

391/14557  
Tuesday, July 02, 2024  
1:19 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 15589

दिनांक: 02/07/2024

गावाचे नाव: नाहूर  
दस्तऐवजाचा अनुक्रमांक: करल4-14557-2024  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: राजेश आनंदा रोकडे

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 38

रु. 30000.00

रु. 760.00

एकूण:

रु. 30760.00

मुळ दस्त परत मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:38 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 5191611/-  
मोबदला रु. 8000000/-  
भरलेले मुद्रांक शुल्क : रु. 480000/-

सह दुय्यम निबंधक कुर्ला - 4

सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मंवंई उपनगर जिह्वा

- 1) देयकाचा प्रकार: DHC रकम: रु. 760/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724028306433 दिनांक: 02/07/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004584318202425E दिनांक: 02/07/2024  
बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला



CHALLAN  
MTR Form Number-6



GRN	MH004584318202425E	BARCODE			Date	02/07/2024-12:33:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	RAJESH ANANDA ROKADE AND OTHER			
Location	MUMBAI			Flat/Block No.	FLAT NO. 5, 1ST FLOOR, ANAND, ST. PIUS X			
Year	2024-2025 One Time			Premises/Building	करल ४ CHS LTD			
Account Head Details		Amount In Rs.	Road/Street		महाराष्ट्र ३ ३८ DHAUR VILLAGE			
0030045501	Stamp Duty	480000.00	Area/Locality		MULUND WEST, MUMBAI			
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN		4 0 0 0 8 0			
			Remarks (If Any)		SecondPartyName=IRENE			
			Amount In		Five Lakh Ten Thousand Rupees Only.			
			Words					
Total	5,10,000.00							
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Bank CIN	Ref. No.	69103332024070213700	2876786436		
Cheque-DD Details			Bank Date	RBI Date	02/07/2024-12:34:24	Not Verified with RBI		
Cheque/DD No.			Bank-Branch		IDBI BANK			
Name of Bank			Scroll No. , Date		Not Verified with Scroll			
Name of Branch								



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

S. R. Rokade

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai, this 2<sup>nd</sup> Day of July 2024.

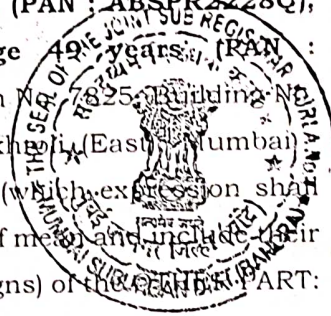
**BETWEEN**

**MRS. IRENE J. DIAS**, age 80 years, PAN : AACPD5096M, Indian Inhabitants, residing at Flat No. 5, 1<sup>st</sup> Floor, Anand, St. Pius X Co-operative Housing Society Limited, Nahur Village, Mulund (West), Mumbai - 400080, hereinafter called "**THE TRANSFEROR**" (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, executors and administrators and assigns) of the ONE PART.

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**AND**

1) **MR. RAJESH ANANDA ROKADE**, age 54 years, (PAN : ABSPR2228Q), AND 2) **MRS. SAVITA RAJESH ROKADE**, age 49 years, (PAN : AXNPR8620B) Indian Inhabitants, residing at Room No. 7825, Building No. 198, Kannamwar Nagar No.1, Tagore Nagar, Vikhroli (East), Mumbai - 400083, hereinafter called "**THE TRANSFEREES**" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the ONE PART:



AND WHEREAS **MR. ALLOSYS LOBO** was the bonafide /founder member and as such seized and possessed of the residential premises bearing **Flat No. 5, admeasuring 350 sq. ft. Carpet area or thereabouts, located on the 1<sup>st</sup> floor, of the Building known as "ANAND" of the society known as "ST. PIUS X CO-OPERATIVE HOUSING SOCIETY LIMITED", situated at Nahur village, Mulund (West), Mumbai - 400080** and more particularly described in the schedule hereunder written (hereinafter for the sake of brevity referred to as "the said original Premises").

AND WHEREAS incidental to holding of the said Flat, the said **MR. ALLOSYS LOBO** was enjoying membership rights of the said **ST. PIUS X CO-OPERATIVE HOUSING SOCIETY LIMITED**; the Society formed and registered under the Maharashtra Co-operative Societies Act, 1960, under Registration No. **BOM/HSG/2215 of 1969** (hereinafter for the sake of brevity referred to as "**the said Society**") and holding **5** fully paid up shares of Rs.50/- each bearing distinctive Nos. **611 to 615** (both inclusive) incorporated in the Share Certificate No. **123** of the said Society.

*(Signature)*

*(Signature)*

S. R. Rokade



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AND WHEREAS by Agreement dated 23<sup>rd</sup> day of December 1976, for the consideration and on terms and conditions contained therein, the said **MR. ALLOSYUS LOBO**, sold the said premises to **MRS. HILDA DIAS**, was adjudicated under amnesty Scheme by Collector of Stamps Kurla vide Sr. No COSK/AMN7468/08 dated 04/03/2009 and have paid the insufficient **Stamp duty of Rs. 2600/-** and Penalty of Rs.500/- as chargeable under Article 25(d) of the Bombay Stamp Act.1958, has been paid on the said Agreement in respect of the said Premise dated 16/08/2019 and subject to the provision of Section 53-A of the Bombay stamp Act, 1958, the certificate u/s 41 of the Bombay Stamp Act, 1958 is issued by the Collector of Stamps Kurla, on 16/08/2019.

AND WHEREAS the said **MRS. HILDA DIAS**, died intestate on **21/06/1991**.

AND WHEREAS by Release Deed dated 05<sup>th</sup> day of March 2024, registered in the office of the Sub-Registrar of assurances at Kurla 3, under Sr. No. KRL 3-4992-2024 dated 05/03/2024, for the consideration and on the terms and conditions contained therein, the said **1) MRS. CELINE FLAVIA D'SOUZA (2) MRS. CHARLOTTE IRWIN D'SOUZA 3) MR. TREVOR LOBO 4) MR. TROY LOBO**, released their **collectively 2/3<sup>rd</sup>** joint and undivided share of the Said Premises in favour of the said **MRS. IRENE J. DIAS**.

AND WHEREAS under the circumstances stated hereinabove, as on today, the TRANSFEROR is an absolute Owner of the said Flat and enjoying membership rights of the said Society, free from all encumbrances.

AND WHEREAS on coming to know intention of the TRANSFEROR for sale and transfer the said Flat, the TRANSFEREES approached the TRANSFEROR and negotiated for sale and transfer of the said Flat and the said shares of the Society in their favour and during the course of negotiations, the TRANSFEROR made the following representations to the TRANSFEREES in respect of the said Flat,

*[Handwritten mark]*

*[Handwritten signature]*

S. R. Rokach

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- (a) There are no suits, litigation, civil or criminal or any other proceedings pending as against the TRANSFEROR in respect of the said Flat.
- (b) The building of the said Society is constructed as per sanctioned plan of Municipal Corporation of Greater Mumbai, authority's approval for plans, specifications, elevation, sections and details of the said building.
- (c) There are no attachments or prohibitory orders against the said Flat and the said Flat is not subject matter of any pending suits or attachments either before or after judgments.
- (d) The TRANSFEROR has not received any notice either from income tax authorities or any other statutory body or authority regarding the acquisition or requisition of the said Flat.
- (e) There are no encumbrances created against the said Flat and the title of the TRANSFEROR to the said Flat is clear, marketable and free from all encumbrances.
- (f) Except TRANSFEROR, no other person or authority have got right, title or interest of whatsoever nature against the said Flat.
- (g) The TRANSFEROR has not been adjudicated insolvent nor she has committed any act of insolvency nor is there any order of any Court or Authority restraining him or creating any inability from entering in to this agreement.
- (h) The said Flat is not subject matter of any family dispute and the TRANSFEROR is entitled to sell the said Flat.



Relying upon aforesaid representations made by the TRANSFEROR, the TRANSFEREES agreed to purchase the said Flat together with fittings and fixtures attached therewith on ownership basis and incidental thereto transfer of the said fully paid up shares of the said Society for the consideration of **Rs. 80,00,000/- (Rupees Eighty Lakh Only)** and on the terms and conditions appearing hereinafter.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO As follows-**

1. The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.

(140)

*[Handwritten signature]*

S. R. Rokach



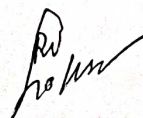
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2. The TRANSFEROR hereby agrees to assign to the TRANSFEREES the said fully paid up 5 shares of Rs.50/- each bearing distinctive Nos. **611 to 615** (both inclusive) entered in the **Share Certificate No.123**, standing in the name of the TRANSFEROR in the books of the said **"ST. PIUS X CO-OPERATIVE HOUSING SOCIETY LIMITED"**. Incidental to the said assignment, the TRANSFEROR further agrees to sell, convey and transfer to the TRANSFEREES their right, title and interest in the said **Flat No. 5**, admeasuring **350 sq. ft. Carpet area or thereabouts**, located on the **1<sup>st</sup> floor**, of the Building known as **"ANAND"** of the society known as **"ST. PIUS X CO-OPERATIVE HOUSING SOCIETY LIMITED"**, situated at **Nahur village, Mulund (West), Mumbai - 400080** and more particularly described in the Schedule hereunder-written together with all profits, advantages, rights and appurtenances whatsoever attached with the said Flat for the total consideration of **Rs. 80,00,000/- (Rupees Eighty Lakh Only)**. The said amount of the consideration shall be paid by the TRANSFEREES to the TRANSFEROR in the following manner that is to say,

- (a) **Rs.24,20,000/- (Rupees Twenty Four Lakhs Twenty Thousand Only)** paid by way of token /part consideration amount, on or before execution hereof (the payment and receipt whereof the TRANSFEROR DO hereby admit and acknowledge).
- (b) **Rs.80,000/- (Rupees Eighty Thousand Only)** being the amount to be deducted by the TRANSFEREES towards **TDS** as applicable by law @ **1%** of the total consideration amount. The TRANSFEREES shall deposit the same in the competent Bank within **One month** from the date of Receipt of the Payment. The said TDS amount shall form part of the consideration amount of the said Premises.
- (c) **Rs.55,00,000/- (Rupees Fifty Five Lakhs Only)** being the balance consideration to be paid within a period of 45 days from date of registration of this Agreement, by availing loan from any Bank or Financial Institution, and before taking over possession of the said Premises.

(Time is the essence of the Agreement)





S. R. Rokady

If the TRANSFEREES fail to make payment of balance consideration within stipulated time period then in such event the TRANSFEREES shall be liable pay to the TRANSFEROR interest @ 1% per month on unpaid balance consideration amount, till the date of payment.

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Nothing contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the right, title and interest in the said Flat in favour of the TRANSFEREES till the balance consideration is paid by the TRANSFEREES to the TRANSFEROR in full and final satisfaction as agreed herein.



3. The TRANSFEROR declares that she is an absolute Owner of the said Flat and enjoying membership rights of the said Society. She is holding the said Flat quietly without any claim or obstruction from any other person. The TRANSFEROR further declares that notwithstanding any act, deed, matter or thing whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary, the TRANSFEROR has good right, full power and absolute authority to convey, transfer and assure the said Flat hereby agreed to be transferred, conveyed and assigned in favour of the TRANSFEREES as aforesaid and she has not done, committed or omitted any act, deed, matter or thing whereby the ownership, possession or occupation and enjoyment of the said Flat may be rendered void or voidable.
4. If any person/s claims any right, title or interest in the said Flat through the TRANSFEROR and thereby the TRANSFEREES are put to any losses, expenses, then in such event the TRANSFEROR agrees and undertakes to indemnify and keep indemnified the TRANSFEREES against all claims, actions, demands and proceedings arising in respect of the said Flat. The TRANSFEROR shall produce clear and marketable title, free from all encumbrances in respect of the said Flat.
5. On receiving full consideration as mentioned herein above, the TRANSFEROR shall hand over to the TRANSFEREES the original title documents in their custody, in respect of the said Flat. The

*(Signature)*

S.R. Rohach

*(Signature)*



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The Stamp Duty and Registration charges of this Agreement shall be borne and paid by the TRANSFEREES alone. The TRANSFEROR and the TRANSFEREES undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the record of the Sub-Registrar of assurances.

17. The TRANSFEROR shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things which shall be reasonably required for more perfectly and fully asserting the right, title and interest of the TRANSFEROR in the said Flat to the TRANSFEREES, but subject to the payment of full consideration as agreed herein.

18. All the disputes under this Agreement for Sale are subject to exclusive jurisdiction of Court in Mumbai.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures the day and year first hereinabove written.

**THE SCHEDULE ABOVE REFERRED TO**

THE RESIDENTIAL PREMISES bearing Flat No. 5, admeasuring 350 sq. ft. Carpet area or thereabouts, located on the 1<sup>st</sup> floor, of the Building known as "ANAND" of the society known as "ST. PIUS X CO-OPERATIVE HOUSING SOCIETY LIMITED", situated at Nahur village, Mulund (West), Mumbai - 400080, standing on the piece of land bearing CTS No.551/58 of Village Nahur, Taluka Kurla, District Mumbai Sub-urban, within the Limits of "T" ward of Municipal Corporation of Greater Mumbai. The building of the Society is constructed in the year 1974 and it is consisting of Ground + 3 upper floors, without having a lift Facility.

*[Handwritten signature]*

S.R. Rokach

*[Handwritten signature]*



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**RECEIPT**

RECEIVED of and from the withinnamed TRANSFEREES 1) MR. RAJESH ANANDA ROKADE, AND 2) MRS. SAVITA RAJESH ROKADE a sum of Rs.24,20,000/- (Rupees Twenty Four Lakhs Twenty Thousand Only) within expressed under clause No.2(a) herein above towards part consideration of the Flat No. 5/ admeasuring 350 sq. ft. Carpet area or thereabouts, located on the 1<sup>st</sup> floor, of the Building known as "ANAND" of the society known as **ST. PIUS CO-OPERATIVE HOUSING SOCIETY LIMITED**, situated at Nair village, Mulund (West), Mumbai - 400080, as under,

Cheque / Ref No.	Date	Bank Name	Amount (in Rs.)
2024050413972620	04/05/2024	Bank of Baroda	Rs.25,000/-
2024050514022192	05/05/2024	Bank of Baroda	Rs.25,000/-
2024050514021482	05/05/2024	Bank of Baroda	Rs.50,000/-
2024051417538294	14/05/2024	Bank of Baroda	Rs.2,00,000/-
2024051417579373	14/05/2024	Bank of Baroda	Rs.2,00,000/-
000038	27/05/2024	Bank of Baroda	Rs.15,00,000/-
2024062433247328	24/06/2024	Bank of Baroda	Rs.2,00,000/-
2024062433249137	24/06/2024	Bank of Baroda	Rs.2,00,000/-
2024062433250885	24/06/2024	Bank of Baroda	Rs.20,000/-
		<b>TOTAL AMOUNT</b>	<b>Rs.24,20,000/-</b>

**I SAY RECEIVED**

*Irene J. Dias*

**IRENE J. DIAS**

**TRANSFEROR**

Witnesses.

1. *Shahen*

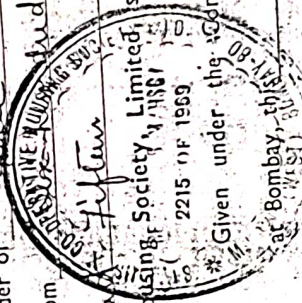
2.

*[Signature]*

करल ४		
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Certificate No. 1228  
**ST. PIUS X CO-OP. HOUSING SOCIETY LIMITED**  
 (Incorporated in India)  
 Registered under the Maharashtra Co-operative Societies Act, 1969  
 (XXIV of 1961) on 6th November 1969  
**SHARE CERTIFICATE**  
 Share Ledger Folio No. 1228  
 Membership No. 159  
 This is to certify that Shri/Smt/Miss  
Shri/Smt/Miss 2030  
 fully paid up shares of

of Bombay is the registered holder of Five  
 Rupees Fifty each numbered from 1000 to 1050  
 to Six hundred and Fifty both inclusive in the  
 St. Pius X Co-operative Housing Society, Limited, subject to the Bye-laws of the  
 above named Society. 2215 of 1969



Given under the Common Seal of the said Society  
 at Bombay, this 09 day of SEPTEMBER 1969  
 For and on behalf of St. Pius X Co-op. Housing Society, Limited  
 Treasurer.

Rs. 250/-

[Signature]  
 Chairman

Hon. Secretary



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		EG 106

BBMPP-7959-70-500 Bks. of 100 Lys.

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CR/595/BUILD/A/T.

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

Subject: Building D-1 on plot No. 13,  
Nahur, Malund.

SIR,

Reference:



The Completion Certificate submitted by you on \_\_\_\_\_  
 for the above work, is hereby accepted. ~~subject to obtaining certifi-~~  
~~cate under Sec. 270A of Bombay Munl. Corporation Act from~~  
~~Hydraulic Engineer. Please note that~~ Yours faithfully,  
~~building should not be occupied till~~  
~~270A certificate is submitted.~~

*ed*  
 Executive Engineer, Bldg. Proposals.

Zone III Ward \_\_\_\_\_

No. CR/595/BUILD/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 Cyril Lobo, Secretary, St. Pius X Co-Op. Housing  
Society Ltd.

6) The City Survey Officer.

GVJ/20/5/74/-

*P. T. ...*  
 Executive Engineer, Bldg. Proposals.

Zone III Ward \_\_\_\_\_



02/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 14557/2024

नोदणी :

Regn.63m

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5191611
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: प्लॉट नं.5, माळा नं: 1ला मजला, इमारतीचे नाव: विल्डींग आनंद, सेंट. पायस एक्स को ऑप हौ सोसा लि, ब्लॉक नं: नाहूर व्हिलेज, रोड : मुलुंड पश्चिम, मुंबई-400080, इतर माहिती: एकूण क्षेत्रफळ 350 चौ फूट कारपेट एरिया, सी टी एस नं- 551/58, व्हिलेज-नाहूर. PUI: TX0106410380023 ( ( C.T.S. Number : 551/58 ; ) )
(5) क्षेत्रफळ	1) 39.02 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-आयरेन जे. डायस वय:-80; पत्ता:-प्लॉट नं: प्लॉट नं.5, माळा नं: 1ला मजला, इमारतीचे नाव: आनंद, सेंट. पायस एक्स को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: नाहूर व्हिलेज, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AACPD5096M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश आनंदा रोकडे वय:-54; पत्ता:-प्लॉट नं: रूम नं.7825, माळा नं: -, इमारतीचे नाव: विल्डींग नं.198, ब्लॉक नं: कन्नमवार नगर नं.1, टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, मुम्बई. पिन कोड:-400083 पॅन नं:-ABSPR2228Q 2): नाव:-सविता राजेश रोकडे वय:-49; पत्ता:-प्लॉट नं: रूम नं.7825, माळा नं: -, इमारतीचे नाव: विल्डींग नं.198, ब्लॉक नं: कन्नमवार नगर नं.1, टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, मुम्बई. पिन कोड:-400083 पॅन नं:-AXNPR8620B
(9) दस्तऐवज करून दिल्याचा दिनांक	02/07/2024
(10) दस्त नोदणी केल्याचा दिनांक	02/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14557/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	480000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला

तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

