

324/8821

पावती

Original/Duplicate

Friday, May 24, 2024

नोंदणी क्र.: 39म

9:14 AM

Regn.: 39M

पावती क्र.: 9645 दिनांक: 24/05/2024

गावाचे नाव: पी.एस.पहाडीगोरेगांव
दस्तऐवजाचा अनुक्रमांक: बरल-१ -8821-2024
दस्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: वरीना डिसिल्वा

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 700.00
पृष्ठांची संख्या: 35

एकूण: रु. 30700.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मुची-७ अंदाजे
9:33 AM ह्या वेळेस मिळेल.


दु.निबंधक बोरीवली 1

बाजार मूल्य: रु. 10942973.145 /-
मोवदला रु. 16000000/-
भरलेले मुद्रांक शुल्क : रु. 960000/-

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

- 1) देयकाचा प्रकार: .DHC रकम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524232807449 दिनांक: 24/05/2024
वँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002223302202425M दिनांक: 24/05/2024
वँकेचे नाव व पत्ता:



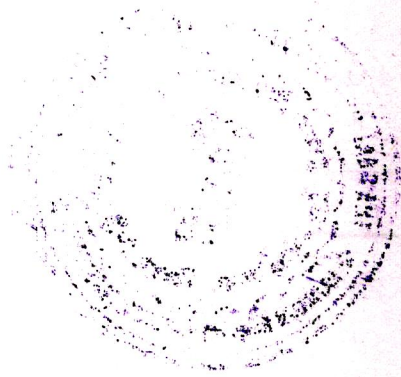
Registered Original Document
Delivered On **25 MAY 2024**

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		24 May 2024, 09:05:00 AM	
Valuation ID	20240524256	बरल-१	
मूल्यांकनाचे वर्ष	2024		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	57-पहाडी-गोरेगाव पश्चिम (बोरीवली)		
उप मूल्य विभाग	भुभाग उत्तरेस गावाची हद्द, पूर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.		
सर्व्हे नंबर व भू क्रमांक	सि टी एस नंबर#348		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
76820	160470	184550	218300
			औद्योगिक
			160470
			मोजमापनाचे एकक
			चौरस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	66.91 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	6 वर्ष
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor
रस्ता सन्मुख -		मिळकतीचा प्रकार-	बांधीव
Sale Type - First Sale		बांधकामाचा दर -	Rs. 30250/-
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 100% apply to rate=	Rs 160470/-
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)	
		= (((160470-76820) * (94 / 100)) + 76820)	
		= Rs 155451/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 155451 * 66.91	
		= Rs 10401226.41/-	
E) बंदिस्त वाहन तळाचे क्षेत्र		13.94 चौरस मीटर	
बंदिस्त वाहन तळाचे मूल्य		= 13.94 * (155451 * 25/100)	
		= Rs. 541746.735/-	
Applicable Rules		= 10.4.16	
एकत्रित अंतिम मूल्य		मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मोडर्नाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 10401226.41 + 0 + 0 + 0 + 541746.735 + 0 + 0 + 0 + 0 + 0	
		= Rs. 10942973.145/-	



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

बरल - १		
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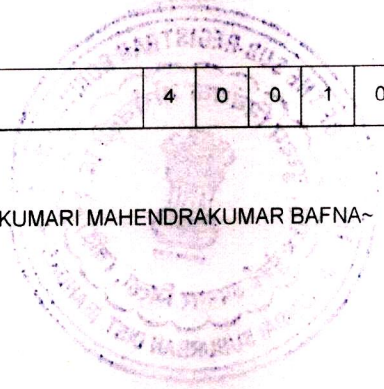
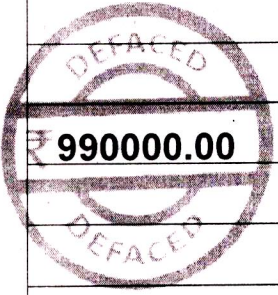
बरल - १		
CC-9	२	34
२०२४		



CHALLAN
MTR Form Number-6



GRN	MH002223302202425M	BARCODE		Date	18/05/2024-12:17:39	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				BRL1_JT SUB REGISTRAR BORIVALI 1			
Location				MUMBAI			
Year				2024-2025 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				960000.00			
0030063301 Registration Fee				30000.00			
Total				9.90.000.00			
Payment Details				PUNJAB NATIONAL BANK			
Cheque/DD No.				FOR USE IN RECEIVING BANK			
Name of Bank				PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date			
				2 , 21/05/2024			
Remarks (If Any)				SecondPartyName=ANITAKUMARI MAHENDRAKUMAR BAFNA~			
Amount In				Nine Lakh Ninety Thousand Rupees Only			
Words							
Bank CIN				03006172024051800403			
Ref. No.				180524M645334			
Bank Date				18/05/2024-13:22:22			
RBI Date				21/05/2024			



Department ID : Mobile No. : 9594758777
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चॅलन केवळ दुरुयम निबंधक कार्यालयाने नोंदणी करायलायच्या दस्तासाठी लागू आहे. नोंदणी न करतायल्याच्या दस्तासाठी सदर चॅलन लागू नाही.

Signature Not Verified
 Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 02
 Date: 2024.05.21 09:18:35 IST
 Reason: GRAS Secure Document
 Location: India

बरल - १
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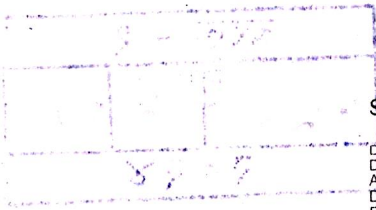
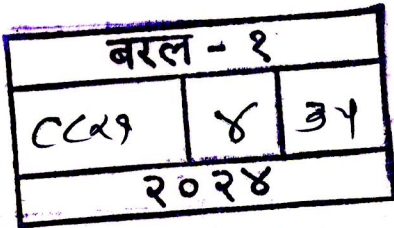
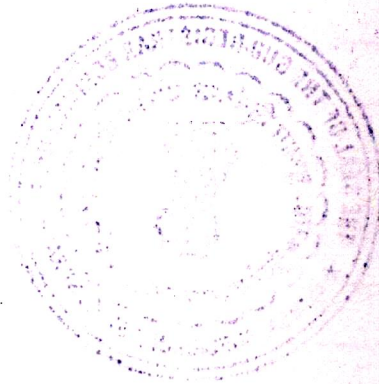
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-324-8821	0001348828202425	24/05/2024-09:14:03	IGR190	30000.00

GRN : MH002223302202425M Amount : 9,90,000.00

Bank : PUNJAB NATIONAL BANK Date : 18/05/2024-12:17:39

2	(IS)-324-8821	0001348828202425	24/05/2024-09:14:03	IGR190	960000.00
Total Defacement Amount					9,90,000.00



Signature Not Verified

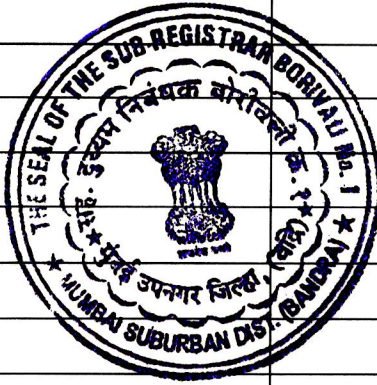
Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES, MUMBAI 02
Date: 2024.05.24 09:18:35 IST
Reason: GRAS Secure Document
Location: India



CHALLAN
MTR Form Number-6



GRN	MH002223302202425M	BARCODE			Date	18/05/2024-12:17:39	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	VAREENA DSILVA AND ADRIAN SAVIO FERNANDES			
Year	2024-2025 One Time			Flat/Block No.	302 3rd Floor Goregaon Vihang CHS Ltd			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501 Stamp Duty		960000.00		Road/Street	Building No 16 Siddharth Nagar 4 Opp Vivek College			
0030063301 Registration Fee		30000.00		Area/Locality	Goregaon West Mumbai			
				Town/City/District				
				PIN	4	0	0	1 0 4
				Remarks (If Any)	SecondPartyName=ANITAKUMARI MAHENDRAKUMAR BAFNA-			
				Amount In	Nine Lakh Ninety Thousand Rupees Only			
Total			9,90,000.00	Words				
Payment Details			PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	03006172024051800403	180524M645334		
Cheque/DD No.			Bank Date	RBI Date	18/05/2024-13:22:22	21/05/2024		
Name of Bank			Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch			Scroll No. , Date	2 , 21/05/2024				



Department ID : Mobile No. : 9594758777
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालय नोंदणी करवावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Digitally signed by
 DIRECTORATE OF ACCOUNTS
 AND TREASURY MUMBAI 02
 Date: 2024.05.18 13:49:05 IST
 Reason: GR Secure Document
 Location: India

Anita.M.Bafna

(Handwritten signatures)

बरल - १		
८८२९	५	३५
Print Date 20-05-2024 01:49:04		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0524232807449	Date 23/05/2024
Received from VAREENA DSILVA, Mobile number 9594758777, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name MAHB	Date 23/05/2024
Bank CIN 10004152024052306989	REF No. 015108722
This is computer generated receipt, hence no signature is required.	

Arundh M. Babu

Dahan

Samal



बरल - १		
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२०२४		



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0524232807449	Receipt Date	24/05/2024
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Received from VAREENA DSILVA, Mobile number 9594758777, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 8821 dated 24/05/2024 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 700

DEFACED

Payment Details

Bank Name	MAHB	Payment Date	23/05/2024
Bank CIN	10004152024052306989	REF No.	015108722
Deface No	0524232807449D	Deface Date	24/05/2024

This is computer generated receipt, hence no signature is required.



बरल-११		
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बरल - १		
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बदल - १		
८८२९	९	३५
२०२४		

Anita M. Bafna
[Signatures]

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai on this ^{24th} ~~27th~~ day of May, 2024

BETWEEN:

SMT. ANITAKUMARI MAHENDRAKUMAR BAFNA (PAN – ACGPB2097L) aged about 54 Years, an Indian Inhabitant, having address at B/19, Saibaba Enclave, Building No. 3, S V Road, Behind City Centre, Goregaon (West), Mumbai – 400 062, hereinafter referred to as “**THE TRANSFEROR**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the **ONE PART;**

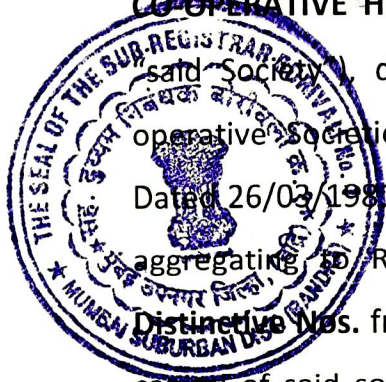
AND

(1) SMT. VAREENA D’SILVA (PAN – AIHPD7326F) aged about 42 Years, an Indian inhabitant, having address at Flat No. 1, Building B/8, Best Nagar, Motilal Nagar, Near Fire Brigade, Goregaon (West), Mumbai – 400 104 & **(2) SHRI. ADRIAN SAVIO FERNANDES** (PAN – AAIPF7263N) aged about 44 Years, an Indian Inhabitant, having address at 402, Sameer CHSL, Road No. 2, I C Colony, Borivali (West), Mumbai – 400 103, hereinafter collectively referred to as “**THE TRANSFEREES**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART:**

Anita M. Bafna
[Signatures]

WHEREAS THE TRANSFEROR DOES HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFEREES AS FOLLOWS:

a) That the Transferor is an owner in respect of a residential premises bearing **Flat No. 302** admeasuring about **600 Sq. Ft. Carpet Area** (equivalent to 66.91 Sq. Mtrs. Built-up Area) on **3rd Floor** along with **Car Parking Space** in the building known as "**GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED**" (hereinafter referred to as the "Said Building") situated at **Plot No. 16, Siddharth Nagar-4, Goregaon (West), Mumbai – 400 104**, lying and being at land bearing **C.T.S. No. 348/A of Village Pahadi Goregaon**, Taluka Borivali, M.S.D., together with furniture and fixtures, if any (hereinafter referred to as "the said Flat") and as such is also a bonafide member of **GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED** (hereinafter referred to as the said Society), duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 having Registration No. BOM/HSG/7544/81 Dated 26/03/1981, together with fifteen fully paid-up shares of Rs. 50/- each aggregating to Rs. 750/- under **Share Certificate Nos. 06 & 7** bearing **Distinctive Nos. from 51 to 60 & 26 to 30** (both inclusive) respectively, in the capital of said society (hereinafter referred to as "**the said Membership & Shares**"), more particularly described in the schedule written hereunder.



b) That originally by **Letter of Allotment** dated **4th day of June 1982** bearing Ref **No. U.1/SN-IV/2116**, wherein **M/s. Bombay Housing & Area Development Board** allotted to **SMT. UMA VISHWANATH NAGARKATTI**, Tenement bearing **T. No. 16/246** (old flat) w.e.f 01/06/1965 on Hire Purchase Scheme for the period of 15 years, which was completed on 01/06/1980 / 01/07/1980.

बरल - ३		
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८९		

So the above, various allottees of building **VIHANG** have formed and registered a Society under the provisions of Maharashtra Co-operative Societies Act, 1960, in the name and style of **GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED**, under the Registration No. BOM/HSG/7544/81 Dated 26/03/1981 and the said society had admitted the **SMT. UMA VISHWANATH NAGARKATTI**, to the membership of the society and issued to her, five fully paid up shares of Rs. 50/- each, aggregating to Rs. 250/- bearing **Distinctive Nos. from 26 to 30** (both inclusive) under **Share Certificate No. 7** in the capital and interest of the said society.

Anita M. Bafne

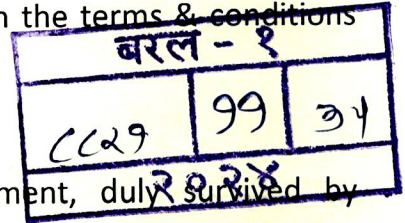
[Signature]

[Signature]

d) Thereafter by an article of **Agreement** dated **7th day of December 1994** made and entered into made at Mumbai between **SMT. UMA VISHWANATH NAGARKATTI**, therein referred to as "the Vendor" of the One Part and the Transferor herein, therein referred to as "the Purchaser" of the Other Part, which is duly registered with the Joint Sub-Registrar of Assurances, **Borivali**, under Registration Sr. No. **BDR2-1954-1994** on **18/04/1995**, the Vendor had agreed to sell to the Purchaser therein, and the Purchaser therein had agreed to purchase and acquire from the Vendor, the said old Flat or for the piece and upon the terms and conditions therein contained and had paid consideration price to the Vendor and therefore took the vacant and peaceful possession of the said Flat, from the Vendor.



e) Thereafter by **Agreement for Redevelopment** dated **9th day of August 2007**, executed between **GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED** (said society) on the one hand and **M/s. Kabra & Associates** (said Developer), which is duly registered with the Joint Sub-Registrar of Assurances, **Borivali – 5** under Registration Serial No. **BDR-11/6898/2007**, the said Society appointed the Developer to redevelop by demolishing the old building & constructing a new building on the land bearing **C.T.S. No. 348/A of Village Pahadi Goregaon**, Taluka Borivali, M.S.D., on the terms & conditions contained therein.



f) The above-mentioned Agreement for Redevelopment, duly survived by Supplemental Agreement dated 11th day of March 2010, which is duly registered with the Joint Sub-Registrar of Assurances, Borivali – 4 under Registration Serial No. BDR-10-02674/2010 & Supplemental Agreement dated 7th day of September 2013, which is duly registered with the Joint Sub-Registrar of Assurances, Borivali – 2 under Registration Serial No. BRL-2-8501/2013, with revised terms & conditions contained therein.

g) Thereafter by an **Agreement for Repossession** dated **9th day of September 2016** made and entered into made at Mumbai between **M/s. Kabra & Associates**, therein referred to as "the Developers" of the First Part, **GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED**, therein referred to as "the Society" of the Second Part and the Transferor herein,

Anita M. Bhatnagar

Bhatnagar

Ramesh

therein referred to as "the Member" of the Third Part, which is duly registered with the Joint Sub-Registrar of Assurances, **Borivali-6** under Registration Sr. No. **BRL-6-9169-2016** on **12/09/2016**, the Developers had in confirmation of the Society, allotted the said flat (without Parking) to the Member therein, in consideration of surrender of old flat and in pursuant to the Agreement for Redevelopment.

- h) Thereafter, **GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED** had issued to the Transferor, additional ten fully paid up shares of Rs. 50/- each, aggregating to Rs. 500/- bearing **Distinctive Nos. from 51 to 60** (both inclusive) under **Share Certificate No. 06** dated 02/01/2019, in the capital and interest of the said society.



Thereafter the Developer **M/s. Kabra & Associates**, vide letter dated 17/12/2019, allotted one car parking space to the Transfer, which as in pursuant to the Special General Body Meeting of the Society dated 05/06/2019 as mentioned therein.

- j) The Transferor declare that she is an absolute and exclusive owner of, fully seized and possessed, well and sufficiently entitled to ownership of the said Flat, together with membership & shares of the said society and that she is a the bonafide owner of the said Flat and any other person has no right, title or claim in the said Flat. The Transferor further declares that her title over the said Flat is clear, marketable and free from all encumbrances.

बरल - १		
CC 29	92	34
k) That the Transferor is in exclusive and absolute possession of the said Flat together with membership & shares of the said society and benefits. And that neither the Transferor have till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said Flat or any part or portion thereof (except on Leave & License basis, if any), in any way or manner whatsoever.		

- k) That the Transferor is in exclusive and absolute possession of the said Flat together with membership & shares of the said society and benefits. And that neither the Transferor have till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said Flat or any part or portion thereof (except on Leave & License basis, if any), in any way or manner whatsoever.

- l) That the Transferor have not been disqualified or rendered disentitled either by law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no

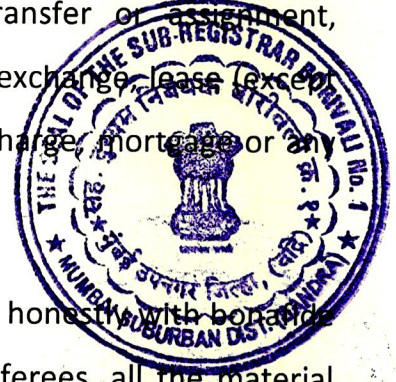
Anita M. Bahu

[Signature]

[Signature]

and there is no dispute filed or pending or disposed-off in respect of the said Flat or in respect of the said building to the knowledge, notice (expressed and/or implied) and/or information of the Transferor.

m) That the title of the Transferor in respect of the said Flat, the said membership & shares, together with benefits attached thereto are absolutely clear and marketable, free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease (except on Leave & License basis, if any), monthly tenancy, charge, mortgage or any other encumbrances.



n) That in the manner aforesaid the Transferor has truly, honestly, with bonafide intention and with good faith disclosed to the Transferees, all the material facts and circumstances in respect of the said Flat, the said membership & shares and the benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or made any misrepresentation or concealment to the Transferees with malafide intentions) of anything whatsoever in that behalf and in any manner whatsoever.

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AND WHEREAS upon the strength of the representations and declarations made by the Transferor to the Transferees, the parties have negotiated for sale and purchase of the said Flat, the said membership & shares, together with all incidental benefits and right, title interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of **RS. 1,60,00,000/- (RUPEES ONE CRORE SIXTY LAKHS ONLY)** to be paid by the Transferees to the Transferor to acquire the vacant and peaceful possession of the said Flat, the said membership & shares, and benefits incidental thereto, with the legal right to have and call for all relevant agreements, deeds, documents, papers, and writings from the Transferor and the concerned parties contemplated by law as hereunder mentioned in these presents with otherwise clear and marketable title free from all encumbrances and reasonable doubts.

AND WHEREAS now the parties hereto are desirous of executing regular agreement in respect of the said Flat, the Membership & Shares of the said

Anita M. Bafna

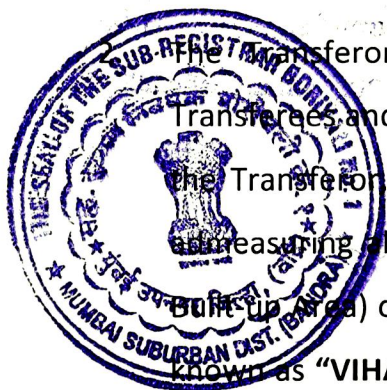
Dating

Paul

society together with all the incidental benefits and accordingly the parties hereto have hereby mutually agreed upon the following terms, conditions, stipulations and covenants in that behalf as hereinafter appearing:

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The recitals contained hereinabove shall form an integral part of this Agreement for Sale as if same are set out and incorporated in the operative part herein and the same shall be read, construed and interpreted accordingly.



The Transferor hereby agrees to sell, transfer, and assign unto the Transferees and the Transferees hereby agree to purchase and acquire from the Transferor all the right, title, and interest in respect of **Flat No. 302** measuring about **600 Sq. Ft. Carpet Area** (equivalent to 66.91 Sq. Mtrs. built up area) on the **3rd Floor** along with **Car Parking Space** in the building known as "**VIHANG**", situated at **Plot No. 16, Siddharth Nagar-4, Goregaon (West), Mumbai – 400 104**, lying and being at land bearing **C.T.S. No. 348/A** of Village Pahadi Goregaon, Taluka Borivali, M.S.D., of **GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED**, together with fifteen fully paid-up shares of Rs. 50/- each aggregating to Rs. 750/- under **Share Certificate Nos. 06 & 7** bearing **Distinctive Nos. from 51 to 60 & 26 to 30** (both inclusive) respectively, in the capital of said society, more particularly described in the schedule written hereunder, for lumpsum consideration price of **RS. 1,60,00,000/- (RUPEES ONE CRORE SIXTY LAKHS ONLY)** as

mutually agreed between the parties hereto.

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The Transferees have paid to the Transferor on or before execution of these presents, a sum of **RS. 60,00,000/- (RUPEES SIXTY LAKHS ONLY)**, which is inclusive of TDS @1% amounting to Rs. 1,60,000/-, for sale, transfer and assignment of the said Flat together with Membership & Shares of the said society (the payment and receipt whereof and every part thereof the Transferor do admit and acknowledge unto the Transferees hereinafter).

Anita M. Babu

(Signature)

(Signature)

4. And that the Balance amount of **RS. 1,00,00,000/- (RUPEES ONE CRORE ONLY)** shall be paid by the Transferees to the Transferor within **21 (Twenty-one)** days from the date of registration of this agreement, by obtaining loan from bank or financial institution, failing which this agreement stands cancelled & terminated and thereafter the Transferees shall have no right, interest, benefit etc. of whatsoever nature in respect of the said Flat under this Agreement unless the Transferor agrees otherwise in writing. The exception to this clause would be any delay from the Transferor in submission of the original ownership documents. any paper work pending with the society.
5. The amount of Consideration Price is subject to a TDS under Section 194-I of Income Tax Act, 1962 @ of 1% amounting to **Rs. 1,60,000/- (RUPEES ONE LAKH SIXTY THOUSAND ONLY)**. The Transferees are required statutorily, under provisions of the Income Tax Act, to deposit the amount with Central Government Treasury on behalf of the Transferor. Such TDS paid by the Transferees on behalf of the Transferor shall form part of the total consideration price as agreed under this agreement. The Transferees shall issue TDS Certificate in favour of the Transferor based on the information provided by the Transferor.
6. It has been expressly agreed between the parties herein, that the time should be essence for the Agreement for Sale, as far as (i) the payment of above mentioned balance amount of consideration price and (ii) against receipt of full and final consideration price, handing over vacant and peaceful possession of the said Flat by the Transferor to the Transferees, with clear and marketable title, free from all encumbrances.
7. The Transferor herein has obtained NOC for Transfer of Flat dated 14/05/2024, from the said Society for transfer of the said Flat and the said Membership & Shares to the name of the Transferees (original NOC is Annexed herewith). And the Transferor shall also obtain necessary NOC to enable the Transferees to obtain loan from the bank/financial institution.
8. That the Transferor has not entered into any agreement arrangement or understanding of any nature whatsoever with any person besides the



Transferees,		
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claiming through them on account of and/or for the breach of any of the representation made in these presents turn out to be incorrect or/and to be false.

14. That upon receipt of total consideration, the Transferor shall sign and execute all such other documents, forms, Applications, Declarations etc. as may be required, to enable the said society to transfer the said Flat together with the said membership & shares of the said society, to the name of Transferees and for that purpose the Transferor shall do all the necessary acts, deeds, things in the manner so required with reference to the Agreement.

15. The Transferor declare that she has paid and shall pay all the outstanding respect of the said Flat including all taxes, levies, assessments, society maintenance, electricity bills including other charges, up to the date of signing & execution of this presents and shall pay up to the date of and handing over of possession of the said Flat to the Transferees and if any amount found and payable for the relevant period, she will bear and pay the same.

16. The Transferees declares, agrees and confirms that they will bear and pay all liabilities in respect of the said Flat like taxes, dues, charges, expenses maintenance and other charges arising and occurring on and from the date receipt of vacant possession of the said Flat.

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17. That on payment of full and final consideration price to the Transferor, the Transferees, their respective heirs, executors, administrators and assigns, shall and will at all times peacefully and quietly possess, occupy and enjoy the said Flat without any interruption, any suit, lawful eviction, disturbance, obstruction, claim or demand whatsoever from the Transferor or from or by any person or persons lawfully or equitably claiming from, under or in trust for the Transferor.

18. The Transferor hereby agree and undertake to indemnify and keep indemnified the Transferee in the event the Transferee suffer any loss or damage or claim due to non-disclosure of any fact pertaining to the title

Anita M. Bahu

[Signature]

[Signature]

and/or otherwise affecting sale of the said Premises, the said Car Park and Shares and shall make good with penalty, if any, the extent of the loss or damage suffered by the Transferee.

19. The Transferor shall handover a) the aforesaid an original **Agreement** dated **7th day of December 1994**, b) the aforesaid an original **Agreement for Repossession** dated **9th day of September 2016** along with receipt of Stamp Duty & Registration, c) Car Parking Allotment Letter, d) original Share Certificates, pertaining to the said Flat and e) all other incidental documents, immediately on receipt of full and final consideration price from the Transferees.



20. The Transferor hereby agrees to indemnify to the Transferees against any action which may arise in future by the MCGM, the Income Tax, Sales Tax, Central Excise authorities, GST Authorities or any other authorities in breach of the said Agreement. Any liabilities upto the date of handing over of possession by the Transferor to the Transferees, which may arise in future, by way of legal, taxation, licensing, ESIC, PF, Labour matters, Adani Electricity/Tata Power matter etc. in connection with the said Flat, shall be borne and paid by the Transferor without any delay and indemnify the Transferees against all claims/demands/actions as above described in connection with the said Flat and also up to the date of handing over of possession by the Transferor to the Transferees, of the said Flat.

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21. That the Transferor, against receipt of full and final consideration price from the Transferees, shall immediately hand over to the Transferees, the vacant and peaceful possession of the said Flat. And in turn, the Transferees shall accept the vacant possession of the said Flat.
22. That upon payment of full and final consideration price by the Transferees to the Transferor, all the amounts standing to the credit of the Transferor (by virtue of a Member of the Society) in the books of the said society towards deposits, Security Deposits and other amounts shall be transferred to the Transferees in respect of aforesaid Flat.

Anita M. Bafn

[Signature]

[Signature]

23. The Transferor further declare that on execution of these presents and on receipt of full and final consideration price, the Transferor, her heirs, executors, administrators and assigns, shall not have any right, title or interest of any nature whatsoever either directly or indirectly in the said Flat or in any part or portion thereof and the Transferees shall be exclusively entitled to the said Flat. The Transferor hereby undertakes and declares that any Nomination, Assignment, Lien, Gift or Will in regard to the said Flat and the said shares if made by the Transferor the said Society, person or other than the Transferees shall hereafter be deemed to be inoperative cancelled, revoked, withdrawn and null and void.



24. The Transferor shall, on incidental to this transfer and sale herein transferred unto the Transferees, the benefit of all the amounts standing to her credit with the said society and all amounts lying in her name as deposit with the said society, Adani Electricity/Tata Power and/or with any local or Government Authorities.

25. That on payment of full and final consideration price by the Transferees to the Transferor and on the Transferor handing over quiet, vacant and peaceful possession of the said Flat to the Transferees, this Agreement for Sale shall operate as Conveyance in favour of the Transferees.

26. The amount of Stamp Duty and Registration expenses in respect of this Agreement shall be borne and paid by the Transferees only. However, transfer charges/donation payable to the said society shall be shared equally between both the parties hereto.

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27. It is further agreed that on receipt of the full & final consideration price, at the cost of the Transferees, the Transferor shall unconditionally sign, execute & register appropriate Sale Deed in lieu of this Agreement for Sale.

28. This Agreement for Sale is executed subject to the provisions of the rules & regulations of the Co-operative Housing Societies governed by the Maharashtra Co-operative Societies Act, 1960 and Rule 1961 and its enactments.

Anita M. Bahu

[Signature]

[Signature]

29. That since the said flat is situated at Mumbai, this Agreement for Sale shall be subject to the jurisdiction of Courts of Mumbai only.

30. The Parties hereto agree and assure each other to procure the Registration of this Agreement whenever such registration be legally required and necessary or convenient for the said purpose and to execute all documents and deeds, which may be necessary to give effect to this Agreement according to law applicable to the Flat and to appear before the Joint Sub-Registrar concerned and to present the documents for Registration, to admit to the execution thereof and to receive acknowledgement for such documents.



THE SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT the Flat No. 302 admeasuring about 600 Sq. Ft. Carpet Area (equivalent to 66.91 Sq. Mtrs. Built-up Area) on 3rd Floor along with Car Parking Space in the building known as "VIHANG", situated at Plot No. 16, Siddharth Nagar-4, Goregaon (West), Mumbai – 400 104, lying and being at land bearing C.T.S. No. 348/A of Village Pahadi Goregaon, Taluka Borivali, M.S.D., of GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED, together with fifteen fully paid-up shares of Rs. 50/- each aggregating to Rs. 750/- under Share Certificate Nos. 06 & 7 bearing Distinctive Nos. from 51 to 60 & 26 to 30 (both inclusive) respectively, in the capital of said society.

Anita M. Bafn

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IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED & DELIVERED)
By the withinnamed Transferor)
SMT. ANITAKUMARI M BAFNA)
Mahesh Kumar Jagan Bahu)
in the presence of)
MAHENDRA KUMAR JUBRAJI BAFNA)



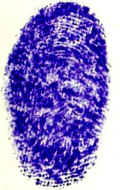
Anita M. Bafna



SIGNED & DELIVERED)
By the withinnamed Transferees)
(1) SMT. VAREENA D'SILVA)



Vareena



(2) SHRI. ADRIAN S FERNANDES)
in the presence of)
Harsha R. Rathod)



Adrian



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RECEIPT

Received of from the within named Transferees sum of **RS. 60,00,000/- (RUPEES SIXTY LAKHS ONLY)** as a **PART PAYMENT** of consideration price payable by the said Transferees to me against the sell and transfer of the said **Flat No. 302** admeasuring about **600 Sq. Ft. Carpet Area** (equivalent to 66.91 Sq. Mtrs. Built-up Area) on **3rd Floor** along with **Car Parking Space** in the building known as "**VIHANG**", situated at **Plot No. 16, Siddharth Nagar-4, Goregaon (West), Mumbai – 400 104**, lying and being at land bearing **C.T.S. No. 348/A** of Village **Pahadi Goregaon**, Taluka **Borivali, M.S.D.**, of **GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED**, together with fifteen fully paid-up shares of Rs. 50/- each aggregating to Rs. 750/- under **Share Certificate Nos. 06 & 7** bearing **Distinctive Nos. from 51 to 60 & 26 to 30** (both inclusive) respectively, in the capital of said society.

CHQ No.	Dated	Name of the Bank	AMOUNT In Rupees
370929	01/05/2024	State Bank of India	1,21,000.00
000140	01/05/2024	HDFC Bank	1,00,000.00
RTGS	23/05/2024	HDFC Bank	50,00,000.00
RTGS	23/05/2024	Bank of India	6,19,000.00
		TDS by Vareena D'Silva	80,000.00
		TDS by Adrian Savio Fernandes	80,000.00
TOTAL			60,00,000.00

Date : 21/05/2024

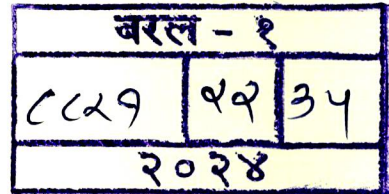
Place : Mumbai

I say Received Rs. 60,00,000/-,

Anita M. Bafna

SMT. ANITAKUMARI M BAFNA

Transferor



Anita M. Bafna
Bafna

GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LTD

(Regd. No. Bom / HSG / 7544 - 81)

Office: 21st Floor, Siddharth Nagar - 4, Goregaon (West), Mumbai - 400 104

14th May, 2024

To,
Mr. Anitakumari Mahendrakumar Bafna
302, Goregaon Vihang Chs Ltd
Goregaon West, Mumbai 400104.



SUB: NOC FOR TRANSFER OF FLAT

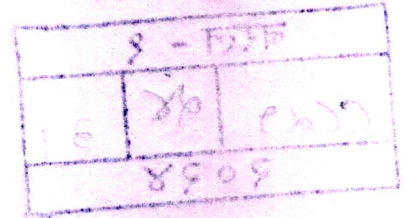
Dear Sir,

We hereby confirm that Mr. Mr. Anitakumari Mahendrakumar Bafna is a member of our society and occupy flat no 302.

We confirm that Mr. Anitakumari Mahendrakumar Bafna has paid her society dues till June 2024. Society doesn't have any objection what so ever in them selling the flat.

Thanking You,

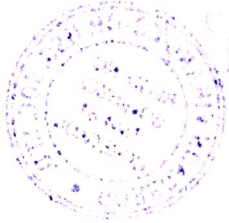
Goregaon Vihang Co-op. Hsg. Soc. Ltd
[Signature]
Chairman Treasurer Secretary.



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Gordon Virang Co. Ltd. Gov. Ltd.

Secretary

Chairman

Chairman

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3 SHARE CERTIFICATE 30

Share Certificate No.: **06**

Member's Regn. No.: **06**

No. of Shares: **10**

GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registration No. BOM/HSG/7544-81-dated 26-03-1981)

(Registered under the Maharashtra Co-operative Societies Act, 1960)

CTS NO 348/A PAHADI SIDDHARTH NAGAR-4 GOREGAON (W), MUMBAI - 400 104

(AUTHORISED SHARE CAPITAL OF RS. **25000**/DIVIDED INTO **500** SHARES OF RS. 50/- EACH.)

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This is to Certify that Mrs. Anitakumari Mahendrakumar Bafna
is / are the Registered Holder(s) of Ten fully paid up shares of Rupees Fifty each, numbered
from **51 to 60** (both inclusive) in the **GOREGAON VIHANG CO-OPERATIVE HOUSING SOCIETY LIMITED**
subject to the Bye Laws of the said Society.

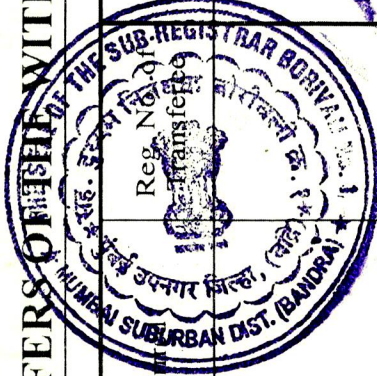
Given under the Common Seal of the said Society, this 5th Jan' 2019

Authorised M. C. Member

Secretary

Chairman

MEMORANDUM OF THE TRANSFERS OF SHARES WITHIN MENTIONED SHARES



Date of Transfer	Transfer No.	Reg. No. of Transferor	Reg. No. of transferee	To whom Transferred	Signature of the Committee Members						
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">२१</td> <td style="text-align: center;">२६</td> <td style="text-align: center;">३१</td> </tr> <tr> <td colspan="3" style="text-align: center;">२०२४</td> </tr> </table>	२१	२६	३१	२०२४					Secretary
२१	२६	३१									
२०२४											
					Chairman Authorised M.C. Member						
					Secretary						
					Chairman Authorised M.C. Member						
					Secretary						
					Chairman Authorised M.C. Member						
					Secretary						

Share Certificate No.: 06 Flat No.: 302



MAHANAGAR GAS

TAX INVOICE

MAHANAGAR GAS LIMITED

An ISO 9001, 14001 and 45001 Certified Company

www.mahanagargas.com

CA Number : 2100 0103 6157

BILL DATE : 18/03/2024

PERIOD : 18/01/2024 TO 18/03/2024

Emergency (Gas Leak, Gas Stop, Fire) 18002669944 (Tollfree) (022)-68759400, (022)-24012400, 9899 20 3843 (Available 24x7)

Mrs. ANITA KUMARI MAHENDRA KUMAR BAFNA Flat :- 302 Floor :- 3 VIHANG GOREGAON (W) VIHANG CHSL SIDDHARTH NAGAR IV VIVEK COLLEGE ROAD OPP VIVEK COLLEGE GOREGAON (W) MUMBAI - 400104 Mobile No. : 93XXXXXX78 BP No. : 1101036702

999 Amount upto 19/04/2024 1099 Amount after 19/04/2024

Table with columns for description and amount. Includes rows for Gas Consumption SCM, MVAT @3%, Arrears, Credit Balance/Discount/Rebate, and various taxes (SGST, CGST).

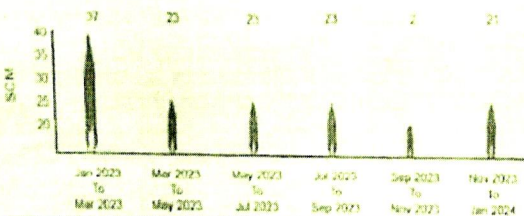
Important Information: We thank you for making full payment of ₹922.00 against the PNG bill dated 18/01/2024. Opt for paperless invoice by sending SMS to 922355557. For registering your Email id, please visit https://www.mahanagargas.com/Billingupdates/contractnumber.aspx.

Gas Consumption Security Deposit ₹ 1150. Your interest free, refundable Security Deposit towards Last Mile Connectivity with us is in state is ₹. 5000.



Motor No. 2180385122, Previous Reading 672 Assessed Date 18/01/2024, Closing Reading 692 Assessed Date 18/03/2024

READER VISIT DATE 20/02/2024, TIME 10:18 hrs, REMARK Pressure Locked



Declaration: It is hereby certified that Registration Certificate of the Company issued under Maharashtra Value Added Tax Act, 2002 is in force as on date and that the transaction of sale covered under this Tax Invoice shall be accounted for in the Turnover of Sales while filing of Return and tax payable on the sale, if any, has been paid or shall be paid.

We are excited to present our PNG bill in a new format. We at MGL, constantly endeavour to provide unmatched convenience while maintaining simplicity. This changed format will provide you with a cleaner presentation of your account & past consumption along with multiple and easy payment options.

Handwritten stamp: बरल - १, CC 29, 20, 31, 2024

PAYMENT SLIP/CHEQUE form with fields for Cheque No., Cheque Dt., Bank Name/branch, CA No., Due date, Amount Paid.



Customer Care - 24x7 (022) 6867 4500 & 6156 4500 9899 20 3843

YOUR BILL OF SUPPLY

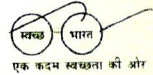
Consumer Number (CA no.): 9000 0077 5329
 Name: ANITAKUMARI MAHENDRAKUMAR BAFNA

Address: FLT NO - 302, 3RD FLOOR, VIHANG CHS LTD,
 CTS NO 348A AT PLOT NO 16, SIDDHART
 NAGAR, Goregaon (W), Mumbai, 400062

Dis. Seq.: CZ/D0820701/471/0/0000
 Mobile No.: 9*****78 Email Id: ba*****en@g**il.com

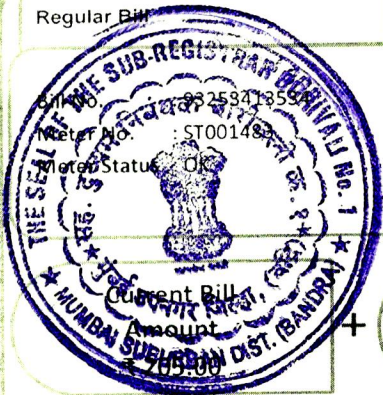
YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161
 WHATSAPP: 7045116237
 IN CASE OF FIRE/ ACCIDENT: 022 2577 4399
 EMAIL: customercare@tatapower.com
 WEBSITE: customerportal.tatapower.com



The Tata Power Company Ltd., Commercial Department,
 Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill | Bill Month: APR 2024 | Bill Period: 20.03.2024 to 20.04.2024 | Bill Date: 22.04.2024



Metered Units : 4 | Discount Date : 29.04.2024 | Tariff Category : LT I (B)
 Billed Units : 4 | Due Date : 13.05.2024 | :LT-RESIDENTIAL
 Supply Zone : West CZ01 | Supply Date : 21.07.2015 | MRU : D0820701
 Dispatch Zone : West CZ01 | Consumer : Direct
 Nxr.Mtr.Rdg.Dt.: 19.05.2024(Tent.) | Type Of Supply : 3 PHASE LT

Net Other Charges ₹ 0.00 + Past Dues ₹ -182.00 = Total Amount Before Due Date* ₹ 23.00*

Amount By Discount Date ₹ 21.00 | Amount After Due Date ₹ 26.00 | Security Deposit Available ₹ 2,690.00 | Security Deposit Due ₹ 2,240.00

For Advertisement enquiries please contact M/S. "GAJANAN IMAGING PRINT SOLUTIONS" email: gajananimagingprints@gmail.com

M/S. GAJANAN IMAGING PRINT SOLUTIONS (Reg.)

(ISO 14001:2015)
 (ISO 45001:2018)
 (ISO 9001:2015)
 (GST No. 27AGZPT9968K1ZR)



- * Offset / Designing / Variable Data Printing Solutions
- * Supply of Re. manufacture MICR Toner Cartridge
- * Supply Compatible Toner Cartridge
- * Cost to the per pages printer
- * Colour & Black/White Rental Printer

Contact : 022 - 3525 3164

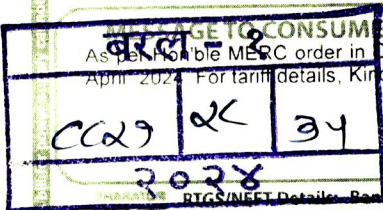
Your nearest offline payment centres :Customer Relations Centre (MON TO SAT : 9:00 TO 17:00 HRS & LUNCH: 14:00 TO14:30 HRS; 2ND & 4TH SATURDAY : 9:00 TO 13:00 HRS)
 Malad Sub-station, Nr Crematorium & Burial ground Atharva College,Marve Road, Malad (W) Mumbai 400064.

MESSAGE TO CONSUMER

As per applicable MERC order in Case No. 237 of 2023 dated 06th March 2024 revised tariff will be applicable w.e.f. 1st April 2024. For tariff details, kindly refer the Tariff schedule section in the bill.

Nitesh Kane

Nitesh Kane
 Chief - Distribution
 (Mumbai Operations)



RTGS/NEFT Details: Bank Name: Kotak Mahindra Bank Limited,
 Account No: TPCLEXXXXXXXXXXXX (here xxxxxxxxxxxx denotes 12 digit consumer no).
 IFSC Code: KKBK0000958, Account Type: Current Account

3797



THE TATA POWER COMPANY LIMITED



Consumer Name:	ANITAKUMARI MAHENDRAKUMAR BAFNA		Consumer No:	9000 0077 5329	
Bill No	: 93253413534	Bill Date	: 22.04.2024	Bill Amount	₹ 23.00
Cheque No.		Discount Date	: 29.04.2024	Amt by Disc Dt.	₹ 21.00
Cheque Date		Due Date	: 13.05.2024	Amt After Due Dt.	₹ 26.00



Payment should be made by crossed cheque/DD in favour of "Tata Power CA.NO 9000 0077 5329" For multiple payments, write CA no & break-up of amount on back side of cheque. Please dont issue postdated or outstation cheques. Pls attach payment slip(s)



मालमत्ता पत्रक

बरल-६		
९९६९	३५	६६
जिल्हा --	मुंबई उपनगर जिल्हा	
शासनाला दिवसेंदिवस आचारसिद्धीचा किंवा भाड्याचा तपशील आणि त्याच्या कर तपासणीची नियत वेळ		

विभाग/मोजे - पहाडी गोरगांव (प) तालुका/न.भू.मा.का. -- न.भू.अ.गोरगांव

माग पुरवण शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
 क्रमांक / का. क्र. नं चौ.मी.

३४८/अ

५२६.७

एच-९

सुविधाधिकार

हक्काचा मुळ धारक
 वर्ष

पडेंदार

इतर भार

इतर शीरे



क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेंदार (प) किंवा भार (भा)	फेरफार क्र.१०२ प्रमाण मही - २९/११/२००९ न.भू.अ.गोरगांव मही XXX
२९/११/२००९	मा. जिन्हाधिकारी मुं. उपनगर यांचेकडील पत्र क.सी. कर्पा ७/ एकत्रिकरण पो.वि/एस आर ३३५० /दि. २९/५/२००९ अन्वये इकडील दि. २९/११/२००९		धा. महाराष्ट्र गृहनिर्माण मंडळ प. गोरगाव विहंग को.ऑ होसिंग सोसायटी लि.	
१४/०९/२००७	मा.अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.न.भू.स.३/न.भू.प.गो.(प) न.भू.क्र. ३४८अ/२००७/३०९६ दि. २९/८/०७ प्रमाणे मिळकत पत्रिका नव्याने उघडली.			फेरफार क्र.४५९/०७ मही - १४/९/०७ न.भू.अ.गोरगाव

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.गोरगांव

मुंबई उपनगर जिल्हा

५१०१००
 ५१०१००
 ५१०१००



सुतम प्रशासक

अध्यक्ष प्रमाण अधिकारी, बोरेघाट

बरल - १		
८८२९	५९	३५
२०२४		



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/9549/BP(WS)/AP of 05 June 2017]

To,
M/S.KABRA & ASSOCIATES
2nd floor, Jash Chambers, Sir P.M. Road, Fort , Mumbai-400001.

Dear Applicant/Owners,

The full development work of _____ building comprising of **Stilt (for Parking) +1st to 21st upper floors (for residential)** on plot bearing C.S.No./CTS No. **348 A** of village **PAHADI GOREGAON (W)-P/S** at **VIVEK COLLEGE** is completed under the supervision of Shri. **ARVIND MADHUKAR NANDAPURKAR** , Architect , Lic. No. **CA/83/7799** , Shri. **Raveendra Dattatray Deshpande** , RCC Consultant, Lic. No. **STR/D/64** and Shri. **PRAKASH KONARE** , Site supervisor, Lic.No. **K/430/SS/II** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/HR/RIV/465** dated **01 December 2015** . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, P/S Ward
 2. A.A. & C. , P/S Ward
 3. EE (V), Western Suburb II
 4. M.I. , P/S Ward
 5. A.E.W.W. , P/S Ward
 6. Architect, ARVIND MADHUKAR NANDAPURKAR, 4/32 UNNAT NAGAR -3 M.G.ROAD GOREGAON (W) 601, GANESH SADAN PLOT NO.50, L.T.ROAD NO.3 OFF. M. G. ROAD GOREGAON
- For information please

Document certified by
Girish Bhimrao Nikam
<gbnikam@gmail.com>.

Name : Girish Bhimrao Nikam
Designation : Executive
Engineer
Organization : Municipal
Corporation Of Greater
Mumbai
Date : 14-Jun-2017 10: 57:10

बरल - १		
८८२९	३०	३५
२०२४		

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/S Ward



14/09/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 9169/2016

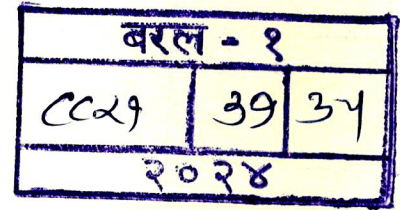
नोंदणी :

Regn:63m

गावाचे नाव : 1) पी.एस.पहाडीगोरेगांव



(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1673000
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :, इतर माहिती: नविन फ्लॉट नं. 302,मजला क्र. 3,गोरेगांव विहंग को.ऑपरेटिव्ह हौसिंग सोसायटी लि.,बि.नं.16,सिटीएस नं. 348/अ ऑफ पहाडी गोरेगांव,सिद्धार्थ नगर 4,गोरेगांव पश्चिम,मुंबई 400062((C.T.S. Number : 348/A ;))
(5) क्षेत्रफळ	1) 66.91 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.काब्रा अँड असोसिएटस चे भागीदार श्री. गौतम काब्रा यांचे मुखत्यारपत्रधारक म्हणून श्री. हनुमंत बाबर वय:-43; पत्ता:-प्लॉट नं. -, माळा नं: 2 रा मजला, इमारतीचे नाव: जश चेंबर्स, ब्लॉक नं: -, रोड नं: सर पी.एम.रोड, फोर्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFFK2000F 2): नाव:-गोरेगांव विहंग को.ऑपरेटिव्ह हौसिंग सोसायटी लि. तर्फे चेअरमन श्री. चिराग हाथी वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस- 16/245, सिद्धार्थ नगर 4,, ब्लॉक नं: -, रोड नं: गोरेगांव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400062 पॅन नं:-ABHPH2602R 3): नाव:-गोरेगांव विहंग को.ऑपरेटिव्ह हौसिंग सोसायटी लि. तर्फे सेक्रेटरी श्री. गीतेश कर्णिक वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस- 16/245, सिद्धार्थ नगर 4,, ब्लॉक नं: -, रोड नं: गोरेगांव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400062 पॅन नं:-ADRPK2695M 4): नाव:-गोरेगांव विहंग को.ऑपरेटिव्ह हौसिंग सोसायटी लि. तर्फे ट्रेझरर श्री. प्रमोद सिंग वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस- 16/245, सिद्धार्थ नगर 4,, ब्लॉक नं: -, रोड नं: गोरेगांव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400062 पॅन नं:-AYPPS9893L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिताकुमारी महेंद्रकुमार बाफना वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोरेगांव विहंग सीएचएस लि., बि नं.16, ब्लॉक नं: 246, रोड नं: सिद्धार्थ नगर 4, गोरेगांव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400062 पॅन नं:-ACGPB2097L
(9) दस्तऐवज करून दिल्याचा दिनांक	09/09/2016
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2016
(11) अनुक्रमांक, खंड व पृष्ठ	9169/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	85000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	17200
(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.

Transferor/s

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACGPB2097L



नाम /NAME
ANITA MAHENDRA BAFNA

पिता का नाम /FATHER'S NAME
HASTIMALJI KISHANJI RATHOD

जन्म तिथि /DATE OF BIRTH
18-09-1971

हस्ताक्षर /SIGNATURE
Anita M Bafna

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operatio

Anita M. Bafna

P. 007

भारत सरकार
GOVERNMENT OF INDIA



अनिता महेद्र बाफना
Anita Mahendra Bafna
DOB: 18-09-1971
Gender: Female

7180 0622 4600

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

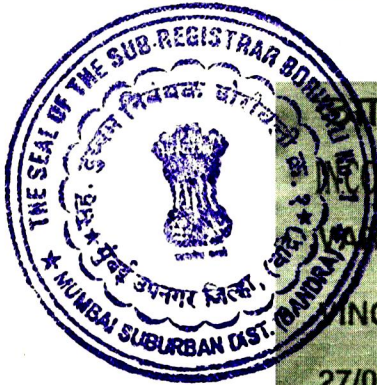
आधार

Address:
B/19 Sai Baba Enclave, Bldg No.3,
5th Floor, SV Road, Behind City
Centre, Goregaon (west), Mumbai,
Maharashtra, 400062

बी/१९ साई बाबा एन्क्लेव, बिल्डिंग
नं.३, ५ वा फ्लोर, एस व्ही रोड, सिटी
सेंटर मागे, गोरेगाव पश्चिम, मुंबई,
महाराष्ट्र, ४०००६२

Anita M. Bafna

Transferee/s #1



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

वरीना दसिल्वा
VAREENA DSILVA

विन्सेन्ट कोस्मा दसिल्वा
VINCENT COSMA DSILVA

27/07/1982
Permanent Account Number

AIHPD7326F

Signature
Vareena Dsilva



Vareena

बरल - १
CC २९ ३२ ३५
२३२४



वरीना दसिल्वा
Vareena Dsilva
जन्म तारीख / DOB : 27/07/1982
स्त्री / Female

To
वरीना दसिल्वा
Vareena Dsilva
D/O. Vincent Dsilva
Building B8, Flat No. 1 Best Nagar
Near Fire Brigade Goregaon West
Mumbai
Motilal Nagar
Mumbai Mumbai
Maharashtra 400104
9594758777

30/04/2013
344120572



6710 2717 0028

माझे आधार, माझी ओळख

Vareena



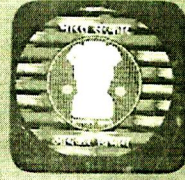
Transferee/s #2

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ADRIAN SAVIO FERNANDES
FRANCIS ANTHONY FERNANDES
13/11/1979
Permanent Account Number
AAIPF7263N



Francis

Adrian
Signature

भारत सरकार
Government of India

Adrian Savio Fernandes
Date of Birth/DOB: 13/11/1979
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता का कल्पितिक का नहीं।
इसका उपयोग न्यायिक (ऑनलाइन प्रमाणिकरण, या ऑफलाइन सेवा/ ऑनलाइन एक्सेस/एन सी स्कैन) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)

4619 6505 6157
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
Francis Fernandes .. 402 Sameer CHS Ltd,
Road no. 21 C Colony, Behind BEST bus stop no. 206, Borivali West, Mumbai, PO: Mandapeshwar, Dist: Mumbai Suburban, Maharashtra - 400103

4619 6505 6157
VID : 9183 4393 915 0145

1947 | help@uidai.gov.in | www.uidai.gov.in



Witness # 1

भारत सरकार
GOVERNMENT OF INDIA

महेंद्रकुमार जुगराजजी बाफना
Mahendrakumar Jugrajji Bafna
DOB: 07-08-1970
Gender: Male

4016 5630 4447
आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
B/ 19, Sai Baba Enclave Building
No.3, 5th Floor, S.v. Road, Behind City Centre, Goregaon (west), Mumbai, Maharashtra, 400062

वी/ १९, साई बाबा एनक्लेव बिल्डिंग नं.३, ५वा मजला, एस.वी. रोड, सिटी सेंटर मॉल मागे, गोरगाव पश्चिम, मुंबई, महाराष्ट्र, ४०००६२

Mahend Kumar Jugraji Bafna

1947 | help@uidai.gov.in | www.uidai.gov.in

CL29	33	34
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Witness # 2

भारत सरकार
GOVERNMENT OF INDIA

हर्षा राजेश राठोड
Harsha Rajesh Rathod
जन्म तारीख/ DOB: 25/09/1983
महिला / FEMALE

5065 7972 2878
आधार -माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
C/O: मंजुलाबेन राठोड, बी-601, विश्वमंगल को ओप हो मो निमिटेड, रोड नं-4, विवेक विद्यालय जवळ, सिद्धार्थ नगर, गोरगाव पश्चिम, मुंबई, मुंबई, महाराष्ट्र - 400104

Address:
C/O: Manjulaben Rathod, B-601 Vishwamangal CHS Ltd, Road No-4, Near Vivek Vidyalay, Siddharth Nagar, Goregaon West, Mumbai, Mumbai, Maharashtra - 400104

5065 7972 2878

1947 | help@uidai.gov.in | www.uidai.gov.in

Harsha Rajesh Rathod

324/8821

शुक्रवार, 24 मे 2024 9:14 म.पु.

दस्त गोषवारा भाग-1

बरल-१

दस्त क्रमांक: 8821/2024

दस्त क्रमांक: बरल-१ /8821/2024

वाजार मूल्य: रु. 1,09,42,973/-

मोबदला: रु. 1,60,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,60,000/-

द. नि. मह. द. नि. बरल-१ यांचे कार्यालयाने

अ. क्र. 8821 वर दि.24-05-2024

गोर्जा 9:12 म.पु. वा. हजर केला.

पावनी:9645

पावनी दिनांक: 24/05/2024

मादरकरणाचे नाव: वरीना डिसिल्वा

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण: 30700.00

(Signature)

दस्त हजर करणाऱ्याची मही:

(Signature)

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

(Signature)
सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिका क्र. 1 24 / 05 / 2024 09 : 12 : 33 AM ची वेळ: (मादरीकरण)

शिका क्र. 2 24 / 05 / 2024 09 : 13 : 37 AM ची वेळ: (फी)

बरल - १
८८२१ ३४ ३५
२०२४

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे * दस्तातील संपूर्ण मजकूर, निष्पन्न व्यक्ती, साक्षीदार व मोबत जाडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबोसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

(Signature)
लिहून देणारे

(Signature)
लिहून घेणारे :



(Signature)



24/05/2024 9 18:08 AM

दस्त गोषवारा भाग-2

बरल-१

दस्त क्रमांक:8821/2024

दस्त क्रमांक :बरल-१ /8821/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अनिताकुमारी महेंद्र बाफना पत्ता:प्लॉट नं: फ्लॉट न. बी/19, माळा नं: -, इमारतीचे नाव: साईबाबा एन्वलेव बिल्डिंग नं 3, ब्लॉक नं: सिटी सेंटर पाठीमागे, रोड नं: स व रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:ACGPB2097L	लिहून घेणार वय :-54 स्वाक्षरी:- <i>Anita MB</i>		
2	नाव:वरीना डिसिल्वा पत्ता:प्लॉट नं: फ्लॉट न. 1, माळा नं: -, इमारतीचे नाव: बिल्डिंग बी/8, ब्लॉक नं: वेस्ट नगर,मोतीलाल नगर, फायर ब्रिगेड जवळ, गोरेगांव पश्चिम मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AIHPD7326F	लिहून घेणार वय :-42 स्वाक्षरी:- <i>Vareena</i>		
3	नाव:एड्रियन सॅवियो फेर्नांडिस पत्ता:प्लॉट नं: फ्लॉट न. 402, माळा नं: -, इमारतीचे नाव: समीर सीएचएसएल, ब्लॉक नं: आय सी कॉलनी, बोरिवली पश्चिम मुंबई, रोड नं: रोड नं. 2, महाराष्ट्र, MUMBAI. पॅन नंबर:AAIPF7263N	लिहून घेणार वय :-44 स्वाक्षरी:- <i>Adrian</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:24 / 05 / 2024 09 : 17 : 13 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती खालीलप्रमाणे आहे.

बरल - १

८८२१ ३५ ३५

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार वरीना डिसिल्वा	24/05/2024 09:16:03 AM	वरीना दिसिल्वा F 1191738019092713472
2	लिहून घेणार एड्रियन सॅवियो फेर्नांडिस	24/05/2024 09:16:37 AM	एड्रियन सॅवियो फेर्नांडिस M 1191739513695133696
3	लिहून घेणार अनिताकुमारी महेंद्र बाफना	24/05/2024 09:17:33 AM	अनिता महेंद्र बाफना F 1227582476455071744

बरल-१/ ८८२१ /२०२४

शिकका क्र.4 ची वेळ:24 / 05 / 2024 09 : 17 : 34 AM

प्रमाणित करणेत येते, की चा

दस्तामध्ये एकूण ३५ पाने आहेत.

पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.

दिनांक: २४/०५/२०२४

सह दुय्यम निबंधक, बोरीवली क्र. १,

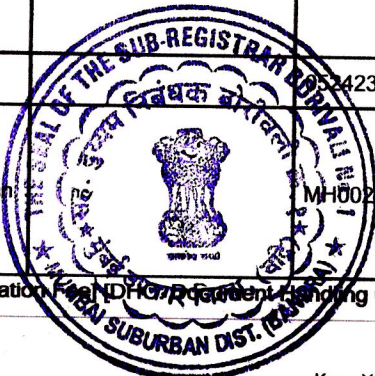
मुंबई उपनगर जिल्हा.

सह दुय्यम निबंधक, बोरीवली क्र.-१

मुंबई उपनगर जिल्हा.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	(श्रीम. एल. व्ही. पडवळ)	Deface Date
1	VAREENA DSILVA AND ADRIAN SAVIO FERNANDES	eChallan	03006172024051800403	MH002223302202425M	960000.00	सह दुय्यम निबंधक, बोरीवली क्र. १, मुंबई उपनगर जिल्हा.	24/05/2024
2		DHC		524232807449	700		24/05/2024
3	VAREENA DSILVA AND ADRIAN SAVIO FERNANDES	eChallan		MH002223302202425M	30000		24/05/2024



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

Know Your Rights as Registrants

8821 /2024

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

For feedback please write to us at feedback.isarita@gmail.com



25/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 8821/2024

नोंदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10942973.145
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॅट न. 302, माळा नं: 3रा मजला, इमारतीचे नाव: गोरेगाव विहंग सीएचएसएल, ब्लॉक नं: गोरेगांव पश्चिम मुंबई 400104, रोड : पहाडी सिद्धार्थ नगर -4, इतर माहिती: बी.एम.सी. ओ.सी. 2017 प्रमाणे घसारा 6% PUI: PS0102380190006 ((C.T.S. Number : 348/A ;))
(5) क्षेत्रफळ	1) 66.91 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिताकुमारी महेंद्र बाफना वय:-54; पत्ता:-प्लॉट नं: फ्लॅट न. बी/19, माळा नं: -, इमारतीचे नाव: साईबाबा एन्क्लेव बिल्डिंग नं 3, ब्लॉक नं: सिटी सेंटर पाठीमागे, रोड नं: स व रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-ACGPB2097L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-वरीना डिसिल्वा वय:-42; पत्ता:-प्लॉट नं: फ्लॅट न. 1, माळा नं: -, इमारतीचे नाव: बिल्डिंग बी/8, ब्लॉक नं: बेस्ट नगर, मोतीलाल नगर, फायर ब्रिगेड जवळ, गोरेगांव पश्चिम मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AIHPD7326F 2): नाव:-एड्रियन सॅवियो फेर्नांडिस वय:-44; पत्ता:-प्लॉट नं: फ्लॅट न. 402, माळा नं: -, इमारतीचे नाव: समीर सीएचएसएल, ब्लॉक नं: आय सी कॉलनी, बोरीवली पश्चिम मुंबई, रोड नं: रोड नं. 2, महाराष्ट्र, MUMBAI. पिन कोड:-400103 पॅन नं:-AAIPF7263N
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8821/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	960000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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


सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे 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 24/05/2024) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.


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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VAREENA DSILVA AND ADRIAN SAVIO FERNANDES	eChallan	03006172024051800403	MH002223302202425M	960000.00	SD	0001348828202425	24/05/2024
2		DHC		0524232807449	700	RF	0524232807449D	24/05/2024
3	VAREENA DSILVA AND ADRIAN SAVIO FERNANDES	eChallan		MH002223302202425M	30000	RF	0001348828202425	24/05/2024

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