



CHALLAN
MTR Form Number

करल - 3
४९९२ १ ३०
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GRN	MH016722796202324P	BARCODE			Date	05/03/2024-09:56:19	Form ID	52(a)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			PAN No.(If Applicable)	AACPD5096M			
Location	MUMBAI			Full Name	SMT. IRENE JENNIFER DIAS			
Year	2023-2024 One Time			Flat/Block No.	5, 1 st Floor			
Account Head Details		Amount In Rs.	Premises/Building					
0030045501	Stamp Duty	500.00	Road/Street		Anand Building, St. Pius X.Co-Operative - Housing Society Ltd.			
0030063301	Registration Fee	1000.00	Area/Locality		Mulund West, Mumbai			
			Town/City/District					
			PIN		4	0	0	0
			Remarks (If Any)		PAN2=AENPD4293B~SecondPartyName=MS. CELINE FLAVIA DSOUZA AND 3 ORS~			
			Amount In		One Thousand Five Hundred Rupees Only.			
		1,500.00	Words					
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502024030500599	8754379930017		
Cheque/DD No.			Bank Date	RBI Date	05/03/2024-09:56:34	Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7678075051
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-390-4992	0008845899202324	05/03/2024-13:41:42	IGR199	500.00
2	(IS)-390-4992	0008845899202324	05/03/2024-13:41:42	IGR199	1000.00
Total Defacement Amount					1,500.00

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RELEASE DEED

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THIS RELEASE DEED made and entered at Mumbai on this 5th day of March 2024.

BETWEEN

1. **MS. CELINE FLAVIA DSOUZA** aged 82 years, holder of **ADHAR CARD NO.6109 5559 3666**, **PAN CARD NO. AENPD4293B**, residing at 7, Valerian Building at St. Pius X Co-Operative - Housing Society Ltd, Mulund West, Mumbai – 400 080. And all her Legal Heirs.
2. **MRS. CHARLOTTE IRWIN DSOUZA** known by her maiden name **CHARLOTTE CYRIL LOBO DAUGHTER of LATE TRESSY RITA LOBO** aged 60 years, holder of **ADHAR CARD NO. 3601 5538 2840**, **PAN CARD NO. ABWPD3505G**, residing near **Valaripod B.S. Marg, B Wing Flat no. 53, 5th Floor, Mahindra Park, Chhatkopar West-400086**, and all her Legal Heirs.
3. **MR. TREVOR LOBO SON OF LATE TRESSY RITA LOBO** aged 59 years, holder of **ADHAR CARD NO.3422 3528 8791**, **PAN CARD NO. AACPL4735H** residing at B/706, Kalinga Nirmal Nagar Link Road behind D-Mart Mulund West Mumbai-400080, and all his Legal Heirs.
4. **MR. TROY LOBO SON OF LATE TRESSY RITA** aged 51 years, holder of **ADHAR CARD NO.4287 6555 9886**, **PAN CARD NO. ABKPL0235B**, residing at 602, Jovina, Plot No. 461 14th Road Chembur Mumbai-400071 made and entered into at Mulund Mumbai (West), Mumbai – 400 080, and all his Legal Heirs, hereinafter called **RELEASOR** (which expression shall unless repugnant to the context or meaning thereof



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deemed to include their respective heirs, executors, administrators, and assigns) of the **FIRST PART**

AND

5. **SMT. IRENE JENNIFER DIAS**, aged 80 years, holder of **ADHAR CARD** No. 7499 1346 5187, **PAN CARD** No: AACPD5096M residing at 5, Anand Building, St. Pius X Co-Operative - Housing Society Ltd., Mulund West, Mumbai - 400 080, hereinafter called **RELEASEE** (which expression shall unless repugnant to the context or meaning thereof deemed to include her heirs, executors, administrators, and assigns) of the



WHEREAS
A. **By an Agreement for Sale**, as per **ARTICLES OF AGREEMENT**, made at Mumbai dated 23rd day of December 1976, (Twenty-third of December, Christian Year One thousand Nine Hundred, Seventy-Six) **MRS. Hilda Dias** had purchased and acquired the said Flat. No-5, from **Mr. ALLOSYUS LOBO**, of Mumbai, for which the Stamp-Duty amounting to Rs. 2600/- was paid, with penalty Rs.500/- at the time of **Abhay Yojana Amnesty Scheme 2008-2009**, as per the demand, along with penalty at the Registration of the Stamp-Duty Department, Government of Maharashtra, District Collector of Stamps, Kurla Taluka, Administration Department, Ground Floor, R. C. Marg, Chembur, Mumbai - 400 071, Reference No: COSK/AMN7468/08, Dated 04/03/2009. It was paid collectively, which was received by the District Collector of Stamps on the Terms and Conditions mentioned therein (Flat No. 5, Anand Building is hereinafter referred to as the "Said Premises")

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B. Mrs. Irene Jennifer Dias, the Release herein
share in the said Premises.

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C. Smt. Hilda Dias who died on 21 June 1991, leaving behind the
Releasors and Release herein as her heirs entitled to 33.33% shares
each in the said premises.

D. The Releasors and Release herein have 1/3rd i.e. 33.33%
share in 100% share of the said Deceased.



E. The Releasors being the Child of the said Deceased are entitled
33.33% undivided share i.e. 1/3rd undivided share in the said premises
and a total of 1/3rd undivided share in the said premises.

F. The Releasors being the sister, niece, and nephews of the Release out
of their natural love and affection for their sister and aunt have decided
to release their 2/3rd share in the said premises without any monetary
consideration on the Terms and Conditions mentioned hereunder:-

**NOW THIS DEED OF RELEASE WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The recitals, schedules, and annexures to these presents form an
integral part of this Deed, and accordingly in the interpretation hereof,
this Deed shall be read and construed in its entirety.
2. The Releasors and all their Legal Heirs, doth hereby **Release**
Relinquish, and Transfer into the Release all their undivided 2/3rd right,
title, share, and interest in the said Premises described in the Schedule
hereunder written without any monetary consideration being the sister,
niece, and nephew of Release.

(Handwritten signatures)

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THIS SCHEDULE HEREINABOVE REFERRED TO:-

ALL THAT Residential premises bearing Flat No.5, on the 1st floor, in the building known as "Anand of St. Pius X Co-Operative - Housing Society LTD". Having its registered office at: 4-Anand, Nahur Village, Mulund West, Mumbai - 400 080. The Area of the Flat Admeasuring ~~39.02~~ 39.02 Sq. Mtrs. (built-up) situated at all those pieces and parcels of composite hereditaments, grounds, structures, premises, and property collectively of land bearing C.T.S. No. 551 together with structures standing thereon of village Nahur West, Taluka Kurla, Mumbai Suburban District, Sub-District Bandra and within the limits of Mumbai Municipal Corporation and the said building was constructed in the year 1971 having Ground + plus 3 upper floors, without lift facility.

[Handwritten signatures and initials]

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Certificate No. 153

Shares Five

ST. PIUS X CO-OP. HOUSING SOCIETY LIMITED

MULUND, BOMBAY-80.

Registration No. BOM/HSO/2215 of 1969

Registered under the Maharashtra Co-op. Societies' Act, 1960 Maharashtra Act, XXIV of 1961, on 6th November 1969.

SHARE CERTIFICATE

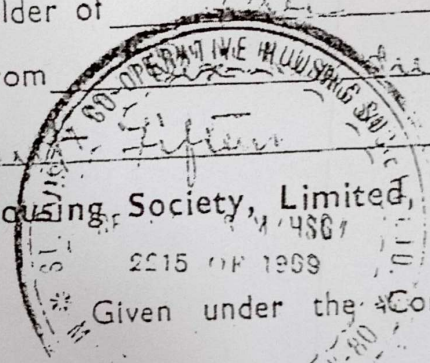
Membership No. 125

Share Ledger Folio No. 120

This is to Certify that

Shri/Smt./M^{rs}. A. LOBO

of Bombay is the registered holder of Five fully paid up shares of
Rupees Fifty each numbered from 120 and 121
to 124 both inclusive in the
St. Pius X Co-operative Housing Society, Limited, subject to the Bye-laws of the
above named Society.



Given under the Common Seal of the said Society
at Bombay, this 15 day of 19

For and on behalf of St. Pius X Co-op. Housing Society Ltd.

Rs. 250/-

Chairman.

Treasurer.

Hon. Secretary.



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Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regd. No. old	To whom Transferred	Share Regd. No. New
22-6-77	First	123	Mrs. Hilda Bras.	321 <i>John</i>
10.8.91	Second	321	Mrs. Irene J. Bras	322 <i>John</i>



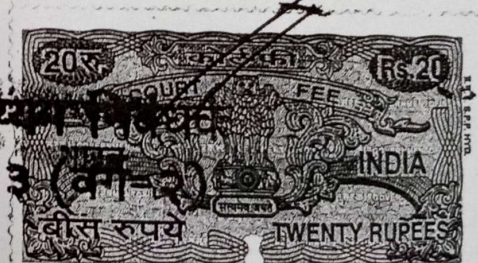
Chairman

Treasurer

Hon. Secretary

गावाचे नाव : नाहूर

क्र.सं.	विवरण	रिलीज डीड
(1)	वाव (भाडेपट्ट्याच्या प्रकार आकारणी देतो की पट्टेदार)	1
(2)		0
(3)	पोटहिस्सा व वाव (मल्ल्याम) ने न	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 5, माळा नं: 1 ला मजला, इमारतीचे नाव: आनंद विल्डिंग, ब्लॉक नं: संत. पायस एकम मी.एह.एम. लिमिटेड, रोड : मुलुंड पश्चिम PUI: TX0106410380023 ((C.T.S. Number : 551 ;))
(4)	घर	1) 39.02 चौ.मीटर
(5)	किंवा जुडी देण्यात असेल तेव्हा.	
(6)	करून देणा-या/लिहून ठेवणा-या किंवा दिवाणी न्यायालयाचा किंवा आदेश अमल्योम, प्रतिवादिचे	1): नाव:-सिलिन फ्लाविया डिसूझा वय:-82; पत्ता:-प्लॉट नं: ७, माळा नं: २ रा मजला, इमारतीचे नाव: वळेरीण विल्डिंग, ब्लॉक नं: संत. पायस X मी.एह.एम. लिमिटेड, रोड नं: मुलुंड पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AENPD4293B
(7)	पक्ष हक्क नाव	2): नाव:-चारलॉट आयर्विन डिसूझा लग्ना पूर्वी चे नाव चरलॉट मीरील लोबो वय:-60; पत्ता:-प्लॉट नं: ५३, माळा नं: ५ वा मजला बी विंग, इमारतीचे नाव: महिंद्रा पार्क मी.एह.एम. लिमिटेड, ब्लॉक नं: नवल डेपोत, रोड नं: एल.बी.एस. मार्ग घांटकोपर पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ABWPD3505G
(8)	करून घेणा-या पक्षकाराचे व न्यायालयाचा हक्कमनामा किंवा म, प्रतिवादिचे नाव व पत्ता	3): नाव:-त्रेवोर लोबो - - वय:-59; पत्ता:-प्लॉट नं: बी ७०६, माळा नं: ७ वा मजला, इमारतीचे नाव: कलिंगा निर्मल नगर, ब्लॉक नं: लिंक रोड डी-मार्ट चा मागे, रोड नं: मुलुंड वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AACPL4735H
(9)	क्रिड करून दिल्याचा दिनांक	4): नाव:-ट्रॉय लोबो - - वय:-51; पत्ता:-प्लॉट नं: ६०२, माळा नं: ६ वा मजला, इमारतीचे नाव: जोविना प्लॉट नं. ४६१, ब्लॉक नं: १४ वा रोड, रोड नं: चेंबूर मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ABKPL0235B
(10)	आदिणी केल्याचा दिनांक	1): नाव:-आयरेन जेनिफर डायस वय:-80; पत्ता:-प्लॉट नं: ५, माळा नं: १ ला मजला, इमारतीचे नाव: आनंद विल्डिंग, ब्लॉक नं: संत. पायस एकम X मी.एह.एम. लिमिटेड, रोड नं: मुलुंड पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AACPD5096M
(11)	खंड व पृष्ठ	05/03/2024
(12)	वाप्रमाणे मुद्रांक शुल्क	05/03/2024
(13)	वाप्रमाणे नोंदणी शुल्क	4992/2024
(14)	वाप्रमाणे मुद्रांक शुल्क	500
(15)	वाप्रमाणे नोंदणी शुल्क	1000



सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of renouncers parent) Son or daughter or the legal heirs of the above relations.

दस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)

नोंदणीचे प्रमाणपत्र

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(क्रमांक - बी.ओ.अेस्. - अेस्. अेस्.जी. 2275 सन 1969)

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की, ~~सेट-पायस~~

~~होम को-ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड~~ मंडो दीप
~~बिल्डिंग~~ 9, रतन सी एन्ड मोनरान रोड, मुठुंडा, (पश्चिम) मुंबई ००
ही संस्था महाराष्ट्र राज्य सहकारी अधिनियम 1960 (सन 1961चा महाराष्ट्र
अधिनियम क्रमांक 28) कलम 9 (1) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम 12 (1) अन्वये व महाराष्ट्र
राज्य सहकारी संस्था नियम क्रमांक 10(1) अन्वये संस्थेचे वर्गिकरण गृह निर्माण
संस्था असून उप-वर्गिकरण (ब) (क) भाडेकड सहभागीदारी ~~असून~~ गृहनिर्माण
संस्था आहे.

कार्यालय मोहारे

मुंबई.

तारीख,

६ माहे नोव्हेंबर 1969,

~~जिल्हा उप-निबंधक~~

सहाय्यक निबंधक (२)

सहकारी संस्था, मुंबई.

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/595/BSTII/A/T.

To

Shri M.V. Vyankesan, Architect,
C/o Studjarch, 121-127, M.G. Road,
Ghatkopar.

Subject: Building D-B on plot No. 13,
Nahur, Mulund.

SIR,

Reference:

The Completion Certificate submitted by you on 21st Feb. 1974.

for the above work, is hereby accepted. subject to obtaining certificate under Sec. 270A of Bombay Munl. Corporation Act from Hydraulic Engineer. Please note that building should not be occupied till 270A certificate is submitted.

Yours faithfully,

[Signature]

IC Executive Engineer, Bldg. Proposals,

Zone III Ward _____

No. CE/595/BSTII/A/T.

Copy forwarded for information to

20/5/74

(1) W.O. T. Ward.

(2) Dy. A. & C.

(3) E. E. V.

(4) D. E. H. O.

(5) Owner Shri Gopal Lobo, Secretary, St. Paul X Co-Op. Housing Society Ltd.

6) The City Survey Officer.

[Signature]

GVJ/20/5/74/-

IC Executive Engineer, Bldg. Proposals,

Zone III Ward _____

ST. PIUS X Co-Operative Housing Society Ltd.

REGISTERED NO. BOM/HSG/2215 DATED 6/11/1969

4-Anand, Nahur Village, Mulund (W), Mumbai - 400 080.

REF: SPX02/D5-05/2024-25

DATE: 13-05.2024

SUB: TO WHOMEVER IT MAY CONCERN.

This is to certify that Mrs. Irene J Dias is a member of our Society and owner of flat No. 05 by way of nominee transfer, admeasuring 350sq. ft. carpet area on the first floor Building number D-5 known as Anand St. Pius X Co. Op. Housing Society Ltd., situated at Nahur Village, Mulund (W), Mumbai - 400 080 and holding share certificate No.123 and shares bearing No.611 To 615 (both inclusive).

The said owners /Members have informed us that she intend to sell the said flat to the intending purchaser Mr. Rajesh Rokade & Mrs. Savita Rokade

We confirm as follows:

1. The said Building is constructed in the year 1974.
2. Area of the said flat is 350 sq. ft. carpet area.
3. Society taxes and maintenance charges had paid up to date.
4. As per the records of the Society the said flat and shares are not mortgaged to any Bank of financial Institute.
5. The Society has no objection for transfer of the said flat & shares in the name of Mr. Rajesh Rokade & Mrs. Savita Rokade.

For & on behalf of the Managing Committee
St. Pius X Co-op. Hsg. Soc. Ltd.

Hon. Secretary

