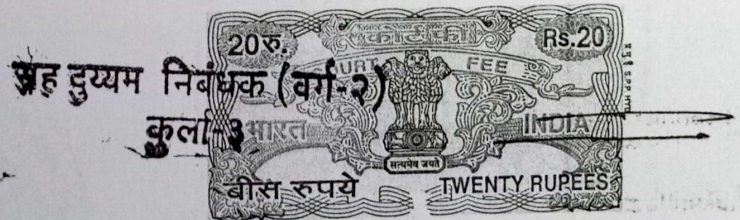


गावाचे नाव : चांदिवली

1) विलेखाचा प्रकार	सेल डीड
2) मोबदला	1000000
3) बाजारभाव(भाडेपट्ट्याच्या त्रवतितपट्टाकार आकारणी देतो की पट्टेदार तमुद करावे)	4249292.58
4) भू-मापन, पोटहिस्सा व क्रमांक(अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं: प्लॉट नं 506 बिल्डिंग नं 19 विंग जी, माळा नं: 5 वा मजला, इमारतीचे नाव: संजीवनी 19जी एम आर ए कॉ ऑप हौ सोसा ली, ब्लॉक नं: संघर्ष नगर चांदिवली फार्म रोड, रोड नं: अंधेरी पूर्व मुंबई 400072 PUI: LX1206423770000 ((C.T.S. Number : 11A ;))
5) क्षेत्रफळ	1) 25.09 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:- लोट सत्ता सियाराम तर्फे कु. मुखत्यारपत्र लालू गुलाब यादव . . वय:-30; पत्ता:- प्लॉट नं: 506/19/जी, माळा नं: 5 वा मजला , इमारतीचे नाव: संजीवनी 19जी एम आर ए कॉ ऑप हौ सोसा ली, ब्लॉक नं: संघर्ष नगर चांदिवली फार्म रोड, रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:- AHEPY8557D
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- लालू गुलाब यादव वय:-30; पत्ता:- प्लॉट नं: 506/19/जी, माळा नं: 5 वा मजला , इमारतीचे नाव: संजीवनी 19जी एम आर ए कॉ ऑप हौ सोसा ली, ब्लॉक नं: संघर्ष नगर चांदिवली फार्म रोड, रोड नं: अंधेरी पूर्व मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AHEPY8557D
9) दस्तऐवज करून दिल्याचा दिनांक	08/12/2022
10) दस्त नोंदणी केल्याचा दिनांक	08/12/2022
11) अनुक्रमांक, खंड व पृष्ठ	21517/2022
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	255900
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेग	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

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



दस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३

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2022		

SALE DEED

THIS SALE DEED is made and entered into at Mumbai on this ^{08th} day of December, 2022 **BETWEEN MR. LOT SATTA SIYARAM**, through her Constituted Attorney **MR. LALOO GULAB YADAV**, Indian inhabitant of Mumbai, Presently Residing at **Flat No. 506 on 5th Floor, Building No. 19/G, Sanjivni 19/G SRA Co-op. Housing Society Ltd, Sangharsh Nagar, Chandivali Farm Road, Chandivali, Andheri East, Mumbai - 400 072**, hereinafter referred to as the **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors administrators and assigns) of the **One Part.**

A N D

MR. LALOO GULAB YADAV, (Pan Card No. AHEPY8557D) age 30 years adult, Indian Inhabitant of Mumbai, Presently Residing at **Flat No. 506 on 5th Floor, Building No. 19/G, Sanjivni 19/G SRA Co-op. Housing Society Ltd, Sangharsh Nagar, Chandivali Farm Road, Chandivali, Andheri East, Mumbai - 400 072**, hereinafter referred to as the **"PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and



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include his heirs, executors administrators and assigns) of		

the **Other Part**.

WHEREAS the Vendor is the member of the **SANJIVNI 19/G SRA** Co-operative Housing Society Limited a society registered under the Maharashtra Co-operative Societies Act, 1960 vide Registration No. MUM/SRA/HSG/TC/12084/ by virtue of five shares of Rs. 10/- each bearing Distinctive Nos. 176 to 180 issued by the said society vide Share Certificate No. 036 and as such a member, the Vendor is the Owner of the ownership **Flat No. 506 on 5th Floor, Building No. 19/G, Sanjivni 19/G SRA Co-op. Housing Society Ltd, Sangharsh Nagar, Chandivali Farm Road, Chandivali, Andheri East, Mumbai - 400 072**, (Herein after referred and called to as the "**said Flat Premises**", more specifically described in the Schedule hereunder written).



AND WHEREAS as per the Allotment Letter dated 19-02-2009, the Vendor has allotted the above said Flat premises under scheme for PAPs affected by Conservator of forests & Director, Borivali under SRA Scheme in lieu of her old room premises on ownership basis.

AND WHEREAS the Vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to deal with the said Flat premises in any manner whatsoever.

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14. The stamp duty and registration charges on this agreement shall be payable and society transfer fees shall be payable by the Purchaser Only.

15. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 (No. XLV of 1963) and Rules framed there under of any other provisions of law applicable hereto.

:-THE SCHEDULE OF THE PROPERTY:-

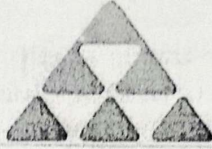


Flat No. 506 on 5th Floor, Building No. 19/G, Sanjivni 19/G SRA Co-op. Housing Society Ltd, Sangharsh Nagar, Chandivali Farm Road, Chandivali, Andheri East, Mumbai - 400 072, admeasuring about 225 sq. ft. Carpet area, bearing C.T.S. No. 11A(pt),11-A/191 to 402,11-D (PT), 16, 16/1 to 92,19,19/1 to 28,20 (PT), 25/1 to 32, 50 (PT) of Chandivali Division within the Registration District and Sub-District at Mumbai City and Mumbai Suburban and said building constructed in the year 2009 consist of Ground + 7th Upper floor.

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

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2022		

Slum Rehabilitation Authority
5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051. Fax: 022-26590457
Tel.: 022-26590519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

No.SRA/DDTP/182/L/PL/OCC

Date: 11 SEP 2006

To,
Shri. John R Dantas,
Licensed Surveyor,
001, Kulshree, Gr. Floor,
R.K.Vaidya Road,
Dadar(W), Mumbai-400 028.



SUB: Amended plans for wings (A to H,J,J1,H1 to A11) and full OCC for wings (C,D,E,F,H,J) of bldg no. 19 under S. R. Scheme under clause no. 3.11 read with clause no. 3.5 and 3.19 of Appendix-IV of DCR 33(10) on plot bearing C.T.S. No. 11A(pt), 11A/191 to 402, 11D(pt),16,16/1 to 92, 19, 19/1 to 28, 20(pt), 25(pt), 25/1 to 32 and 50 (pt) of Village Chandivali, 'L' ward, Mumbai.

Sir,

The building no.19 wings (C,D,E,F,H,J) under S. R. Scheme under clause no. 3.11 read with clause no. 3.5 and 3.19 of Appendix-IV of DCR 33(10) on plot bearing C.T.S. No. 11A(pt), 11A/191 to 402,11D(pt),16,16/1 to 92, 19, 19/1 to 28, 20(pt), 25(pt), 25/1 to 32 and 50 (pt) of Village Chandivali, 'L' ward, Mumbai, completed under the supervision of Licensed Surveyor Shri. John R Dantas, Lic. No. D/304/LS, Structural Engineer Shri. S. R. Mahimutra, Lic. No. STR /39 and Site Supervisor Shri .P. P. Mohanan, Lic. No. M / 151 / SS-II may be occupied on the following conditions;

1. This occupation permission is granted for wing 'C,D,E,F,H,J' consists of 282 of rehab tenements and 06 nos of Society Office.
2. That all remaining conditions of LOI, Layout and IOA shall be complied with before requesting for further occupation permission under the S. R. Scheme.
3. That the SWD arrangement for disposal of storm water and internal means of access shall be developed upto W.B.M upto each

wing entry, shall be made as per the requirement of M.C.G.M. and completion certificate for SWD and internal access constructed on site from concerned department of M.C.G.M. shall be submitted.

4. That certificate u/s. 270-A of BMC. Act shall be obtained from A. E. (W.W.) 'L' ward and a certified copy of the same shall be submitted to this office.
5. That the NOC from Tree Authority shall be submitted before asking OCC to last rehab building in the scheme.
6. That the provision of Rain Water Harvesting system as per the design prepared by the approved consultants in the field shall be made before asking OCC to last rehab building in the scheme.
7. That the Co-operative Hsg. Society of the beneficiary slum dwellers (PAP)'s shall be formed and got registered by Conservator of Forest SGNP Borivali, with assistance from Niwara Hakk Welfare center as NGO and Federation of the various Co-Operative Hsg. Societies for the purpose of maintenance of common amenities shall also be formed and got registered by Conservator of Forest SGNP Borivali.
8. Cleaning of all the rehab tenements of the building under reference shall be carried out and surrounding pavement shall also be cleaned before allotment.

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Copy of certified completion plan is returned herewith.

Yours faithfully,

[Signature]

Dy. Che. Engineer
Slum Rehabilitation Authority



11 SEP 2008

1. M/s. Sumer Corporation.
2. The Conservator and Director of Forest, SGNP, Borivali.
3. Asst. Municipal Commissioner 'L' ward, M.C.G.M.
4. A.A. & C. 'L' ward, M.C.G.M.
5. A.E.(W.W.) 'L' ward, M.C.G.M.
6. Nivara Hakk Committee.

For information please.

[Signature]
10/10/08

Dy. Che. Engineer
Slum Rehabilitation Authority

करल - ३

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SHARE CERTIFICATE

॥ ॐ श्री साई गणेश ॥

स्थापना : २००६-०९

संजीवनी एस.आर.ए. सहकारी गृहनिर्माण संस्था (मर्या.)

नोंदणी क्र. एम.यु.एम./एस.आर.ए./एच.एस.जी./टी.सी.) १२०८४/२०११

पत्ता : इमारत क्र. १९/जी, संघर्ष नगर, चांदिवली फार्म रोड, अंधेरी (पूर्व), मुंबई-४०० ०७२.

सभासद नोंदणी
क्र.: ०३६

ॐ

भाग दाखला

ॐ

भाग दाखला
क्र.: ०३६

अधिकृत भाग भांडवल रुपये १,००,०००/- * १०००० भागात विभागले * प्रत्येक भाग रु.१०/-

असे प्रमाणित करण्यात येते की, श्री. लोट सत्ता सियाराम, रुम नं. ५०६, हे संजीवनी एस.आर.ए. सह. गृह. संस्था मर्या. या संस्थेचे नोंदणीकृत भाग धारक असून, त्यांनी सदर संस्थेचे भाग क्रमांक १७६ पासून १८० पर्यंतचे एकूण ५ (पाच) भाग घेतले. त्या भागांची प्रत्येकी किंमत रु. १०/- प्रमाणे एकंदर रक्कम रु. ५०/- (अक्षरी रुपये पन्नास मात्र) त्यांनी संस्थेकडे भरणा केली आहे.

ते संस्थेचे कायदेशीर सभासद असून, सबब संस्थेच्या नियमांस अनुसरून हा दाखला संस्थेच्या सही शिक्क्यानिशी त्यांना दिला आहे.

दिनांक :- 2 NOV 2011

Rakesh M
अध्यक्ष

KK
का.स. सभासद

Rakesh M
मानद सचिव

