

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this day of May, 2024 **BETWEEN (1) MRS. VRUSHALI ANIL SALVI**, aged 47 years, (**PAN No.CZVPS9073B**) and **(2) MR. ANIL YASHWANT SALVI**, aged 52 years, (**PAN NO.AOSPS2153J**), Indian Inhabitants, residing at Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012, hereinafter referred to as the **"VENDORS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors administrators and assigns) of the **One Part**

A N D

(1) MRS. SAKSHI VIJAY SHEVALE, aged 47 years, (**PAN No.BZAPS4879K**) and **(2) MR. VIJAY SHIVRAM SHEVALE**, aged 55 years, (**PAN NO.ACHPS0497C**), residing at Pancharatna C.H.S., Room No.B/004, Sane Guruji Marg, Near Chinchpokli Railway Station, Chinchpokli, Mumbai 400012, hereinafter referred to as the **"PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors administrators and assigns) of the **Other Part.**

WHEREAS one MR. SUBHASH KASHIRAM PANCHAL was the original allottee of Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012, (Herein after referred and called

to as the "**said Room Premises**", more specifically described in the Schedule hereunder written) vide Allotment Letter No.3112, dated 22/06/2003.

AND WHEREAS as per the Transfer Order vide No.1842, dated 19.04.2007, concerned authorities of MHADA has been transferred the above said Room in the name of Vendors herein i.e. (1) MRS. VRUSHALI ANIL SALVI (2) MR. ANIL YASHWANT SALVI, from the name of said SHRI. SUBHASH KASHIRAM PANCHAL.

AND WHEREAS the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to deal with the above said Room premises and its all relevant documents such as Rent Receipt, Allotment Letter etc., of the said Room premises stands in the name of Vendors and the Vendors have been paying rent and other outgoing charges in respect of the said Room premises to the concerned authorities regularly and punctually.

AND WHEREAS now due to personal reason the Vendors are unable to stay in the above said premises and therefore agreed to assign and transfer all their rights, title and interest in the above said premises in favour of the Purchasers for the total cost price/ consideration of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only).

AND WHEREAS the Purchasers having fully satisfied about the title of the Vendors and having fully aware of the MHADA rules and regulations accepted the above offer of the Vendors on the following terms and conditions mutually an agreed by between the parties as under.

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The Vendors hereby agrees to sell, assign and transfer and the Purchasers hereby agrees to purchase and acquire all the right, title, interest and claim of the Vendors in the said Room premises viz. Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012, for a total consideration of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only).
2. The Purchasers have paid to the Vendors a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) as and by way of part payment out of total consideration amount of the said Premises, the receipt of which the Vendors doth hereby admits and acknowledges.
3. The Purchasers have deducted and shall pay a sum of Rs.65,000/- (Rupees Sixty Five Thousand Only) as a 1% TDS Charges as per the provisions of Section 194IA of the Income Tax Act, 1961 to the Government on PAN Account of the Vendors on above said total consideration amount. The Purchasers shall also provide the TDS certificate to the Vendors within the time as specified in the Income Tax Act 1961.
4. It is agreed by and between the parties that the Purchasers shall pay the balance consideration amount of Rs.59,35,000/- (Rupees Fifty Nine Lakhs Thirty Five Thousand Only) to the Vendors by obtaining loan.

5. The Vendors shall hand over the exclusive occupation and peaceful possession of the said Room to the Purchasers on receipt of the aforesaid full consideration from the Purchasers.

6. In consideration of the above amount, the Vendors hereby assigns and transfer all the rights, title and interest in the above said premises along with its tenancy, occupancy, possessory and ownership rights unto and in favour of the Purchasers herein forever and absolutely from the date of execution hereof.

7. The Vendors hereby agree to co-operate with the Purchasers for the transfer/regularization of the above said premises and its cost price/deposits etc to the name of the Purchasers.

8. That the Vendors hereby further undertake to co-operate with the Purchasers for the transfer of the said Room premises to the name of the Purchasers.

9. That the Vendors hereby agree to execute all the deeds, documents, papers and writings, NOC letter and other documents for the effectual transfer of the above said premises to the name of the Purchasers as and when required by the Mumbai Building Repairs and Reconstruction Board or by the Purchasers.

10. That the Vendors hereby declare that from the date of execution hereof, the Vendors themselves, their family members, nominees etc. shall not claim any right, title and interest in the above said premises and that they have no objection for the transfer and regularization of the above said Room premises to the name of the Purchasers.

11. That the Vendors hereby declare that:-

a. They have not entered into any agreement/s with any other person/s in respect to the above said premises.

b. The Vendors have not assigned and transferred their rights, title and interest in the above said premises to any other person/s.

c. The Vendors have not mortgaged, or alienated or charged with the above said premises the said premises is free from all encumbrances.

d. That the Board authorities have adopted a policy decision to transfer/regularize the tenancies of its premises to the name of its occupants on payments of certain penalty amount and in view of the above the Vendors have got full and absolute right, assign and transfer all the rights, title and interest in the above said premises in favour of the Purchasers.

e. Except the Vendors no other person/s have any rights, title and interest in the above said premises and the Vendors being the tenants /owner of the above said premises have got full and absolute right to assign and transfer all the rights, title and interest in the above said premises in favour of the Purchasers.

f. That the Vendors hereby declare that they have agreed to clear all the dues, taxes, outgoing, electricity charges, etc. of the above said premises to the concerned authorities upto date.

g. That the Vendors hereby undertake that if any pending dues before the date registration, then the Vendors shall liable to pay the same.

12. That the Purchasers shall be responsible for the payments of all the dues, taxes, outgoing, electricity charges in respect of the above said premises to the Board and other authorities concerned

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

SIGNED AND DELIVERED BY THE]
WITHIN NAMED, "VENDORS"]
(1) MRS. VRUSHALI ANIL SALVI]

(2) MR. ANIL YASHWANT SALVI]

In the presence of.....]

1.

2.

SIGNED AND DELIVERED BY THE]
WITHIN NAMED, "PURCHASERS"]
(1) MRS. SAKSHI VIJAY SHEVALE]

(2) MR. VIJAY SHIVRAM SHEVALE]

In the presence of.....]

1.

2.

RECEIPT

RECEIVED of and from within named, Purchasers **(1) MRS. SAKSHI VIJAY SHEVALE** and **(2) MR. VIJAY SHIVRAM SHEVALE**, a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) as and by way of part payment out of total consideration amount of the said Premises as mentioned herein above. The details of the said payment are as under:

- 1) Rs.2,00,000/- by Cheque vide No. 783846, dated 26.02.2024 drawn on State Bank of India, Lalbaug Branch, Mumbai.
- 2) Rs.3,00,000/- by Cheque vide No. 783847, dated 07.05.2024 drawn on State Bank of India, Lalbaug Branch, Mumbai.

WE SAY RECEIVED

(1) MRS. VRUSHALI ANIL SALVI

(2) MR. ANIL YASHWANT SALVI
VENDORS

WITNESSES:

1.

2.

FROM:**(1) MRS. VRUSHALI ANIL SALVI****(2) MR. ANIL YASHWANT SALVI**Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op.
Housing Society Ltd., Subhanrao Nalawade Marg,
Chinchpokli (E), Mumbai 400012

Date:

To,
The Manager,
BEST Undertaking,
Mumbai.

Sir,

SUB: Transfer the Electricity Meter to the name of**(1) MRS. SAKSHI VIJAY SHEVALE****(2) MR. VIJAY SHIVRAM SHEVALE**

We the abovenamed Consumers beg to state and apply as under:-

That we are the consumer of Electricity Meter bearing No.....,
Consumer No..... in respect of Room No.205, 2nd Floor, B-
Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade
Marg, Chinchpokli (E), Mumbai 400012, and we have transferred and
handed over the exclusive occupation and possession of the said Room
premises in favour of **(1) MRS. SAKSHI VIJAY SHEVALE AND (2) MR.
VIJAY SHIVRAM SHEVALE.**

We therefore request you be pleased to transfer the said Electricity
Meter at the above said Room premises in the name of **(1) MRS. SAKSHI
VIJAY SHEVALE AND (2) MR. VIJAY SHIVRAM SHEVALE** and we
hereby give our free and voluntary consent for the same and we have no
objection for the same.

Thanking you.

Yours faithfully,

(1) MRS. VRUSHALI ANIL SALVI**(2) MR. ANIL YASHWANT SALVI**

FROM:

(1) MRS. VRUSHALI ANIL SALVI

(2) MR. ANIL YASHWANT SALVI

Room No.205, 2nd Floor, B-Wing,
Pancharatna Co-op. Housing Society Ltd.,
Subhanrao Nalawade Marg, Chinchpokli (E),
Mumbai 400012.

Date:

To,

(1) MRS. SAKSHI VIJAY SHEVALE

(2) MR. VIJAY SHIVRAM SHEVALE

Mumbai.

Madam & Sir,

REF:- POSSESSION LETTER

This is to put on record that as per the documents made separately dated _____ we have agreed to sell and transfer our above said Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012 to you. We further put on record that we have surrendered all our rights in the said Room premises in your favour and put in physical possession of the aforesaid Room premises.

Thanking you.

Yours faithfully,

(1) MRS. VRUSHALI ANIL SALVI

(2) MR. ANIL YASHWANT SALVI

FROM:

(1) MRS. VRUSHALI ANIL SALVI

(2) MR. ANIL YASHWANT SALVI

Room No.205, 2nd Floor, B-Wing,
Pancharatna Co-op. Housing Society
Ltd., Subhanrao Nalawade Marg,
Chinchpokli (E), Mumbai 400012.

The Rationing officer
Rationing Office,
Mumbai.
Sir,

SUB: Issue Fresh Ration Card in the name of
(1) MRS. SAKSHI VIJAY SHEVALE and (2) MR.
VIJAY SHIVRAM SHEVALE.

We the above named applicant beg to state and apply as under:-

That we were tenants of the Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012 and we have transferred and handed over the exclusive occupation and possession of the said Room premises in favour of **(1) MRS. SAKSHI VIJAY SHEVALE** and **(2) MR. VIJAY SHIVRAM SHEVALE**, by making an affidavit dated _____ and since then they have residing in the said Room premises.

We therefore request you be pleased to issue fresh Ration Card at the above said Room premises in the name of **(1) MRS. SAKSHI VIJAY SHEVALE**, and **(2) MR. VIJAY SHIVRAM SHEVALE** and we hereby give our free and voluntary consent for the same and we have no objection for the same.

Thanking you.

Yours faithfully,

(1) MRS. VRUSHALI ANIL SALVI

(2) MR. ANIL YASHWANT SALVI

हमीपत्र

आम्ही हमीपत्र लिहून देणार (१) सौ. वृषाली अनिल साळवी, वय ४७ वर्षे आणि (२) श्री. अनिल यशवंत साळवी, वय ५२ वर्षे, भारतीय नागरीक, पत्ता: रुम नं.२०५, २रा मजला, 'बी' विंग, पंचरत्न को. ऑप. हौ. सोसायटी लि., सुभानराव नलावडे मार्ग, चिंचपोकळी पुर्व, मुंबई ४०००१२ खालीलप्रमाणे लिहून देतो की,

१. रूम नं.२०५, २रा मजला, 'बी' विंग, पंचरत्न को. ऑप. हौ. सोसायटी लि.
, सुभानराव नलावडे मार्ग, चिंचपोकळी पुर्व, मुंबई ४०००१२ या
गाळयातील गाळेधारकाच्या वारसांनी/ नातेवाईकांनी अथवा अन्य कोणी
सदर गाळयावर हरकत/ आक्षेप घेतल्यास त्याची संपुर्ण जबाबदारी आमची
राहिल.
२. तसेच सदरील गाळयावर बँक/ पतपेढी अथवा इतर वित्तीय संस्था यांचे
कर्ज/ बोजा असल्यास त्याची भरपाई आम्ही स्वतः करीन.
३. तसेच सदरील गाळयावर काही कोर्ट केस अथवा सक्षम प्राधिकारी/
प्राधिकरण यांचेकडे दावा हरकत/ आक्षेप अथवा इतर कार्यवाही चालू
असल्यास त्याची जबाबदारी आमच्यावर राहिल व त्याचा निकाल आम्हा
मान्य राहिल.
४. रूम नं.२०५, २रा मजला, 'बी' विंग, पंचरत्न को. ऑप. हौ. सोसायटी लि.
, सुभानराव नलावडे मार्ग, चिंचपोकळी पुर्व, मुंबई ४०००१२ हया
गाळयाच्या नियमितीकरणासाठी आपल्या कार्यालयात आम्ही जी कागदपत्रे
सादर केली आहेत ती खरी आहेत. त्यांत कुठल्याही प्रकारचा खोटेपणा
आढळल्यास त्यास आम्ही सर्वस्वी जबाबदार राहिल.
५. मुळ भाडेकरू व त्यांच्या वारसांनी सदर गाळयावर हरकत/ आक्षेप
नोंदविल्यास ती संपुर्ण जबाबदारी आमच्यावर राहिल.
६. भविष्यात असे आढळून आले की, सदर गाळा वितरण अनियमित/ चुकीचे
किंवा खोटया कागदपत्राच्या आधारावर करून घेण्यात आलेले आहे, तर

सदर हस्तांतरण/ नियमितीकरण आपोआप रद्द होईल याची आम्हाला पूर्ण कल्पना आहे.

वरील सर्व माहिती खरी व सत्य आहे असे आज दिनांक मे, २०२४ रोजी मुंबई मुक्कामी लिहून देत आहे.

(१) सौ. वृषाली अनिल साळवी

(२) श्री. अनिल यशवंत साळवी
हमीपत्र लिहून देणार

मी यांना ओळखतो

माझे समक्ष

हमीपत्र

आम्ही हमीपत्र लिहून देणार (१) सौ. साक्षी विजय शेवाळे, वय ४७ वर्षे,
आणि (२) श्री. विजय शिवराम शेवाळे, वय ५५ वर्षे, भारतीय नागरीक, राहणार:
रुम नं.२०५, २रा मजला, 'बी' विंग, पंचरत्न को. ऑप. हौ. सोसायटी लि.,
सुभानराव नलावडे मार्ग, चिंचपोकळी पुर्व, मुंबई ४०००१२, खालीलप्रमाणे लिहून
देतो की,

१. रुम नं.२०५, २रा मजला, 'बी' विंग, पंचरत्न को. ऑप. हौ. सोसायटी लि.
 , सुभानराव नलावडे मार्ग, चिंचपोकळी पुर्व, मुंबई ४०००१२ या
 गाळयातील गाळेधारकाच्या वारसांनी/ नातेवाईकांनी अथवा अन्य कोणी
 सदर गाळयावर हरकत/ आक्षेप घेतल्यास त्याची संपुर्ण जबाबदारी आमची
 राहिल.
२. तसेच सदरील गाळयावर काही कोर्ट केस अथवा सक्षम प्राधिकारी/
 प्राधिकरण यांचेकडे दावा हरकत/ आक्षेप अथवा इतर कार्यवाही चालू
 असल्यास त्याची जबाबदारी आमच्यावर राहिल व त्याचा निकाल आम्हा
 मान्य राहिल.
३. रुम नं.२०५, २रा मजला, 'बी' विंग, पंचरत्न को. ऑप. हौ. सोसायटी लि.
 , सुभानराव नलावडे मार्ग, चिंचपोकळी पुर्व, मुंबई ४०००१२ हया
 गाळयाच्या नियमितीकरणासाठी आपल्या कार्यालयात आम्ही जी कागदपत्रे
 सादर केली आहेत ती खरी आहेत. त्यांत कुठल्याही प्रकारचा खोटेपणा
 आढळल्यास त्यास आम्ही सर्वस्वी जबाबदार राहिल.
४. मुळ भाडेकरू व त्यांच्या वारसांनी सदर गाळयावर हरकत/ आक्षेप
 नोंदविल्यास ती संपुर्ण जबाबदारी आमच्यावर राहिल.
५. भविष्यात असे आढळून आले की, सदर गाळा वितरण अनियमित/ चुकीचे
 किंवा खोटया कागदपत्राच्या आधारावर करुन घेण्यात आलेले आहे, तर
 सदर हस्तांतरण/ नियमितीकरण आपोआप रद्द होईल याची आम्हाला पूर्ण
 कल्पना आहे.

वरील सर्व माहिती खरी व सत्य आहे असे आज दिनांक मे, २०२४
रोजी मुंबई मुक्कामी लिहून देत आहे.

(१) सौ. साक्षी विजय शेवाळे

(२) श्री. विजय शिवराम शेवाळे
हमीपत्र लिहून देणार

मी यांना ओळखतो

माझे समक्ष

प्रतिज्ञापत्र

आम्ही प्रतिज्ञापत्र लिहून देणार (१) सौ. साक्षी विजय शेवाळे, वय ४७ वर्षे,
आणि (२) श्री. विजय शिवराम शेवाळे, वय ५५ वर्षे, भारतीय नागरीक, राहणार:
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सुभानराव नलावडे मार्ग, चिंचपोकळी पुर्व, मुंबई ४०००१२ खालीलप्रमाणे लिहून
देतो की,

आम्ही असे लिहून देतो की, वरील उल्लेख केलेली रुम नं.२०५, २रा मजला, 'बी' विंग, पंचरत्न को. ऑप. हौ. सोसायटी लि., सुभानराव नलावडे मार्ग, चिंचपोकळी पुर्व, मुंबई ४०००१२ ही आमच्या नावे होण्याकरीता आवश्यक ती कागदपत्रे आम्ही संबंधीत म्हाडाच्या कार्यालयात जमा करित आहोत. आमच्या या इमारतीची गृहनिर्माण संस्था नोंदणीकृत झालेली आहे. सदर सोसायटीचे सभासद झाल्यावर आम्ही त्या गृहनिर्माण संस्थेचे ना हरकत पत्र आम्ही आपल्या संबंधीत म्हाडाच्या कार्यालयात लवकरात लवकर आणुन देउ.

आम्ही असे जाहीर करतो की, वरील उल्लेख केलेली रुम/ गाळयामध्ये कोणतेही अनधिकृत बांधकाम झालेले नाही/ केलेले नाही.

हे प्रतिज्ञापत्र आम्ही वर उल्लेख केलेली रुम/गाळा आमच्या नावे होण्यासाठी म्हाडा/ मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ यांना अर्ज करित आहोत. त्यांची संबंधितांनी योग्य ती दखल घ्यावी.

वरील सर्व माहिती खरी व सत्य आहे असे आज दिनांक मे, २०२४ रोजी मुंबई मुक्कामी लिहून देत आहोत.

(१) सौ. साक्षी विजय शेवाळे

(२) श्री. विजय शिवराम शेवाळे
प्रतिज्ञापत्रधारक

मी यांना ओळखतो

माझे समक्ष

FORM - VI
(See Regulation 20 (2))

This agreement made this day of August, Two Thousand Twenty Two Only and between the Mumbai Building Repairs and Reconstruction Board Authority (hereinafter referred to as Authority) a Corporation duly constituted under the Maharashtra Housing and Area Development Act, 1976, XXVIII of 1977) (hereinafter referred to as the said Act) of the One Part and **(1) MRS. SAKSHI VIJAY SHEVALE AND (2) MR. VIJAY SHIVRAM SHEVALE** (hereinafter called the tenement) of Other Part.

WHEREAS MUMBAI REPAIR AND RECONSTRUCTION BOARD duly established under section 18 of the said Act. (hereinafter referred to as the Board) has allotted Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012, in Ward No.F/South (hereinafter referred to as the said premises) in pursuance of the allotment order made in favour of the tenants.

Now, this Agreement witnesses and it is agreed and declared by and between the parties as follows:-

The tenants/Applicants hereby accepts the allotment order authorizing them to occupy the said premises and send herewith a sum of Rs...../- as Security Deposit for the due and punctual payment of the monthly rent as defined in condition and proper observance of the terms under which the tenants may be authorized to occupy the said premises.

In consideration of the board issuing and allotment order authorizing the Tenants to occupy the said premises for a term equivalent to the unexpired residence of the Calendar month thereafter, the tenants hereby agrees to any to the board on behalf of the authority as and by way of monthly rent a sum of Rs...../- plus service charges Rs.34/- total Rs...../- and to observe and abide by the following terms under which the tenants is authorized to occupy the premises.

1. The tenants / Applicants agrees that they shall pay to the Rent Collector or as may be otherwise required by the Board on or before 10th of the month succeeding the month for which the same shall have become due and payable.
2. The tenants/ Applicants agrees that they shall pay such increases in the said monthly rent and other charges as the Board may consider it fit or expedient to impose other service charges or on account of any additions and/or alterations to or any convenience provided at the said premises.

3. The tenants/ Applicants agree that they shall not, during the currency of the tenancy, make any additions or alterations to the said premises without the prior written permission of the Board. All the alterations and additions (including the fixtures) will become the property of the Authority upon the terminations of the tenancy and the tenants will not entitled to remove the same, or to claim any compensation in respect thereof, provided always that the Board shall have full right to call upon the tenants at their expenses to remove any such alterations or additions and to restore the said premises to the same conditions in which they were, at the date of the commencement of the tenancy.
4. The Tenants/Applicants agrees that they shall not assign, underlet or otherwise transfer the possession of the said premises or any part thereof.
5. The tenants /Applicants agrees that they shall not keep or store upon the said premises any articles of a combustible or dangerous nature.
6. The tenants/Applicants agrees that they shall allow the Board or its Officer and agents or servants or any other persons duly authorized by the Board to enter upon and inspect the said premises and also to carry out such additions and alterations of work or works on in the general interest of any of the Tenants of the colony or in the interest of the general managements, if the Board or its officers, servants or agents or the persons so authorized consider it necessary to do so.
7. The tenants/Applicants agrees that they shall, if the tenancy is terminated, peaceably and quietly handover possession of the said premises to the Board in the same condition in which they were at the commencement of the tenancy, reasonable

wear and tear would be decided by the Board, and the decision of the Board, shall be final and binding. The tenants also agrees to make good the loss, or damages they may be caused to the said premises accordingly to the Board in cash or form the deposit, if available.

8. The Tenants/Applicants shall pay the stamp and Registration Charges payable in respect of the instrument.
9. The Tenants/Applicants shall use and occupy the said premises for the purpose of residence only by themselves and by the bonafide members of their family. As and whenever requirement by the Board, the tenants shall furnish full information about the relationship age and monthly income and any other information in respect of all the persons residing within the said premises.
10. The tenants/Applicants agrees that no persons duly occupying the said premises shall have any claim against the authority for an injury or loss that may be caused by fire, accident, theft, or from any other causes.
11. The Tenants / Applicants shall not use the said premises for any illegal or immoral purposes and shall not use it in such manner as to cause any inconvenience, nuisance, or annoyance to the adjoining Tenants or neighbours, the decision of the Board as to whether or not any act of the tenants cause such inconvenience, nuisance shall be final and binding on them.
12. If the tenants/Applicants commits a breach of any of provisions herein contained, the tenants agrees that they shall be liable for eviction and they will forthwith quit the possession in addition, they will be liable to pay Economic

Rent in respect of the said premises, which will be decided by the Competent Authority.

- 13.** The Deposit of Rs...../- made by the Tenants, if not forfeited for breach of any of the conditions of agreement shall be refunded to her after the terminations or of fulfilled all the terms herein contained and after deduction of any sums which may be due and payable by them to the Authority. If the dues of the Authority exceeds the amount of the deposit, the tenants undertakes to pay the excess immediately in the event of any deduction of any sum from the said deposit during the continuance of the tenancy, tenants will forthwith on demand pay the amount so deducted and shall through out the tenancy maintain the amount of deposit of Rs...../- . The deposit it will be in cash and shall bear no interest.
- 14.** Any matter to be decided by the Board may be decided by any notice, permission or consent to be given by the Board for the time being or any other office duly authorized by the Board and any communication signed by the said Chief Officer or other Officer duly authorized and addressed to the Tenants and send by the Registered Post or left at the said premises or tendered personally or affixed to pay conspicuous part of the said premises shall be considered to be sufficient service.
- 15.** The tenants/Applicants shall abide by all the above conditions and any charges in, or addition to them of which due notice is given by them.
- 16.** The tenants/Applicants agrees that the undertaking in the application forms and other undertaking signed by them this day and attached to the tenancy agreement from part of this tenancy agreement.
- 17.** This Agreement in full or part thereof is subject to revision if the Board wishes.

18. BONAFIDE FAMILY MEMBERS

Sr.No.	Name of the family	Age	Relationship
1.	MRS. SAKSHI VIJAY SHEVALE	47	Self
2.	MR. VIJAY SHIVRAM SHEVALE	55	Self

19. Dated this day of May, 2024

Signed and delivered by the Tenants
(1) MR. VIJAY SHIVRAM SHEVALE

(2) MRS. SAKSHI VIJAY SHEVALE

Tenants'/Applicants Signature: _____

The tenants/Applicants has signed in the present of

Tenants'/Applicants' Signature _____ Left/Right Hand
Thumb Impression

Name: **(1) MRS. SAKSHI VIJAY SHEVALE**

(2) MR. VIJAY SHIVRAM SHEVALE

Name & Address (Two witness) _____ Signature

1. _____

Add: _____

2. _____

Add: _____

21. Signed, Sealed and delivered for and on behalf of the
Authority by SHRI. _____

Estate Manager (R.T.)

Common Seal of the Authority

Here enter name of tenants.

@ here after name of Officer executing the Agreement

AFFIDAVIT-CUM-INDEMNITY BOND

We, (1) **MRS. SAKSHI VIJAY SHEVALE**, aged 47 years, AND
(2) **MR. VIJAY SHIVRAM SHEVALE**, aged 55 years, Indian
Inhabitants, residing at Room No.205, 2nd Floor, B-Wing,
Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade
Marg, Chinchpokli (E), Mumbai 400012, do hereby state and
declare on solemn affirmation as under:-

That the Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012 stands in the name of **(1) MRS. VRUSHALI ANIL SALVI and (2) MR. ANIL YASHWANT SALVI**, vide Allotment Order No.1842 dated 19.04.2007. We desire to get transferred / regularized the said tenement in our name where we shall be staying with our family members.

That original allottee has applied to the Mumbai Repair and Reconstruction Board for transfer of tenancy right of the said Tenement in our favour under regulation 35-A of the Mumbai Building Repairs and Reconstruction Board (Estate Management, Sale, Transfer and Exchange of Tenement) Regulations 1981. That the original allottee desire to relinquish, surrender all their right, title, share, and interest of whatsoever nature in the above said tenement in our favour. We undertake to pay the dues against the said tenement as per demand raised by the Board.

We undertake and agree to take the said Tenement on ownership basis instead of rental basis as and when the Board implements the said scheme. We agree to become members of the Co-operative Housing Society of all the occupants of the said Building in order to take it on ownership basis from the Board, whenever such Co-operative Housing Society is formed.

With a view to safeguard the interest of the Board against any contingent claim by the original allottee or any person, we hereby execute this Affidavit-Cum-Indemnity Bond in favour of the said Board.

NOW THIS BOND OF INDEMNITY WITNESSES AS FOLLOWS:

1. In consideration of transfer of the said Tenement in our name by the said Board, we, our heirs, executors, administrators shall at all times hereinafter remain liable for and shall fully and effectually indemnify the Board against all losses, damages, costs, charges, and expenses, claims or penalties whatsoever which may be incurred by reason of the said Tenement in our favour by the said Board.

2. We hereby further indemnify that in case the original allottee/ their legal heirs succeeds in imposing any penalty or any other dues on the said Board, we shall make good any loss, that may be sustained by the said Board due to transfer of the Tenement in our name.

3. We hereby declare that if the original tenants or their legal heirs prove their claims for the said Tenement, we will surrender the said Tenement to the Board.

IN WITNESS WHEREOF We, (1) MRS. SAKSHI VIJAY SHEVALE AND (2) MR. VIJAY SHIVRAM SHEVALE, have set and subscribed our hands to this bond of Indemnity on this day of May, 2024.

Whatever we have stated herein above is true and correct.

(1) MRS. SAKSHI VIJAY SHEVALE

(2) MR. VIJAY SHIVRAM SHEVALE
EXECUTANTS

Identified by me,

BEFORE ME

INDEMNITY BOND

THIS INDENTURE OF INDEMNITY BOND is made and executed on this day of May, 2024 by **(1) MRS. VRUSHALI ANIL SALVI** aged 47 years and **(2) MR. ANIL YASHWANT SALVI**, aged 52 years, Indian Inhabitants of Mumbai, residing at Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012, in favour of Mumbai Building Repairs and Reconstruction Board (hereinafter referred to as "The Said Board").

WHEREAS we have been allotted Room bearing Room No.205,
2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd.,
Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012
(hereinafter referred to as "**The Said Room**") by the said Board.

WHEREAS we desire to transfer the said Room to the name of **(1) MRS. SAKSHI VIJAY SHEVALE**, aged 47 years, AND **(2) MR. VIJAY SHIVRAM SHEVALE**, aged 55 years, in accordance with the provisions of Regulation 35-A of the Mumbai Building Repairs and Reconstruction Board (Estate Management, Sale Transfer and Exchange of Rooms) Regulations 1981, read with MHAD (Disposal of Land) Regulation, 1982.

AND WHEREAS with a view to safeguard the interest of the said Board against any contingent claim by any person we hereby execute this Indemnity Bond in favour of the said Board.

NOW THIS BOND OF INDEMNIFY WITNESSES AS FOLLOWS:-

1. In consideration of the transfer of the said Room and in pursuance of the said Board having agreed to transfer the said Room in the name of **(1) MRS. SAKSHI VIJAY SHEVALE AND (2) MR. VIJAY SHIVRAM SHEVALE**, we, our heirs, executors, administrators shall at all the times hereinafter remain liable for and shall fully and effectually indemnify and keep indemnified the said Board its, successors and assignees, against all losses and damages costs, charges which may be put to an reasonably incur or suffer by reason of the transfer of the said Room by the said Board.

2. WE HEREBY INDEMNIFY THE SAID BOARD AND UNDERTAKE TO KEEP THE BOARD HARMLESS.

3. We hereby further indemnify the said Board that in case any person succeeds in imposing any penalty on the said Board or any other dues, we shall make good any loss, that may be sustained by the said Board by transferring the said Room in the name of **(1) MRS. SAKSHI VIJAY SHEVALE AND (2) MR. VIJAY SHIVRAM SHEVALE**.

IN WITNESS WHEREOF We have signed this deed on this ----
- day of May, 2024 in Mumbai.

(1) MRS. VRUSHALI ANIL SALVI

(2) MR. ANIL YASHWANT SALVI
EXECUTANTS

Explained, Interpreted and
Identified by me,

BEFORE ME

A F F I D A V I T

We, (1) **MRS. VRUSHALI ANIL SALVI** aged 47 years and (2) **MR. ANIL YASHWANT SALVI**, aged 52 years, Indian inhabitants of Mumbai, residing at Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012, do hereby state and declare on solemn affirmation as under:-

We say that we are the original bonafide tenants and allottee of the Room No.205, 2nd Floor, B-Wing, Pancharatna Co-op. Housing Society Ltd., Subhanrao Nalawade Marg, Chinchpokli (E), Mumbai 400012.

We say that we desire to transfer the said tenement referred above to **(1) MRS. SAKSHI VIJAY SHEVALE**, aged 47 years and **(2) MR. VIJAY SHIVRAM SHEVALE**, aged 55 years. We desire to hand over the possession for exclusive use and occupation by them.

We do hereby desire to surrender transfer waive and relinquish all right title, share, interest of whatsoever nature in the above said tenement in favour of **(1) MRS. SAKSHI VIJAY SHEVALE AND (2) MR. VIJAY SHIVRAM SHEVALE**, forever if the permission to transfer the above said tenement is granted by the Board.

We further say that we have no objection to transfer the tenancy of the above said tenement in the name of **(1) MRS. SAKSHI VIJAY SHEVALE AND (2) MR. VIJAY SHIVRAM SHEVALE** alongwith the amount paid by us towards the sale price for the said tenement. We hereby indemnify the Mumbai Building Repairs and Reconstruction Board against any claim raised by any person actually, on our behalf against this tenement.

We are making this Affidavit to produce the same before the Mumbai Building Repairs and Reconstruction Board.

Whatever stated hereinabove is true and correct to the best of our knowledge and belief.

Solemnly affirmed at Mumbai)

This day of May, 2024)

(1) MRS. VRUSHALI ANIL SALVI

(2) MR. ANIL YASHWANT SALVI
DEPONENTS

Identified by me,

BEFORE ME