

370/1201

पावती

Original/Duplicate

Tuesday, January 25, 2022

नोंदणी क्र.: 39म

8:46 AM

Regn.: 39M

पावती क्र.: 1311 दिनांक: 25/01/2022

गावाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल2-1201-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: शंकर शिवा पुजारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 30520.00

आपणास मूळ दस्त, पंढनेल प्रिंट, सूची-२ अंदाजे  
9:06 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 6129739.2/-

मोबदला रु. 8050000/-

भरलेले मुद्रांक शुल्क : रु. 402500/-

सहा दु. निबंधक कुर्ला 2

साई दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2401202214324 दिनांक: 24/01/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012110412202122E दिनांक: 24/01/2022

बँकेचे नाव व पत्ता:

SLL

ORIGINAL REGISTERED  
DOCUMENT DELIVERED

25 JAN 2022

Bo7n00zcsM

1/25/2022

25/01/2022



सूची क्र.2

दुय्यम निबंधक : महं दु.नि. कुर्ला 2

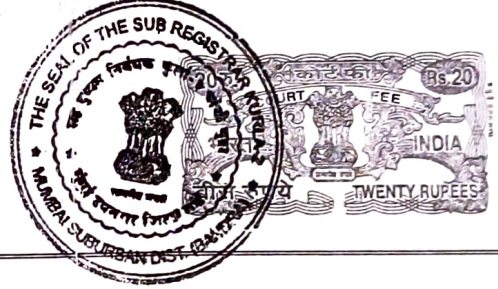
दस्त क्रमांक : 1201/2022

नोंदणी :

Regn 63m

गावाचे नाव : माहुप

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8050000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6129739.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: फ्लॅट नं. जी. - 201, माळा नं: 2 रा मजला, इमारतीचे नाव: मयुरेश पार्क टूलिप जी आणि एच. सी. एच. एस. लि., ब्लॉक नं: भाडूप पश्चिम, मुंबई 400078, रोड : लेक रोड PUI: SX0703390260016 (( C.T.S. Number : 114 (part) ; ))
(5) क्षेत्रफळ	1) 47.84 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:-के. काशीविश्वनाथन - - वय:-73; पत्ता:-प्लॉट नं: फ्लॅट नं. जी. - 201, माळा नं: 2 रा मजला, इमारतीचे नाव: टॉवर - जी, टूलिप विलिंग, मयुरेश पार्क टूलिप जी. आणि एच. सी. एच. एस. लि., ब्लॉक नं: भाडूप पश्चिम, रोड नं: लेक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AFKPK0585P 2): नाव:-के. वसंथा - - वय:-71; पत्ता:-प्लॉट नं: फ्लॅट नं. जी. - 201, माळा नं: 2 रा मजला, इमारतीचे नाव: टॉवर - जी, टूलिप विलिंग, मयुरेश पार्क टूलिप जी. आणि एच. सी. एच. एस. लि., ब्लॉक नं: भाडूप पश्चिम, रोड नं: लेक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AGHPK4172C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शंकर शिवा पुजारी वंश: 50; पत्ता:-प्लॉट नं: रूम नं 7, माळा नं: -, इमारतीचे नाव: मारुति जिंदि चाळ, ब्लॉक नं: शिव नगर, भाडूप पश्चिम, रोड नं: लेक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-BBHPP1674A
(9) दस्तऐवज करून दिल्याचा दिनांक	25/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	25/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1201/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	402500
(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 25/01/2022 ) to Municipal Corporation of Greater Mumbai.

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

सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर पिका

AGREEMENT FOR SALE 2022

करल-२		
१२०१	६	२६
२०२२		

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 25<sup>th</sup> day of JANUARY, 2022 BETWEEN MR K. KASIVISWANATHAN aged about 73 years, PAN NO.AFKPK0585P & DR. MRS K. VASANTHA aged about 71 years, PAN NO.AGHPK4172C both of them Adults, Indian Inhabitants, Owners of Flat No.G-201 on the 2<sup>nd</sup> Floor in Tower-G of the Tulip building known as Mayuresh Park Tulip G & H Co-Operative Housing Society Ltd. situated at Lake Road, Bhandup West, Mumbai-400078, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their successors and permitted assigns) of the FIRST PART;



\* AND \*

MR. SHANKAR SHIVA POOJARY Aged 50 years, PAN NO.BBHP1674A is an adult, Indian Inhabitants; having address at Room No.7, Maruti Shinde Chawl, Lake Road, Shiv Nagar, Bhandup West, Mumbai-400078, hereinafter referred to as 'THE TRANSFEREE' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS :-

- i) The TRANSFERORS herein are the Owners of THE FLAT NO.G-201 ON THE 2<sup>ND</sup> FLOOR IN TOWER-G OF THE TULIP BUILDING KNOWN AS MAYURESH PARK TULIP G & H CO.OPERATIVE HOUSING SOCIETY LTD. SITUATED AT LAKE ROAD, BHANDUP WEST, MUMBAI-400078, admeasuring about 429 sq. ft. Carpet Area more particularly described in the schedule hereunder written and hereinafter for the brevity sake the above mentioned flat is referred to as "the said premises".
- ii) AND WHEREAS MR K. KASIVISWANATHAN & DR. MRS K. VASANTHA had purchased the said premises vide Agreement for Sale dated 06<sup>th</sup> November, 2015 from MR ROCKY MAXIM RODRIGUES & MRS FILOMENA RODRIGUES at or for the price and on the terms and conditions contained therein. The said Agreement is registered in the Office of the Sub-Registrar of Assurance, Kurla-II, Vide Sr.No.KRL2-10143-2015 on dated 07.11.2015.
- iii) AND WHEREAS MR ROCKY MAXIM RODRIGUES & MRS FILOMENA RODRIGUES had purchased the said premises vide Agreement for Sale dated 09<sup>th</sup> June, 2010 from SAI KRIPA DEVELOPERS at or for the price and on the terms and conditions contained therein. The said Agreement is registered in the Office of the Sub-Registrar of Assurance, Kurla -IV, vide Serial No.BDR-14-2452-2005 on 21.4.2005.

K. Kasi Viswanathan  
K. Vasantha

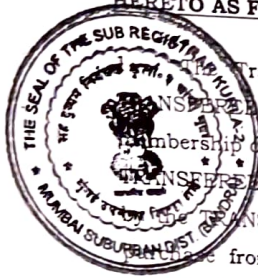
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AND WHEREAS MR K. KASIVISWANATHAN & DR. MRS K. VASANTHA are the bonafide members of the MAYURESH PARK TULIP G & H CO-OPERATIVE HOUSING SOCIETY LIMITED a society duly registered under Registration No. MUM/WS/HSG/TC/9289/2007-08 Dt.8.2.2008 under the Maharashtra Co-operative Societies Act, 1960 (hereinafter for the sake of brevity referred to as 'the said society') and holds five fully paid-up share of Rs.50/- each bearing Share Nos.41 to 45 (Sr.No.09) of the aforesaid society (hereinafter for the sake of brevity referred to as the said shares).

AND WHEREAS the TRANSFERORS have agreed to sell and transfer to the TRANSFEREE and the TRANSFEREE have agreed to purchase from the TRANSFERORS and the said premises and the said shares at or for the consideration and on the terms and conditions appearing herein below :-

**NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**



The TRANSFERORS have agreed to sell, transfer and assigns unto the TRANSFEREE the said premises and also the rights and interest therein and in Membership of the said society and all rights in respect of the said shares unto the TRANSFEREE and relying on the aforesaid representations and declarations made by the TRANSFERORS to the TRANSFEREE, the TRANSFEREE have agreed to receive from the TRANSFERORS their rights, titles and interests including the beneficial interest in the said premises and said shares at or for the total consideration of ₹ 80,50,000/- (RUPEES EIGHTY LAKHS FIFTY THOUSAND ONLY) to be paid by the TRANSFEREE to the TRANSFERORS in the following manner:

In pursuance of the above clause No.1 the TRANSFEREE have paid to the TRANSFERORS ₹ 19,69,500/- (RUPEES NINETEEN LAKHS SIXTY NINE THOUSAND FIVE HUNDRED ONLY) before the execution of this Agreement. (The receipt whereof the TRANSFERORS do hereby admit and acknowledge).

The TRANSFEREES shall pay TDS at 1% of purchase consideration i.e. ₹ 80,500/- (RUPEES EIGHTY THOUSAND FIVE HUNDRED ONLY) directly to Income Tax Department within the prescribed time limit and the TDS Certificates duly signed by TRANSFEREES shall be handed over to the Transferor in due course.

It is agreed by and between parties hereto that the balance payment of ₹ 60,00,000/- (RUPEES SIXTY LAKHS ONLY) shall be paid by the TRANSFEREE to the TRANSFERORS, before 28.02.2022.

i) The TRANSFERORS have not been adjudicated insolvent nor they have committed any Act of insolvency nor is there any order of any Court or Authority restraining the TRANSFERORS or creating any inability in the TRANSFERORS from entering into this agreement.

K. Kasiviswanathan

K. Vasantha

*[Handwritten signature]*

**RECEIPT**

RECEIVED of and from Transferees **MR. K. KASIVISWANATHAN**

ii) The Transferee has informed the Transferors that he is seeking financial assistance from a financial institution/Bank towards the cost of purchase of the said Flat and the Transferors have agreed to extend all co-operation for providing No Objection Certificate in the format of the Financial Institute/Bank, other title documents, letters of Agreement <sup>required by</sup> the financial institution/Bank.

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iii) In the event of any deliberate delay by Transferors (excluding circumstance beyond their authority) in providing documents and required papers for grant of Housing Loan of Transferee, causing his depriving of availing the loan, the stipulated period for the balance payment will be extended proportionally to the period delayed in furnishing the required documents and also for the period required for remedy as regards to the title document in respect of the said Flat.

iv) In case of any shortfall in the proposed housing loan contribution amount not being disbursed by the financing bank or any financial institution (as referred to in point ii) above due to any reason whatsoever, the Transferee shall pay such shortfall by his own other sources, by instant fund transfer or by cheque, within 7 Seven days of receiving bank intimation to the effect.

Nothing contained in these presents shall be considered as a transfer, Assignments, demise, sale or conveyance of the said right, title and interest on the said premises till the balance amount is paid by the TRANSFEE herein as agreed herein before.



The Transferors shall handover quiet and vacant possession of the said premises within not more than 15 days of the realization of cheque of the balance consideration as mentioned herein above and executing suitable documents for that purpose.

2. The Transferors declares that they are holding the said premises quietly without any claim or obstruction from any other person. The Transferors further declares that they have the full power and absolute right to sell the said premises to the TRANSFEREE in the manner agreed herein. The Transferors further declares that said premises is free from any encumbrances, claims or demands by way of sale, transfer, mortgage, lease, or otherwise and there is no litigation of any other nature whatsoever of any person against them in respect of the said premises.

3. The Transferors declare that there is no charge on the said premises and that they have not mortgaged or encumbered their right, title and/or interest in the said premises and/or in the said shares and the same are free from all encumbrances. The Transferors further declare that except themselves there is no one else who had or has any right, title interest or claim in the said premises or the shares. The Transferors also declare that there is no suit pending in any court of law in respect of the said premises.

*K. Kasiviswanathan*

*K. Vasanta*

*SK*

# SCHEDULE OF THE PROPERTY

Flat No. **G-201**, admeasuring about **499** Sq. Fts. Carpet area on the **2<sup>nd</sup>** Floor in **Tower-G** of Tulip Building known as **Mnyuresh Park Tulip G & H Co-Operative Housing Society Limited**, situated at **Mnyuresh Park, Lake Road, Bhandup West, Mumbai-400078**, bearing **C.T.S. No. 114 (Part)**, Village - **Bhandup West, Taluka Kurla, District Mumbai Suburban Registration District and Sub-District of Mumbai City and Mumbai Suburban District** within the limits of "S" ward.

करेला  
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURE THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY)  
WITHIN NAMED "TRANSFERORS"  
**MR. K. KASIVISWANATHAN**  
PAN NO. : **AFKPK0585P**



*K. Kasiviswanathan*



**DR. MRS K. VASANTHA**  
PAN NO. : **AGHPK4172C**



*K. Vasantha*

In the presence of .....

- 1. *[Signature]*
- 2. *[Signature]*

SIGNED, SEALED AND DELIVERED BY)  
WITHIN NAMED "TRANSFEEE"  
**MR. SHANKAR SHIVA POOJARY**  
PAN NO. : **BBHPP1674A**



*[Signature]*



- In the presence of .....
- 1. *[Signature]*
  - 2. *[Signature]*

करल-२		
२२०९	१५	२६
२०२२		

To,  
 Shri Gopal Barasia.  
 M/s. Saikripa Developer  
 2nd floor, Abhay House,  
 42B, Kalbadevi Road,  
 Mumbai-400 002.

Sub:- Full Occupation to the building on plot bearing CTS No.114 of village Bhandup (W) at Lake Road, Bhandup (W), Mumbai.

Sir,  
 The Full development work of building comprising of Wings A,B,C & D each of Stilt + 7 upper floors, Wings E & F each of Stilt (Part) + Gr. (Part) + 7 upper floors and Wings G & H each of Stilt (Part) + Gr. (Part) + 15 upper floors situated on plot bearing CTS No.114 of village Bhandup at Lake Road, Bhandup (W) is completed under the supervision of Licensed Architect Shri Amit G. Pawar having Licence No.CA/2004/34543 and Shri Achyut Waive, Licensed Structural Engineer having Licence No.STRAW/010 may be occupied on the following conditions.

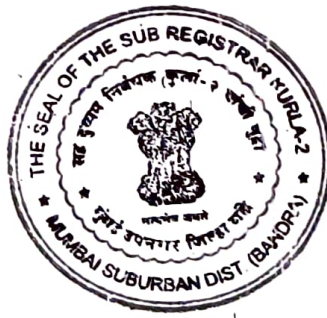
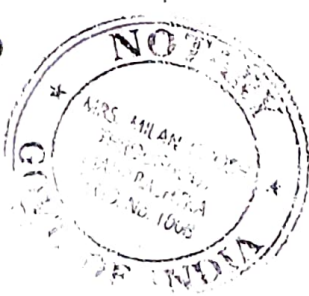
1. That the certificate under Sec 27D-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

*[Signature]*  
 Executive Engineer  
 (Building Proposals)(E.S.)



CERTIFIED TRUE COPY  
 ATTESTED BY ME

*[Signature]*  
 MRS. MILAN GHOSH  
 ADVOCATE & NOTARY  
 (CENTRAL GOVT.)

22 JUL 2011