restrained or prevented from selling the said Flat and the said Shares;
- the Transferors' title to the said Flat and the said Shares is clear, marketable and free from all encumbrances;
- the said Flat and the said Shares in the said Society hereby proposed to be sold and transferred to the Transferee have not been subject to any attachment nor have the Transferors received any notice from the Income Tax Authorities for recovery of any disputed tax amounts by attaching the said Flat and the said Shares at any time;
- the Transferors are not guarantors to any person or persons and have not offered the said Flat or the said Shares as and by way of security to any Banks, Financial Institutions, Company and/or to any other person or persons in any manner whatsoever;
- There is no minors' interest in the said premises.



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(iv) Relying upon the above representations and averments of the Transferors, the Transferee have agreed to purchase from the Transferors and the Transferors have agreed to sell to the Transferee, all the right, title and interest of the Transferors in the

S. G. S. S. S.

Same

Signature

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The Transferors do and each of them doth hereby declare, confirm and warrant that what is recited hereinabove in respect of the said Flat and the said Shares shall be treated as representations and irrevocable declarations on the part of the Transferors, as if the same are reproduced herein in verbatim and form part of this agreement.

2. The Transferors hereby agree to sell, transfer and assign to the Transferee and the Transferee hereby agree to purchase and acquire from the Transferors the said Flat of the said Society, together with the said five shares of Rs.50/- each of the said Society, and together with all the rights, title and interest incidental to ownership therein of the Transferors, and also all the past, present and future benefits directly and/or indirectly attached to the said Flat, free from all encumbrances and reasonable doubts for a total lump sum price/monetary consideration of Rs.93,60,000/- (Rupees Ninety three lakhs sixty thousand only).

In pursuance thereof, the Transferee on or before the execution of this Agreement, paid to the Transferors an amount of Rs.9,00,000/- (Rupees Nine lakh only), being token amount, the payment and receipt whereof the Transferors do and each of them doth hereby admit and acknowledge and of and from the payment of the same or every part thereof do and each of them doth forever acquit, release and discharge the Transferee herein. The Transferee have agreed to pay the balance amount of consideration, time being made the essence of this agreement, as under:-

- (i) Rs.3,66,400/- on or before execution and registration of this Agreement;
- (ii) Rs.93,600/- being 1% of the consideration amount will be deposited with the Income Tax authorities towards TDS as per the provisions of Section 194-1A of the Income Tax Act, 1961, as amended from time to time;
- (iii) Rs.49,97,635/-/- being the amount of consideration will be paid within 30 to 45 days from the date of registration of this Agreement for Sale, by availing a housing loan from a bank or Financial Institution and/or by own arrangement, subject to the title of the Transferor in respect of the said

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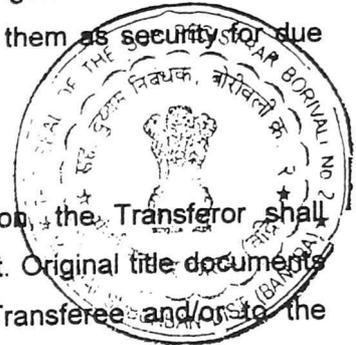
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- (iv) The balance sum sum of Rs. 30,02,365/-(Rupees Thirty lakhs two thousand three hundred sixty five only) is payable by the Transferee to the Transferors within 30 to 45 days from the date of registration of this Agreement for sale by way of credit of this sum to the Transferor's Home Loan Account No. 614086459 with HDFC BANK, Old Nagardas Road, Andheri East, Branch, Mumbai- by the Financial Institution/ Bank (from where the Transferee as availing a Housing Loan), towards full and final consideration for the. Said premises;

Nagardas Road, Andheri East, Branch, Mumbai- against the security of the said premises under Home Loan Account No. 614086459 in which a sum of Rs. 30,02,365/-(Rupees Thirty lakhs two thousand three hundred sixty five only) is outstanding as on date. 16/04/2024 On credit of the sum mentioned in sub Clause above, the Transferors undertakes to get the said Housing Loan liquidated, get a 'Mortgage Clearance Certificate' from the said HDFC BANK, Old Nagardas Road, Andheri East, Branch, Mumbai-and also obtain from them all the original documents of title pertaining to the said premises deposited with them as security for due repayment of the said Housing Loan.]

4. On payment of the balance amount of consideration, the Transferor shall handover the vacant and peaceful possession of the said Flat. Original title documents pertaining to the said Flat will be handed over to the Transferee and/or to the Bank/Financial Institution from where the Transferee propose to avail the housing loan, as and when required by the Bank/Financial Institution, to facilitate the disbursement of the Loan Amount, in favour of the Transferor.

5. The Transferors hereby covenant with the Transferee that the said Flat hereby agreed to be sold, transferred and assigned to the Transferee is free from encumbrances and defects in title of any nature whatsoever and that the Transferors have full and absolute power to transfer and deliver possession of the said Flat to the Transferee.



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6. The Transferors hereby declare that the Transferors have in no way created any charge, claim or lien on the said Flat and that the said Flat hereby sold, transferred and assigned is free from all claims, charges, demands and encumbrances and that there is no pending litigation in respect of the said Flat. Should there be any claim by any person or persons against the said Flat, the Transferors do and each of them doth hereby agree and undertake to indemnify the Transferee against such claim, charges, demands and encumbrances.

7. The Transferors hereby agree to procure before completion of sale, a No-Objection Certificate from the said Society stating therein that the said Society has no objection for the proposed sale/transfer of the said flat and in admitting the Transferee as members of the Society.

8. The Transferors do and each of them doth hereby further covenant with the Transferee that the Transferors have paid to the said Society all the outgoing and share of taxes and other liabilities payable in relation to the said Flat upto date and that in case any amount is hereafter found to be due from the Transferors for their share of taxes and other liabilities and outgoing or on any other account of whatsoever nature in connection with the said Flat upto the date of handing over vacant possession of the said Flat to the Transferee the same shall be paid by the Transferors and in the event of any such amount being recovered from the Transferee, the Transferors shall reimburse the Transferee in respect of the same and further agree to indemnify and keep indemnified the Transferee from all losses or damages, if any, suffered on that account.

9. Subject to payment of balance amount of consideration, the Transferors hereby agree to grant, assign, transfer and assure all the right, title and interest of the Transferors in the said Flat, together with the said five shares of the said Society, to the

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10. The Transferee shall be entitled to has and hold the said Flat for unto and to the use and benefit of the Transferee her heirs, executors, administrators and nominees forever and without any claim, charge, interest, demand or lien of the Transferors or any person or persons claim

11. The Transferee shall be entitled to apply for the membership of the said Society and for the transfer of the said Flat and the shares to their names, subject to payment of full consideration within the stipulated period.

12. The Transferors do and each of them doth hereby further covenant with the

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lawfully or equitably claiming through under or in trust for the Transferors subject to payment by the Transferee of all taxes, assessments, charges, duties or calls made by the said Society, Government, Revenue or Local Authorities hereafter in respect of the said Flat and the said land from the date of handing over vacant possession of the said flat to the Transferee.

13. The Transferee do and each of them doth hereby covenant and agree with the Transferors that save and except as aforesaid, the Transferee shall at all times hereafter pay or cause to be paid to the said Society her share of taxes and outgoing as mentioned in the hereinbefore recited agreement and shall become a member of the said Society and also abide by the rules, regulations and bye-laws of the said Society.

14. Transfer charges or any premium or fee payable to the said Society in respect of the transfer of the said Flat shall be shared by the parties herein in equal shares.

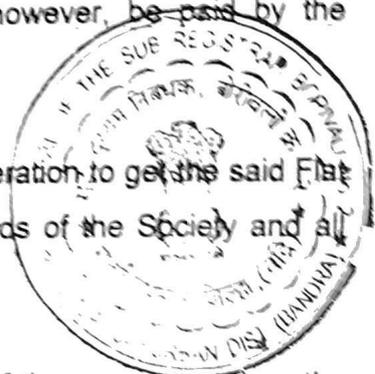
15. It is agreed by and between the parties hereto that the stamp duty and penalty, if any, levied by the concerned authorities in respect of the previous chain of agreements of the said flat shall be borne and paid by the Transferors alone. Stamp Duty and Registration Charges in respect of this Agreement, shall however, be paid by the Transferee alone.

16. The Transferors shall provide all assistance and co-operation to get the said Flat duly transferred to the names of the Transferee in the records of the Society and all other concerned authorities.

17. If the Transferee are willing to pay and fulfill her part of the agreement then the Transferors shall be irrevocably bound to abide by the terms herein and shall be bound to complete the contract on their part.

18. This agreement shall be deemed to be the Sale Deed or Deed of Transfer upon payment of the said full and final consideration amount by the Transferee and upon handing over the vacant and peaceful physical possession of the said Flat by the Transferors to the Transferee.

19. It is further agreed that the Transferee shall not be called upon by the Transferors to make any additional payment of any nature whatsoever other than the payments herein expressly agreed upon between the parties hereto by virtue of this Agreement.



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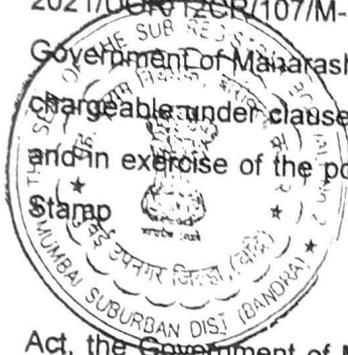
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20. The Transferors do and each of them doth hereby further covenant with the Transferee that the Transferors shall from time to time and at all times whenever called upon by the Transferee or their advocates and at the cost and expense of the Transferee do and execute, perform or cause to be done and executed and performed all such further acts, deeds and things and writings whatsoever for further and more perfectly conveying and assuring the said Flat unto and to the use of the Transferee as shall or may be reasonably required.

21. The Transferee have availed 1% reduction in stamp duty being the benefit given to woman purchaser. As per state Gov. of Maharashtra Order No. Mudrank - 2021/UCR/12CR/107/M-1 date 31 March 2021. In exercise of the powers, the Government of Maharashtra has decided to reduce the stamp duty by 1% as otherwise chargeable under clause (b) of Article 25 of the Maharashtra Stamp Act, (LX of 1958) and in exercise of the powers conferred by clause (a) of Section 9 of the Maharashtra



Act, the Government of Maharashtra reduces the Stamp Duty w.e.f. 1st April' 2021 by 1% as otherwise chargeable under clause (b) of Article 25 of Schedule I to the said Act on the document or instrument of Conveyance or Agreement for Sale of any type of residential property

PAN Nos.

MR. SHAILESH SHASHIKANT KRIPAL: AJSPK4889Q

MRS. SEEMA SHAILESH KRIPAL : ACZPH1890E

MRS NIKITA HEMENDRA THAKARE : ACDPT5862E

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THE SCHEDULE ABOVE REFERRED TO:

Flat No.701, admeasuring 428 sq.ft. carpet area, situated on the 7th floor, of building known as Richa of the RICHA-PRATIK Co-Operative Housing Society Limited, having address at Asha Nagar, Kandivali East, Mumbai - 400101, which building consisting of a ground and 7 upper floors with Lift, was constructed in the year 1998. on a plot of land bearing CTS No.696,708,717,719, situate being and lying at Village Poisar, Taluka Borivali within the Registration District and Sub-district of Mumbai City and Mumbai Suburban. within the Municipal limits of R- Ward.

S. Sripal

Aruno

Patil

IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hands at Mumbai on the day and year first hereinabove written.

SIGNED AND DELIVERED by the)
within named TRANSFERORS)
MR. SHAILESH SHASHIKANT KRIPAL),

S. Kripal



)
MRS. SEEMA SHAILESH KRIPAL)
in the presence of)

Seema



)
SIGNED AND DELIVERED by the)
within named TRANSFEREE)
MRS NIKITA JITENDRA THAKARE)
in the presence of)

N. Thakare
P. Thakare

N. Thakare



N. Thakare
P. Thakare



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RECEIPT

RECEIVED of and from the within named Transferee, **MRS NIKITA JITENDRA THAKARE**, an amount of Rs.12,66,400/- (Rupees Twelve lakhs sixty six thousand four hundred only), being the within mentioned earnest money//part consideration amount, by Cheque Demand Draft detailed below:

1. Rs.9,00,000/- (Rupees Nine Lakh only) by cheque No.413489 dated 09/01/2024, drawn on HDFC Bank, Thakur Complex,
2. Rs.3,66,400/- (Rupees Three lakhs Sixty Six Thousand four hundred only) by Cheque No. 000231, dated 18/04/2024., drawn on HDFC Bank, Thakur Complex,

WE SAY RECEIVED

S. Shripal

Seema

1) MR. SHAILESH SHASHIKANT KRIPAL, (2) MRS. SEEMA SHAILESH KRIPAL,
WITNESSES:

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गावाचे नाव : 1) पोयसर

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| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 7000000 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 5913747 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 701,बिल्डींग क्र.7ए, माळा नं: सातवा, इमारतीचे नाव: रिचा,रिचा प्रतिक को ऑप हौ सोसा लि., ब्लॉक नं: आशा नगर, रोड नं: वे. एक्स. हायवे,कांदिवली पूर्व,मुंबई 400101((C.T.S. Number : 711, 716, 717, 718, 719, 696 & 708 ;)) |
| (5) क्षेत्रफळ | 1) 47.73 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-विवेक - आनंद वय:-41; पत्ता:-सदनिका क्र.701, सातवा, रिचा, रिचा प्रतिक को ऑप हौ सोसा लि., आशा नगर, वे. एक्स. हायवे, कांदिवली पूर्व, मुंबई, KANDIVALI EAST, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-ADUPA5679A 2): नाव:-नमिता - आनंद वय:-40; पत्ता:-सदनिका क्र.701, सातवा, रिचा, रिचा प्रतिक को ऑप हौ सोसा लि., आशा नगर, वे. एक्स. हायवे, कांदिवली पूर्व, मुंबई, KANDIVALI EAST, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-AARPJ7970R |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-शैलेश शशिकांत क्रिपाल वय:-33; पत्ता:-सदनिका क्र.ई/401, चौथा, ओम गोकुळ नगरी 1, ठाकूर कॉम्प्लेक्स, 90 फीट रोड, कांदिवली पूर्व, मुंबई, KANDIVALI EAST, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-AJSPK4889Q 2): नाव:-सीमा शैलेश क्रिपाल वय:-33; पत्ता:-सदनिका क्र ई/401, चौथा, ओम गोकुळ नगरी 1, ठाकूर कॉम्प्लेक्स, 90 फीट रोड, कांदिवली पूर्व, मुंबई, KANDIVALI EAST, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-ACZPH1890E |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 31/12/2014 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 07/01/2015 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 210/2015 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 350000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. |



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| बरल - २/ | |
| ६६०२ | १४ ३२ |
| २०२४ | |

THE RICHA - PRATIK
CO-OPERATIVE HOUSING SOCIETY LIMITED

Building No. 7, Asha Nagar, C.T.S. No. 696/1 To 3, 711/A To C 721 To 723,
Village Poiser, Kandivali (East), Mumbai - 400 101.

(Registered under M.C.S. Act 1960)
(Registration No. BOM/(WR)/HSG/TC/10072/YEAR 98-99/98 Dated : 01-06-1998)

Certificate No. **025**

Date : 12-08-2011

SHARE CERTIFICATE

Authorised Share Capital Rs. 8,00,000/- Divided into 16,000 Shares of Rs. 50/- each.

Member's Registration No. **025** [FLAT NO. 701, RICHA WING C]

This is to certify that **MR BHUSHANLAL ANAND**

_____ of Mumbai is the Registered Holder of (Five)
Shares form No. 121 to 125 of Rs. 250/- (Rupees Two Hundred Fifty only)
in THE RICHA-PRATIK Co-operative Housing Society Ltd. subject to the Bye-laws of
the said Society and that upon each of such shares the sum of Rupees Fifty only has
been paid.

Given under the Common Seal of the said Society this 12th day of

August 2011



[Signature]
Chairman

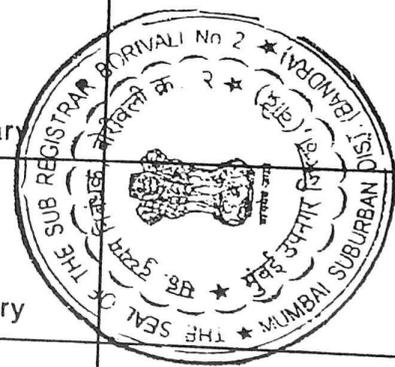
[Signature]
Hon. Secretary

[Signature]
Authorised Managing
Committee Member

| | | |
|------|------|-------|
| 2028 | 6602 | 74-21 |
| | | 74-22 |

Memorandum of the transfers of the within-mentioned Shares

| Sr. No. of Transfer | Date of General Body/ Managing Committee Meeting at Which Transfer was approved | To whom Transferred | Sr. No. in the Share Register at which the Transfer of Shares held by the Transfer are registered | Sr. No. in the Share Register at which the Name of the Transferee is recorded. |
|---------------------|---|--|---|--|
| 1 | 2 | 3 | 4 | 5 |
| 1 | 26-DECEMBER-2007 Chairman | Mrs. VIVEK ANAND & Mrs. NAMITA ANAND <i>CSDCJey</i> Hon. Secretary | SR. No. 002 R-25 of Share Register. | <i>N.S. Kamalaj</i> Committee Member |
| 2 | 09-OCTOBER-2016 <i>Shah Jyotsna</i> Chairman | MR. SHAILESH KRIPAL & MRS. SEEMA KRIPAL <i>Shah</i> Hon. Secretary | SR. NO. 003 | <i>VA</i> Committee Member |
| 3 | Chairman | Hon. Secretary | | Committee Member |
| 4 | Chairman | Hon. Secretary | | Committee Member |
| 5 | Chairman | Hon. Secretary | | Committee Member |



1/1
 7 E 32
 2028

RICHA PRATIK CO-OP. HOUSING SOCIETY LTD. (RICHA WING)

Regn. No BOM WR HSG TC 10072 of 98-99
Bldg.No.7, Asha Nagar, Kandivali (E), Mumbai-400 101.

Date : 07th APRIL 2024

TO WHOMSOEVER IT MAY CONCERN

As per information/ records of the Society, Mr. Shailesh S Kripal and Mrs. Seema S Kripal are the owners of the flat 701, Richa wing, Richa-Pratik CHS Ltd.

There is no outstanding dues pending towards maintenance as on date of this NOC.

Further, the Society has no objection to sale this flat to Mrs. Nikita Jitendra Thakare.

RICHA PRATIK CHS LTD. (RICHA WING)
[Signature]



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| बाल - २१ | | |
| ६६०२ | १० | ३२ |
| २०२४ | | |

Office of the
Ex. Eng. Udg. Prop. (W/S) I. & R. Ward
Dr. Babasaheb Ambedkar Market Bldg.,
Kandivali (West), Mumbai-400 067.

Gen.-182

बृहन्मुंबई महानगरपालिका
BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/8553/BP(W/S)/AR of

10 MAR 1998

To
M/s H. C. M. E. Pvt. Ltd.,
Owner

Subject: Permission to occupy the completed building on plot bearing CTS No. 696/1 to 3, 711/A to C & 721 to 723 of Village Police, Kandivali (East) at Kandivali (East).

Reference: Your letter No.

Full development work of building, i.e. St. + 7 upper floors on plot bearing new CTS Nos. 696/1 to 3, 711/A to C & 721 to 723 of Village Police, Kandivali (East) is completed under supervision of T.C. Surveyor, Shri S.S. Shiledar, having Licence No. S/204 and Structural Engineer, Shri S.M. Talreja, having Licence No. STR/12. It is occupied on the following conditions:-

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

That all the intimation of disapproved layout/sub-division/amalgamation shall be complied with.

That D.I.T.R.'s certificate for transfer of ownership of wetback land in the name of M.C.S.M. shall be submitted before C.C.

That the Co-op. Registered Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

That the water supply for premises for which occupation is granted shall be restricted as per policy of normal requirements and no complaint for short supply of water shall be entertained in future.

Yours faithfully,

Executive Engineer Building Proposals
Western Suburban

10 MAR 1998



Encl.: 1 set of plan.
C. to: 1)

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| बदर-५ |
| १००७ १५ |
| बरल - ५/ |
| 290 95 83 |
| 2084 |

Handwritten signatures and notes:
P. Chugh
Raj Anand
Raj Anand

This I.O.D./C.C. is issued Subject,
to the provisions of Urban Land
(Ceiling and Regulation) Act 1976

Office of the
Ex Eng Bldg Prop (W S P & R. Ward)
Dr Babasaheb Zambekar Market Bldg
Kandivli (West), Bombay-400 087

BRIHAN MUMBAI MAHANAGARPALIKA

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966.

NO. ~~CEZ~~ 8553 /BP (WS)/KP/AR.

- 5 DEC 1991

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the
Maharashtra Regional and Town Planning Act (Maharashtra Act
No. XXXVII of 1961) to M/s. H.O.M.E. Pvt. Ltd. C.A. to Shri Hector
APPLICANT, to the development work of Prop. Fonseca & Others.

at premises at Street No. - Bldg. No. 7, Sub-plot 'B'.
Hissa No. - C.T. Survey Nos. 696, 708, 711 and
CTS. No. - of Village Palsar, 716-719.

situated at Kandivli (E). on
the following conditions viz:-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri S.T. JHAVERI, Executive Engineer to exercise his powers and functions of the Planning Authority under sec. 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
4. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
5. This C.C. is valid upto the 1st SLAB LEVEL.

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay

Executive Engineer Building Proposal (WS) P & R

OR

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY



हक्काचे पत्रक (बसुना नं. ५)

दीये पोयसर
बालुघा वरु धोन्सिणी.

Annexure 'C'

| बसुना अनुक्रम नं.स | सम्पत्ती प्रकार | हेक्टर हाटेडे व. नं. व अ. नं. | उपासणी अंमलपणे वरी दिना देण |
|--------------------------|---|--|--|
| (५८८) | ता. ६/५/६६ चुकीची दुरुस्ती :- लक्ष्मी दाखल नोंदव्या रार्द नं. १००/१०० जमीनी चुकीने दिवटार पांती फोन्सिका असे नांव दाखल केले आहे. ते नांव लक्ष्मी ककन हेक्टर पांती फोन्सिका अशी नांवाची दुरुस्ती लेखी आहे. (नोंद हेक्टर पांती फोन्सिका भांचा अर्ज व जबाब) | १८/२ ६४/७ २०/२ २२/२१ २२/२७ २२/३३ २३/१ २३/३ २५/३ २२/२० | जबाब पाहिला मोदी सा लक्ष्मी कुशी दुरुस्ती केले आहे. मंडूर सही २००० ८१७. |
| | <p style="text-align: center;">Sd/- Tulash Khandroli</p> | शकूण दहा मात्र | |

बसुना दुरुस्ती वरी वरु घरे लयास दि. २९/९/८४

[Signature]
दि. २९/९/८४

EXTRACT FROM THE PROPERTY REGISTER CARD

112315

City Survey. Taluka BORIVALI. Dist. BOMBAY. Suburban Dist.

| City Survey Number. | Area Sq.Mts. | Tenure | Particulars of assessment for rent paid to Government and when due for revision |
|---------------------|--------------|--------|---|
| 416 | 20 32 | | |
| Easements | | | |

| | | |
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| बरल - २/ | | |
| ६६०२ | २० | ३२ |
| २०२४ | | |

Holder in 19
Origin of the
Title so far
as traced

रमेश येश

श्री...

Lease

Other encumbrances

Other remarks



| Date | Transaction | Vol.No. | New holder (H) Lessee (L) or Encumbrances (E) | Attestation |
|------|-------------|---------|---|-------------|
|------|-------------|---------|---|-------------|



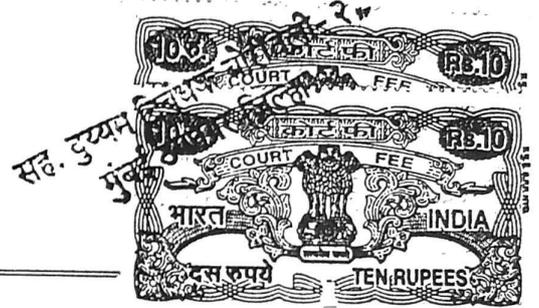
Note:-
This is a true copy of the original of P. N. 112315 which is a copy of the original record and the copy of the property referred to there in is 3.47: 4 sq. Mts. i. e. Three hundred forty seven sq. Mts. only.

Sub-Inspector of Land Records - City Survey Office - Bombay Suburban Dist., Bombay

112315

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| बरल - २/ | | |
| २९० | २० | ३३ |
| २०२५ | | |

| मावाचे नाव : पायसर | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 9360000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 8486584.92 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 701, माळा नं: 7 रिचा, इमारतीचे नाव: रिचा प्रतिक को ऑप ह्रीसिंग सोसा लि, ब्लॉक नं: कांदिवली पूर्व मुंबई -400101, रोड नं: आशा नगर, इतर माहिती: *** शासन आदेश क्रं मुद्रांक- 2021/अनौ.सं.क्रं.12/प्र.क्रं.107/म-1(धोरण). दि-31/03/2021 अन्वयेय महिला खरेदीदारा करिता 1% मुद्रांक शुल्क सवलत देण्यात आली आहे. *** PUI: RS0510013110000 ((C.T.S. Number : 696,708,717,719 ;)) |
| (5) क्षेत्रफळ | 1) 47.73 चौ.मीटर |
| (6) आकारणी किंवा जुमी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-शैलेश शशिकांत कृपाळ - वय:-42; पत्ता:-प्लॉट नं: 701, माळा नं: 7 रिचा बिल्डिंग, इमारतीचे नाव: रिचा प्रतिक को ऑप ह्रीसिंग सोसा लिमिटेड, ब्लॉक नं: कांदिवली पूर्व, रोड नं: आशा नगर ठाकुर कॉम्प्लेक्स, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AJSPK4889Q 2): नाव:-सीमा शैलेश कृपाळ - वय:-42; पत्ता:-प्लॉट नं: 701, माळा नं: 7 रिचा बिल्डिंग, इमारतीचे नाव: रिचा प्रतिक को ऑप ह्रीसिंग सोसा लिमिटेड, ब्लॉक नं: कांदिवली पूर्व, रोड नं: आशा नगर, ठाकुर कॉम्प्लेक्स, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-ACZPH1890E |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-निकिता जितेंद्र ठाकरे - वय:-51; पत्ता:-प्लॉट नं: सी/303, माळा नं: 3, इमारतीचे नाव: वसंत स्मृति को ऑप ह्रीसिंग सोसा लिमिटेड, ब्लॉक नं: कांदिवली पूर्व, रोड नं: 90 फीट रोड ठाकुर कॉम्प्लेक्स, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-ACDPT5862E |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 18/04/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 18/04/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 6602/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 468000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई 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 18/04/2024) 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 क्र.-२
मुंबई उपनगर जिल्हा.