



AGREEMENT FOR SALE



BETWEEN

Mrs. MEENA DEEPAK PALKAR
Mrs. VARSHA VASANT BHOIR
Mr. NITIN VITTHAL NAGOTKAR
Mr. SANTOSH VITTHAL NAGOTKAR
Mrs. KAVITA HEMANT PEDNEKAR

AND

Mr. JAYDEV HOTHAMAROT
Mr. HOTHIBHAI DHARAMSHI AMROT
Mrs. NANUBEN HOTHAMAROT

: IN RESPECT OF :

*FLAT NO. 101, 1st FLOOR, GORAI EK-DANT CO-OPERATIVE HOUSING
SOCIETY LIMITED, SITUATED AT PLOT NO.13, ROAD NO.RSC-19,
GORAI-2, BORIVALI (WEST), MUMBAI - 400 091*

388/13264

पावती

Original/Duplicate

Friday, August 04, 2023

नोंदणी क्र. :39म

11:43 AM

Regn.:39M

पावती क्र.: 14277 दिनांक: 04/08/2023

गावाचे नाव: बोरीवली

दस्तऐवजाचा अनुक्रमांक: बरल-5-13264-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जयदेव होथी अमरोट

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकूण:

रु. 31020.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:04 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली5

बाजार मुल्य: रु.9650519 /-

मोबदला रु.9900000/-

भरलेले मुद्रांक शुल्क : रु. 594000/-

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.1020/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0308202314335 दिनांक: 03/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005684980202324M दिनांक: 04/08/2023

बँकेचे नाव व पत्ता:

Jaydev

4 AUG 2023

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230804609			04 August 2023, 10:19:56 AM	
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	83-बोरीवली (बोरीवली)				
उप मूल्य विभाग	रस्ता: लोकमान्य टिळक मार्ग (लिंक रोड ते खडी)				
सर्व्हे नंबर /न भू क्रमांक	सि.टी.एस. नंबर#19				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
65140	141110	162280	207600	141110	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	75.28चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा.	1-आर सी सी आहे	मिळकतीचे वय- मजला -	17 वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		=100% apply to rate= Rs.141110/-			
घसा-पानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-पानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((141110-65140) * (83 / 100))+65140) = Rs.128195/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 128195 * 75.28 = Rs.9650519.6/-			
Applicable Rules		= .10.4			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेसॅनाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + चरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोक्तीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 9650519.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.9650519.6/-			

Home

Print





महावाष्ट्र शासन - नोंदणी व मुद्रांक विभाग

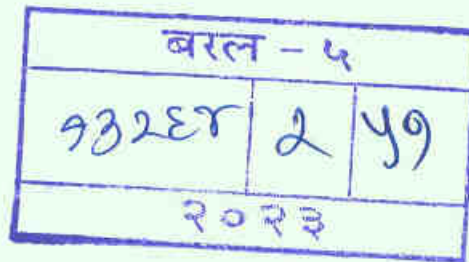
मुल्यांकन ग्रहणाल सन २०२३-२०२४

- १) दस्ताचा प्रकार - कबाबनामा अनुच्छेद क्र. - २५ (ख ते ठ)
- २) सादरकर्त्याचे नाव - जयदेव होशी ग्रामबोट
- ३) तालुका - खोशीपली प्रथम दस्त दिनांक -
- ४) गावाचे नाव - खोशीपली
- ५) नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक - १९
- ६) मूल्यदर विभाग (झोन) - ८३ उपविभाग - ३७०
- ७) मिळकतीचा प्रकार :- खुली जमीन/ निवासी/ कार्यालय/ दुकान/औद्योगिक
प्रति चौ.मी. दर - 65,140/- 1,41,110/- - -
- ८) दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ - 75.28 चौ.मी. बिल्ट अप
- ९) कारपार्किंग - गच्ची - पोटमाळा -
- १०) मजला क्रमांक - पहिला मजला उदवाहन सुविधा - आहे
- ११) बांधकाम वर्ष - 2005 घसारा - 17 %
- १२) बांधकामाचा प्रकार - आवृत्तीशी /इतर पक्के /अर्धे पक्के /कच्चे



- १३) बाजारमूल्यदर तक्त्यातील मार्गदर्शन सुचना क्र. ४ ज्यान्वये दिलेली घट/वाढ
- | | |
|--|----------------|
| ➤ वार्षिक मूल्यदर तक्त्यातील निवासी इमारतीचा मूल्यदर (अ) | 1,41,110/- |
| ➤ वार्षिक मूल्यदर तक्त्यातील खुल्या जमिनीचा मूल्यदर (ख) | 65,140/- |
| ➤ निवासी इमारत व जमिन दरातील फरक (अ)-(ख)=(क) (1,41,110 - 65,140) | 75,970/- |
| ➤ वार्षिक मूल्यदर तक्त्यानुसार टक्केवारी (ड) | 83 % |
| ➤ घसारा वाजवटीनंतर विचारात घ्यावयाचा मूल्यदर (ख)+(क x ड) (65,140 + 63,055) | |
| ➤ मुल्यांकनास लागू दर | रु. 1,28,195/- |
- १४) निर्धारित केलेले बाजारमूल्य - (1,28,195 x 75.28 = 96,50,519.60) रु. 96,51,000/-
- १५) दस्तामध्ये दर्शविलेला मोबदला रु. 99,00,000/-
- १६) देय मुद्रांक शुल्क - रु. 5,94,000/- भरलेले मुद्रांक शुल्क - रु. 5,94,000/-
- १७) देय नोंदणी फी - रु. 30,000/-

(लिपीक)



(सह. दुय्यम निबंधक)



CHALLAN
MTR Form Number-6



GRN	MH005684980202324M	BARCODE	[Barcode]		Date	25/07/2023-13:56:29	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					BRL5_JT SUB REGISTRAR BORIVALI 5			
Location					MUMBAI			
Year					2023-2024 One Time			
Account Head Details			Amount In Rs.		Premises/Building			
0030045501 Stamp Duty			594000.00		Road/Street			
0030063301 Registration Fee			30000.00		Area/Locality			
					Town/City/District			
					PIN			
					4 0 0 0 9 1			
					Remarks (If Any)			
					PAN2=ADEPP9399J-SecondPartyName=MRS MEENA DEEPAK PALKAR-CA=9900000			
					Amount In			
					Six Lakh Twenty Four Thousand Rupees Only			
Total					6,24,000.00		Words	
Payment Details					STATE BANK OF INDIA			
Cheque-DD Details					FOR USE IN RECEIVING BANK			
					Bank CIN		Ref. No.	
					00040572023072696639		CPACYBROI5	
Cheque/DD No.					Bank Date		RBI Date	
					26/07/2023-00:00:00		Not Verified with RBI	
Name of Bank					Bank-Branch			
					STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date			
					409 , 27/07/2023			



Department ID: Mobile No. 7709470185
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याच्ये घातान केवल दुस्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजाची लागू आहे. नोंदणी न करावयाच्या दस्तऐवजाची सध्या चलन लागू नाही.

Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
Jaydev H. Amarot	Hothibhai D. Amrot	Nanuben H. Amrot		

बाल - ५
 १३२६४ ३ ५९
 २०२३



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0308202314335	Date 03/08/2023
Received from AGREEMENT FOR SALE, Mobile number 9702020354, an amount of Rs.1020/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 03/08/2023
Bank CIN 10004152023080313235	REF No. 321553112158
This is computer generated receipt, hence no signature is required.	

बल - ५		
१३२६४	४	५१
२०२३		





CHALLAN
MTR Form Number-6



GRN	MH005684980202324M	BARCODE	[Barcode]		Date	25/07/2023-13:56:29	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)	BFZPA3462F			
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	MR JAYDEV HOTHY AMAROT			
Location	MUMBAI			Flat/Block No.	FLAT NO. 101, GORAI EK-DANT C.H.S. LTD.			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	PLOT NO. 13, RSC-19, GORAI-2			
0030045501 Stamp Duty		594000.00		Area/Locality	BORIVALI (WEST), MUMBAI			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4 0 0 0 9 1			
				Remarks (If Any)	PAN2=ADEPP9399J~SecondPartyName=MRS MEENA DEEPAK PALKAR-CA=9900000			
				Amount In	Six Lakh Twenty Four Thousand Rupees Only			
Total		6,24,000.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572023072696639	CPACYBROI5	
Cheque/DD Details				Bank Date	RBI Date	26/07/2023-00:00:00	27/07/2023	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		409 , 27/07/2023		

Department ID :

Mobile No. : 7709470185

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दस्तावेज निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.08.04 11:46:58
IST
Reason: GRAS Secure
Document
Location: India

Challan Defaced



Sr. No.	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-388-13264	04/08/2023-11:43:38	30000.00
2	(IS)-388-13264	04/08/2023-11:43:38	594000.00
Total Defacement Amount			6,24,000.00

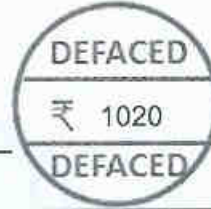


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0308202314335	Receipt Date	04/08/2023
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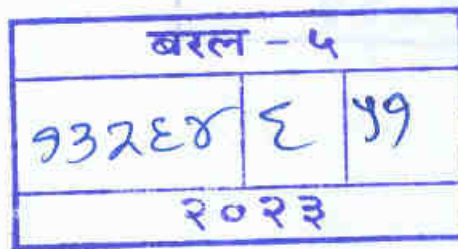
Received from AGREEMENT FOR SALE, Mobile number 9702020354, an amount of Rs.1020/-, towards Document Handling Charges for the Document to be registered on Document No. 13264 dated 04/08/2023 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	03/08/2023
Bank CIN	10004152023080313235	REF No.	321553112158
Deface No	0308202314335D	Deface Date	04/08/2023

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





कोरा कागद

बरल - ५		
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२०२३		





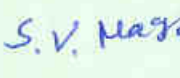

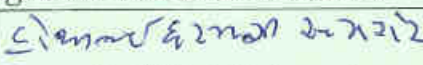
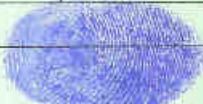
Agreement for Sale

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 4th day of August, 2023,

BETWEEN :

1) **MRS. MEENA DEEPAK PALKAR** Nee Ms. Meena Vitthal Nagotkar, aged about 60 years, 2) **MRS. VARSHA VASANT BHOIR** Nee Ms. Varsha Vitthal Nagotkar, aged about 58 years, 3) **MR. NITIN VITTHAL NAGOTKAR**, aged about 56 years, 4) **MR. SANTOSH VITTHAL NAGOTKAR**, aged about 52 years, and 5) **MRS. KAVITA HEMANT PEDNEKAR** Nee Ms. Alka Vitthal Nagotkar, aged about 51 years, all adults, Indian Inhabitant of Mumbai, presently residing at Mumbai, absolute Joint Owners of Flat No. 101, on the 1st Floor, in Gorai EK-DANT Co-operative Housing Society Limited, situated at Plot No. 13, Road No.RSC-19, Gorai-2, Borivali (West), Mumbai-400 091, hereinafter called and referred to as the "**TRANSFERORS**", (which expression shall unless it be repugnant to the context or contrary to the meaning thereof so requires or admits shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART,

AND :

Signature of TRANSFERORS				
 Meena D. Palkar	 Varsha V. Bhoir	 Nitin V. Nagotkar	 Santosh V. Nagotkar	 Kavita H. Pednekar
Signature of TRANSFEREES				
 Jaydev H. Amrot	 Hothibhai D. Amrot	 (L.H.T.) Nanuben H. Amrot		

1) **MR. JAYDEV HOTHAMAROT**, aged about 32 years,
2) **MR. HOTHIBHAI DHARAMSHI AMROT**, aged about 68 years, and
3) **MRS. NANUBEN HOTHAMAROT**, aged about 62 years, all adults,
Indian Inhabitants of Mumbai, presently residing at Flat
No.202, 2nd Floor, Navkar Co-op. Housing Society Ltd., A-10, Phase-3,
National Hotel, Tiwari Road, Juchandra, Naigaon (East), Palghar-401 208,
hereinafter called and referred to as the "**TRANSFEREES**", (which
expression shall unless it be repugnant to the context or contrary to the
meaning thereof so requires or admits shall be deemed to mean and
include its heirs, executors, administrators, legal representatives and
assigns) of the OTHER PART.

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WHEREAS :-

The TRANSFERORS hereby represents to the TRANSFEREES as under:-

a) The **Flat No. 101, on the 1st Floor, in the building known as Gorai EK-DANT Co-operative Housing Society Limited, situated at Plot No. 13, Road No. RSC-19, Gorai-2, Borivali (West), Mumbai-400 091**, (hereinafter called and referred to as "**THE SAID FLAT**"), has been allotted in the name of its original allottee **MRS. VIJAYA VITTHAL NAGOTKAR**, by virtue of Agreement for Lease dated **12/04/2004**, executed by and between MHADA and the said Gorai EK-DANT Co-op. Housing Society Ltd., which has been duly registered with the Office of the Sub-Registrar of Assurances Borivali-Mumbai, under Registration **Serial No.BDR-6/3438/2004**, dated **15/04/2004**, and vide issuance of separate Allotment Letter dated **19/10/2004**, by Gorai EK-DANT Co-op. Housing Society Ltd., for proper and valuable consideration and other terms and conditions enumerated therein and took over the vacant, peaceful and physical possession thereof from the said Society/Authority/Board, The aforesaid Agreement for Lease and the said Allotment Letter both are valid and subsisting in the eyes of law.

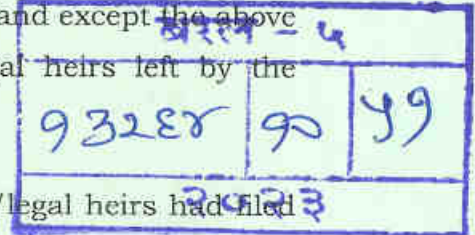


b) Further, the abovesaid **MRS. VIJAYA VITTHAL NAGOTKAR**, being original owner/allottee in respect of the abovesaid Flat expired intestate on **15/11/2013** at Mumbai, (Death Certificate No. 755862673, dated 04/02/2014, issued by the Municipal Corporation of Greater Mumbai) leaving behind the following persons as her legal heirs and representatives as per the Provisions of Section 8 of the Hindu Succession Act, 1956, by which she was governed at the time of her death:

Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
Jaydev H. Amarot	Hothibhai D. Amrot	Nanuben H. Amrot	(L.H.T.)	

Sr. No.	Name of the Legal Heirs as per Class I of the Hindu Succession Act, 1956	Relationship with Deceased Member
1.	MRS. MEENA DEEPAK PALKAR (Nee Ms. Meena Vitthal Nagotkar)	Married Daughter
2.	MRS. VARSHA VASANT BHOIR (Nee Ms. Varsha Vitthal Nagotkar)	Married Daughter
3.	MR. NITIN VITTHAL NAGOTKAR	Son
4.	MR. SANTOSH VITTHAL NAGOTKAR	Son
5.	MRS. KAVITA HEMANT PEDNEKAR (Nee Ms. Alka Vitthal Nagotkar)	Married Daughter

c) AND WHEREAS the husband of the deceased Late MRS. VIJAYA VITTHAL NAGOTKAR, and the Father of the said TRANSFERORS, that is **Late MR. VITTHAL PADUJI NAGOTKAR**, had predeceased the deceased on **10/08/2011** at Mumbai, (Death Certificate No. 755589688, dated 18/10/2011, issued by the Municipal Corporation of Greater Mumbai). The deceased have no other sons and daughters, save and except the above named TRANSFERORS/legal heirs there are no legal heirs left by the deceased member.



d) AND WHEREAS the abovesaid TRANSFERORS/legal heirs had filed a Petition before the Hon'ble High Court of Judicature at Bombay Testamentary and Intestate Jurisdiction, bearing Case No. 630 of 2017, thereby praying for grant of Letter of Administration to the said TRANSFERORS/legal heirs to be recognized as the only legal heirs and representatives of the Late MRS. VIJAYA VITTHAL NAGOTKAR.

e) AND WHEREAS the Hon'ble High Court of Judicature at Bombay Testamentary and Intestate Jurisdiction, has passed necessary Order and issued the **Letter of Administration** dated **30/10/2017** in Case No. 630 of 2017 thereby certifying that the TRANSFERORS are recognized as the only legal heirs and representatives of the Late MRS. VIJAYA VITTHAL NAGOTKAR, and 100% rights, title, shares and interest in respect of the abovesaid Flat are assigned and transferred in favour of the TRANSFERORS herein and since then the TRANSFERORS are in occupation and exclusive possession of the above said Flat and have all the documents in their names, in support of the TRANSFERORS' title to the



Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
Jaydev H. Amrot	Hothibhai D. Amrot	Nanuben H. Amrot	(L.H.T.)	

same. The aforesaid Letter of Administration is valid and subsisting in the eyes of law.

f) The TRANSFERORS are the absolute owners, occupants and or well and/or sufficiently entitled to Flat No. 101, admeasuring **810 sq. feet BUILT-UP area** i.e. equivalent to **75.28 sq. meters BUILT-UP area**, on the 1st Floor, in Gorai EK-DANT Co-operative Housing Society Limited, at Plot No. 13, Road No.RSC-19, Gorai-2, Borivali (West), Mumbai-400 091, what is called "**ON OWNERSHIP BASIS**" (which is hereinafter called and referred to as "**THE SAID FLAT**"), and no other person or persons have any right, title or interest in the said Flat and the said Shares.



g) The TRANSFERORS are the bonafide members of above said Society i.e. Gorai EK-DANT Co-operative Housing Society Ltd., a Society registered under the Maharashtra Co-operative Societies Act, 1960, and having Registration No. **MUM / MHADB / HSG (TC) / 12351 / 2003-04**, dated **26/02/2004**, hereinafter called and referred to as "**THE SAID SOCIETY**", and by virtue of the membership in the said Society, the TRANSFERORS herein is holding its five fully paid-up shares of Rs.50/- each bearing distinctive Nos. from **1** to **5**, (both inclusive) under **Share Certificate No. 1**, dated **15/02/2007**, (hereinafter called and referred to as "**THE SAID SHARES**"), issued by the abovesaid Society. Further, the name of the TRANSFERORS herein have been incorporated/endorsed in the said Share Certificate and Share Register by the abovesaid Society, for the transfer of existing shares in the name of the TRANSFERORS herein and the monthly Society outgoing bills/maintenance bills are being issued in the name of the TRANSFERORS herein only.

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h) The TRANSFERORS declare that the TRANSFERORS' membership in the said society is valid and subsisting and not terminated by the said Society and that the TRANSFERORS have not received any notice of expulsion from the membership of the said Society or any other notice restraining the TRANSFERORS from transferring the said Flat.

i) The TRANSFERORS further declare that the TRANSFERORS' title of the said Flat is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deals, arrangements, understanding agreements, agreement for sale, transfer of assignment, conveyance, release, relinquished, surrender, gift, exchange, lease, monthly tenancy, leave and license, charge, mortgage or any other encumbrances and the TRANSFERORS are in the exclusive

Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
Jaydev H. Amarot	Hothibhai D. Amrot		Nanuben H. Amrot	

and absolute possession of the said Flat premises and benefits and that neither the TRANSFERORS had 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 premises or any part or portion thereof in any manner whatsoever.

j) The aforesaid recitals shall form integral and vital part of this Agreement for Sale and the same shall be read, construed and interpreted accordingly.



AND WHEREAS the TRANSFERORS have agreed to sell and transfer to the TRANSFEREES the said Flat and the shares of the said society and the TRANSFEREES have agreed to purchase and acquire all rights, title and interest of the TRANSFERORS in the said Society/Flat, etc., together with the permanent and absolute right of the use and occupation of the said Flat alongwith all deposits, sinking funds, etc. for a Total Cost Price/Consideration Amount of ₹ 99,00,000/- (Rupees Ninety Nine Lakhs Only), on the following terms and conditions

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NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY
AND BETWEEN BOTH THE PARTIES AS UNDER :-

1. The TRANSFERORS agree to sell, transfer and assign to the TRANSFEREES and the TRANSFEREES agree to purchase and acquire the said Flat No. 101, on the 1st Floor, in Gorai EK-DANT Co-operative Housing Society Limited, situated at Plot No. 13, Road No.RSC-19, Gorai-2, Borivali (West), Mumbai - 400 091, alongwith all rights, title, interest, benefits, said shares of the said Society, all deposits and sinking fund, etc. with the permanent and absolute right of use and occupation of the said Flat at the lump sum price or consideration amount of ₹ 99,00,000/- (Rupees Ninety Nine Lakhs Only), (hereinafter called and referred to as the "Total Consideration").

2. The TRANSFEREES have paid to the TRANSFERORS a sum of ₹ 10,00,000/- (Rupees Ten Lakhs Only), on or before the date of execution hereof, being the **ADVANCE CUM PART PAYMENT** towards the total cost price/consideration of the abovesaid Flat/Shares, as per the particular mentioned in the receipt at the foot hereto (the payment and receipt whereof the TRANSFERORS doth hereby admit and acknowledge at the foot hereof).

Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
Jaydev H. Amrot	Hothibhai D. Amrot		Nanuben H. Amrot (L.H.T.)	

3. The TRANSFEREES agree to pay to the TRANSFERORS the balance consideration amount of ₹ 89,00,000/- (**Rupees Eighty Nine Lakhs Only**), within a period of **45 (FORTY FIVE) WORKING DAYS** from the date of STAMP DUTY AND REGISTRATION of this Agreement for Sale (which is the essence of this Agreement), in the following manner :

a) A sum of ₹ 99,000/- (**Rupees Ninety Nine Thousand Only**), shall be deducted by the TRANSFEREES as and by way of **T.D.S. ON SALE OF PROPERTY @ 1%** of Total Cost Price/Consideration Amount i.e. ₹ 99,00,000/- (Rupees Ninety Nine Lakhs Only), in terms of the Central Board of Direct Taxes Notification under the Finance Act, 2013 which is under the provisions of Section 194-IA of the Income Tax Act, 1961 and pay the same to the Income Tax Department/Authorities (Government of India) on or before the full and final consideration amount (as mentioned in Para No. 3 (b) herein below) and shall handover the original T.D.S. CHALLAN/CERTIFICATE to the TRANSFERORS herein. It is further agreed by and between the parties hereto that it shall be the sole responsibility of the TRANSFERORS to get the refund (if applicable) of above referred tax deducted at source from the concerned authorities and the TRANSFEREES shall not be held liable for the same. This payment will be part of the total consideration of this Agreement for Sale.



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Balance amount of ₹ 88,01,000/- (**Rupees Eighty Eight Lakhs One Thousand Only**) as and by way of full and final consideration amount of the abovesaid Flat which shall be directly paid to the TRANSFERORS, by a mix of Own funds and/or availing fully/partly Housing Loan/finance from Bank and/or other Financial Institution, on such other date as is mutually decided by the parties and simultaneously upon the payment of full and final consideration amount of this Agreement for Sale, the actual, physical and vacant possession of the above said Flat shall be handed over to the TRANSFEREES herein. The TRANSFERORS at the time of loan disbursement shall handover all original documents, etc., directly to the concerned Bank/Financial Institution required by the TRANSFEREES, along with Society NOC's as per standard format of Bank for obtaining loan and the TRANSFERORS shall undertake and co-operate to obtain any other required papers/documents related to the said Flat as per the requirement of the Bank and also

Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
Jaydev H. Amrot	Hothibhai D. Amrot	Nanuben H. Amrot	(L.H.T.)	

agreed and undertake to sign and execute necessary deeds or documents in respect thereof, as required by the TRANSFEREES.

c) It has been EXPRESSLY agreed by the parties herein that the TIME PERIOD MENTIONED HEREINABOVE IS THE ESSENCE OF THIS AGREEMENT, subject to the TRANSFERORS handing over to the TRANSFEREE all the documents, Bank Loan NOC's, etc., required by the TRANSFEREES, as the TRANSFEREES' shall have to avail of the loan facility to meet their commitment to Purchase the abovesaid Flat.

4. The TRANSFERORS in pursuance of the said agreement and in consideration of the abovesaid full and final consideration amount paid by the TRANSFEREES to the TRANSFERORS as aforesaid shall deliver/handover the vacant possession of the said Flat to the TRANSFEREES after which there shall be no claim of whatsoever nature in the said Flat or any part thereof either from the TRANSFERORS or from anybody claiming through or under or in trust for the TRANSFERORS. The TRANSFEREES shall thereafter be the sole, absolute and exclusive owner of the rights which the TRANSFERORS had in the said Flat and the said Shares.

5. The TRANSFERORS hereby declare that the TRANSFERORS have in no way created any charge, claim or lien on the said Flat and/or the shares and that the said Flat and the said shares, hereby agreed to be sold are free from all claims, charge, lien, mortgage and encumbrances. Should there be any claim from any person or persons against the said Flat and/or the said shares, the TRANSFERORS doth hereby agree and undertake to indemnify and keep indemnified the TRANSFEREES against any such claims.

6. The TRANSFEREES hereby agree to become members of the said Gorai EK-DANT Co-operative Housing Society Limited, and abide by all and singular bye-laws, rules and regulation adopted by the said Society, or which it may adopt from time to time.

7. The TRANSFEREES agree to observe and perform all and every terms and conditions and the stipulations of the said society and regularly pay the dues payable to the said society, including periodicals ground rent,



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Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
Jaydev H. Amarat	Hothibhai D. Amrot		Nanuben H. Amrot	

(L.H.T.)

Municipal taxes, water charges, outgoing, etc. in respect of the said Flat and shall not withhold the same for any reason whatsoever.

8. The TRANSFERORS hereby declare that :

- a) The TRANSFERORS have not entered into any agreement/s with any other person/s in respect of the abovesaid Flat.
- b) The TRANSFERORS have not assigned/transferred the TRANSFERORS' rights, title and interest in the said Flat and/or shares to any other person or persons.
- c) Except the TRANSFERORS no other person/s have any claim in the abovesaid Flat/shares and the TRANSFERORS being the occupants of the said Flat have got full and absolute right to assign and transfer the TRANSFERORS' rights in the said Flat in favour of the TRANSFEREES.
- d) There is no claim or demand of whatsoever nature from any of the TRANSFERORS' legal heirs, family members, nominees or any other person/s on the said Flat or any part thereof and/or the shares either by way of sale, charge, trust, gift, lien and/or otherwise of whatsoever nature.

That no suit, proceedings, litigations, cases, disputes, etc. are pending against the said Flat and/or the said Shares and that the same is not a subject matter in any Court of Law.

- f) The TRANSFERORS have not mortgaged, alienated or charged with the said Flat and the same is free from all encumbrances of whatsoever nature.

g) That there is no prohibitory order or injunction from any authority restraining the transfer of the said Flat.

9. The TRANSFERORS do hereby covenant with the TRANSFEREES that the TRANSFERORS shall pay and clear up-to-date taxes, outgoing, society charges and all other dues and charges/arrears payable by the TRANSFERORS in respect of the said Flat till the date of actual and physical possession of the said Flat to the TRANSFEREES, the TRANSFEREES shall be responsible for the payment of taxes, society's monthly outgoing, society charges, electricity charges, MGL piped gas charges and other amounts of the said Flat to the Society and other



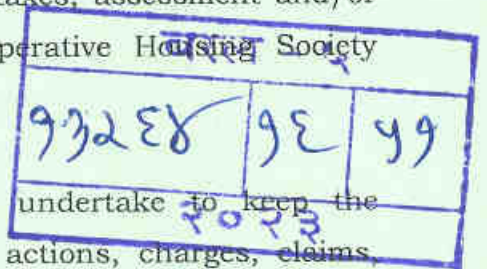
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Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
Jaydev H. Amrot	Hothibhai D. Amrot		Nanuben H. Amrot	

concerned authorities directly from the date of taking over the actual and physical possession of the said Flat, for which the TRANSFERORS shall not be held responsible.

10. The TRANSFERORS do hereby further covenant with the TRANSFEREES that upon the payment of full and final consideration amount of this Agreement, the TRANSFEREES shall quietly and peacefully possess, occupy and enjoy the benefits of the said Flat without any let, hindrance, denial demand, interruption, eviction by the TRANSFERORS or any other person/s lawfully claiming or equitably claiming through or under or in trust for the TRANSFERORS.

11. The TRANSFEREES shall be entitled to have and to hold the possession, occupation and use of the abovesaid Flat and the TRANSFEREES shall hold the same unto and to the use and benefit of the TRANSFEREES, their heirs, executors, successors and assigns forever without any claims, charges, right, interest demand or lien of the TRANSFERORS or any person or persons claiming through or under the TRANSFERORS subject to making payment full and final consideration amount by the TRANSFEREES and/or all the taxes, assessment and/or call made by the said Gorai EK-DANT Co-operative Housing Society Limited, or other authorities concerned.



12. The TRANSFERORS hereby agree and undertake to keep the TRANSFEREES free and indemnified from all actions, charges, claims, demands and suits filed by any person or persons claiming any interest in respect of the said Flat and/or the shares referred to as above and also indemnify the TRANSFEREES against any loss or damage that may be caused due to non-payment and/or short payment of stamp duty and registration charges on the previous allotment letter/agreement if any, on receipt of notice of demand from the concerned Government/Semi-Government Department/Authority. The TRANSFERORS further declare that the TRANSFERORS' title over the said Flat is clear, marketable and free from all encumbrances and they have not nor anyone on the TRANSFERORS' behalf have done or committed any act, deed matter or thing whereby the said Flat and/or the shares are or can be forfeited and the TRANSFEREES have agreed to enter into this Agreement on the faith of this representation and believing the same to be true. The said transaction of sale of abovesaid Flat is proposed based on the documents seen and

Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
Jaydev H. Amarot	Hothibhai D. Amrot		Nanuben H. Amrot	

verified by the TRANSFEREES. The TRANSFEREES hereby further declare that they have gone through all the documents of the abovesaid Flat and are satisfied with the title of the TRANSFERORS over the abovesaid Flat, before execution of this Agreement for Sale.

13. The TRANSFERORS hereby further agree with the TRANSFEREES that the TRANSFERORS shall from time to time and at all times hereafter whenever called for by the TRANSFEREES do execute and caused to be done and executed all acts, deeds and things whatsoever for more perfectly securing interest of the TRANSFEREES in the said Flat as shall or may be reasonably required and also lodge this agreement before Sub-Registrar of Assurances for registration purpose and to admit execution hereof.

14. The TRANSFERORS shall obtain from the said Society viz. Gorai EK-DANT Co-operative Housing Society Limited, necessary **NO OBJECTION CERTIFICATE** for the above transfer of Flat and Shares to the name of the TRANSFEREES and shall handover the same to the TRANSFEREES.

15. The TRANSFERORS hereby on receipt of full and final consideration amount as mentioned hereinabove shall put the TRANSFEREES in exclusive, vacant and peaceful possession and occupation of the said Flat and shall hereby deliver all the following documents in respect of the said Flat.

- a) All original documents/papers regarding title of the TRANSFERORS as member/s of the registered Society, including Allotment Letter, Share Certificate, MHADA documents, etc.
- b) General N.O.C./No dues certificate from the Society on the Society letter head.
- c) **NO OBJECTION CERTIFICATE** from the Society as per the prescribed format required by the financial institution as may be required by the TRANSFEREES for loan purpose on the Society letter head.



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Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
Jaydev H. Amrot	Hothibhai D. Amrot	Nanuben H. Amrot (L.H.T.)		

16. The TRANSFERORS do hereby covenants with the TRANSFEREES that the said Flat hereby sold is free from all encumbrances, claims, demands of whatsoever nature and that the TRANSFERORS has full and absolute right and power and authority to deal with or dispose-off or transfer and deliver the vacant possession of the abovesaid Flat to the TRANSFEREES and the TRANSFERORS agree and undertake to indemnify and keep the TRANSFEREES indemnified, saved, harmless and defended for and against any loss or claims that may be suffered by the TRANSFEREES on this account at any time in future. The TRANSFERORS hereby state that the TRANSFERORS has settled all the dues in respect of the said Flat due to the Society and/or respective Government department, local body of authority that have been made till the date of execution of this agreement except deficit stamp duty and penalty, if any, for non-payment and/or short-payment, which shall be paid by the TRANSFERORS on receipt of notice of demand from the concerned Government Department/Authority. The TRANSFERORS shall not be held liable to pay any other dues, which may be raised in due course by the Society or any concerned Government Authority.



17. The TRANSFERORS hereby declare that none of the TRANSFERORS' family members, legal heirs, nominees, etc. shall have any right, title and/or interest in respect of the said Flat and none of them have any objection and they shall not claim any rights, title and/or interest over the said Flat in future.

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18. The TRANSFERORS hereby declare that the TRANSFEREES shall be entitled to all the rights of the ownership of the said Flat, share money, deposits, benefit of extra F.S.I. (if any), and all other charges paid in respect of the said Flat premises. The TRANSFERORS hereby relinquishes all the TRANSFERORS' rights and interest in the said Flat, in favour of the TRANSFEREES, subject to payment of full and final consideration amount in this Agreement for Sale by the TRANSFEREES to the TRANSFERORS.

19. The TRANSFERORS agree and undertake to sign and execute all acts and deeds including Sale Deed, Affidavits, Applications, Forms, Declarations, Undertakings, Power of Attorney, etc. required by the Society or any other authorities concerned or as and when necessary in favour of the TRANSFEREES and/or their nominees or in favour of the Society/MHADA and/or in favour of other Government/Semi-Government

Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
				(L.H.T.)
Jaydev H. Amarot	Hothibhai D. Amrot	Nanuben H. Amrot		

authorities for effectual transfer and possession of the said Flat and all incidental facilities thereof in the name of the TRANSFEREES.

20. The TRANSFERORS agree and undertake to apply for and obtain from the said Society the requisite sanction under its Bye-laws for the transfer of the said Flat in the name of the TRANSFEREES and the Society transfer charges (Donation) payable to the said Society in respect of the said Flat shall be borne and paid by the **"THE TRANSFEREES"** only. The TRANSFEREES shall also pay the necessary Stamp Duty and Registration Charges, Documentation/Legal Charges, Other Incidental Charges, MHADA Transfer/Regularization Charges (if applicable), etc., as may be levied by the concerned Government Authorities pertaining to this agreement.

21. The TRANSFERORS hereby agrees and undertakes to remain present before the Sub-Registrar of Assurances, Mumbai as and when called upon by the TRANSFEREES for getting this agreement duly registered and shall also co-operate with the TRANSFEREES as and when required from time to time at all reasonable times.



The TRANSFEREES hereby agree to abide by the terms and conditions mentioned in the principal agreement (Lease Deed, Agreement-cum-Allotment Letter, previous chain of agreement/s, if any, etc.) and this Agreement for Sale which are subject to the provisions of the Maharashtra Ownership of Flats/Rooms (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Apartments Ownership Act (MAH. Act No. XV of 1971) and the Rules, provisions and the amendments made thereunder and the registered bye-laws of the society, MCS Act, 1960 and MCS Rules, 1961 and this Agreement for Sale shall deemed to be **SALE DEED** upon payment of full and final consideration amount by the TRANSFEREES and handing over the vacant and peaceful possession of the abovesaid Flat to the TRANSFEREES by the TRANSFERORS.

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22. This Agreement for Sale has been executed in Mumbai as the property is situated in Mumbai and the payments are made in Mumbai, hence it is subject to **Jurisdiction of Mumbai Courts/Tribunals of Law** only.

Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
			(L.H.T.)	
Jaydev H. Amrot	Hothibhai D. Amrot	Nanuben H. Amrot		

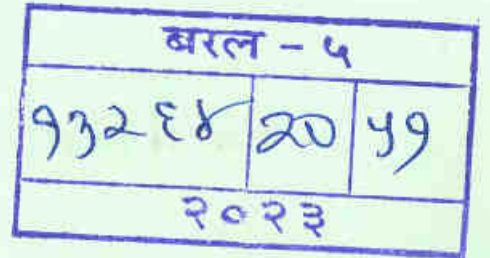
24. The parties hereto agrees to sign such further agreements, writings, deeds, etc. as well as to do the acts as may be required in law for the purposes of effectively and perfectly completing the title to the property in the name of the TRANSFEREES.

**: SCHEDULE OF THE ABOVE PROPERTY REFERRED TO :
("THE SAID FLAT")**

Being RESIDENTIAL FLAT PREMISES bearing **Flat No. 101**, on the **1st Floor**, admeasuring **810 sq. feet BUILT-UP area** i.e. equivalent to **75.28 sq. meters BUILT-UP area**, in the building/Society known as **Gorai EK-DANT Co-op. Housing Society Ltd.**, situated at Plot No. 13, Road No. RSC-19, Gorai-2, Borivali (West), Mumbai-400 091, R.C.C. Construction on the Plot of land bearing Survey No. 192 (Part) and **C.T.S. No.19**, of Revenue **Village-BORIVALI**, Taluka-BORIVALI, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District, bearing Property **SAC No.RC0211988030000** (Society) and **RC0211988030008** (Individual Flat) within the assessment jurisdiction of "R/Central" Ward of Brihanmumbai Mahanagar Palika.

The abovesaid building is constructed in the **YEAR-2005**, and consisting of **STILT (Part) + GROUND (Part) + 7 Upper Floors** having "**LIFT**" facility in the said building.

IN WITNESS WHEREOF the TRANSFERORS and TRANSFEREES have hereunto set and subscribed their signatures, affixed their respective photographs, and imprinted their left hand thumb impression at Mumbai on the day and the year first hereinabove written.



Signature of TRANSFERORS				
Meena D. Palkar	Varsha V. Bhoir	Nitin V. Nagotkar	Santosh V. Nagotkar	Kavita H. Pednekar
Signature of TRANSFEREES				
				(L.H.T.)
Jaydev H. Amrot	Hothibhai D. Amrot	Nanuben H. Amrot		

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SIGNED, SEALED AND DELIVERED by
 the within named "TRANSFERORS"

1) **MRS. MEENA DEEPAK PALKAR**
 Nee Ms. Meena Vitthal Nagotkar
 PAN Card No.:- ADEPP9399J
 Aadhar Card No.:- 7670 6403 3364



Photograph and Left Thumb Impression



(Meena Deepak Palkar)

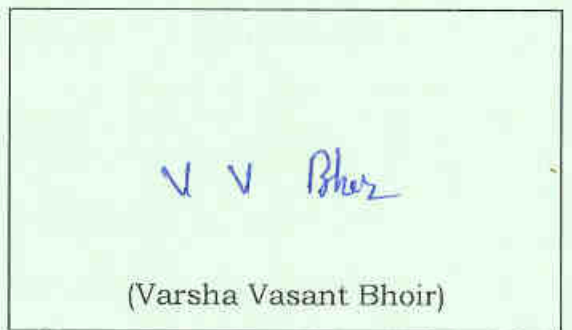
Signature

SIGNED, SEALED AND DELIVERED by
 the within named "TRANSFERORS"

2) **MRS. VARSHA VASANT BHOIR**
 Nee Ms. Varsha Vitthal Nagotkar
 PAN Card No.:- ACHPB5518M
 Aadhar Card No.:- 9959 0640 9069



Photograph and Left Thumb Impression



(Varsha Vasant Bhoir)

Signature

SIGNED, SEALED AND DELIVERED by
 the within named "TRANSFERORS"

3) **MR. NITIN VITTHAL NAGOTKAR**
 PAN Card No.:- AVEPN8733A
 Aadhar Card No.:- 9922 2033 4640



Photograph and Left Thumb Impression



(Nitin Vitthal Nagotkar)

Signature

SIGNED, SEALED AND DELIVERED by
the within named "TRANSFERORS"

4) **MR. SANTOSH VITTHAL NAGOTKAR**

PAN Card No.:- AIBPN1469R

Aadhar Card No.:- 7632 7424 6686



Photograph and Left Thumb Impression

S.V. Nagotkar
(Santosh Vitthal Nagotkar)

Signature

SIGNED, SEALED AND DELIVERED by
the within named "TRANSFERORS"

5) **MRS. KAVITA HEMANT PEDNEKAR**

Nee Ms. Alka Vitthal Nagotkar

PAN Card No.:- AHUPP1687K

Aadhar Card No.:- 7724 6606 1015



Photograph and Left Thumb Impression

Kavita Pednekar
(Kavita Hemant Pednekar)

Signature

IN THE PRESENCE OF FOLLOWING WITNESSES :-

1) Mr. Manish Ramesh Pardeshi

2) Mr. Atharva J. Rane

MR. Pardeshi

Signature

Signature



SIGNED, SEALED AND DELIVERED by
the within named "TRANSFEREES"

1) **MR. JAYDEV HOTHI AMAROT**

PAN Card No.:- BFZPA3462F

Aadhar Card No.:- 5112 5562 4278



Photograph and Left Thumb Impression

Jaydev
(Jaydev Hothi Amarot)

Signature

SIGNED, SEALED AND DELIVERED by
the within named "TRANSFEREES"

2) **MR. HOTHIBHAI DHARAMSHI AMROT**

PAN Card No.:- AGRPA8735B

Aadhar Card No.:- 2408 0743 4763



Photograph and Left Thumb Impression

Hothibhai Dharamshi Amrot
(Hothibhai Dharamshi Amrot)

Signature

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SIGNED, SEALED AND DELIVERED by
the within named "TRANSFEREES"
3) **MRS. NANUBEN HOTHI AMROT**
PAN Card No.:- AGZPA1445J
Aadhar Card No.:- 5691 1586 9189



Photograph and Left Thumb Impression



Signature

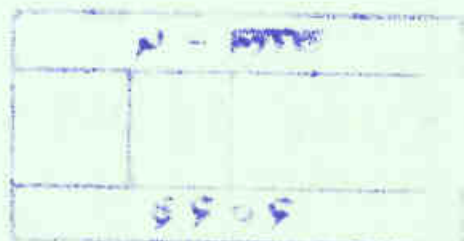
IN THE PRESENCE OF FOLLOWING WITNESSES :-

1) Mr. Manish Ramesh Pardeshi

Signature

2) Mr. Atharva J. Rane

Signature





RECEIPT

RECEIVED of and from 1) **MR. JAYDEV HOTHAMAROT**, 2) **MR. HOTHIBHAI DHARAMSHI AMROT** and 3) **MRS. NANUBEN HOTHAMAROT**, the within named TRANSFEREES the sum of ₹ 10,00,000/- (**Rupees Ten Lakhs Only**), as and by way of **ADVANCE CUM PART PAYMENT** towards the Total Consideration Amount/Cost Price, in respect of Sale of said **Flat No. 101, 1st Floor, in Gorai EK-DANT Co-operative Housing Society Limited, Plot No. 13, Road No.RSC-19, Gorai-2, Borivali (West), Mumbai-400 091**, as per the terms and conditions of the Agreement for Sale ;

<u>SR. NO.</u>	<u>CHEQUE/RTGS /NEFT NO.</u>	<u>DATED</u>	<u>AMOUNT</u>	<u>DRAWN ON</u>
1.	CH.NO. 405820	25/03/2023	2,50,000/-	S.B.I. Borivali-West, Mumbai-92
2.	CH.NO. 574776	03/05/2023	7,50,000/-	B.O.B. Kandivali-East, Mumbai-101
TOTAL →			10,00,000/-	

WE SAY WE RECEIVED ₹ 10,00,000/-


(**MRS. MEENA DEEPAK PALKAR**) (**MRS. VARSHA VASANT BHOIR**)


(**MR. NITIN VITTHAL NAGOTKAR**) (**MR. SANTOSH VITTHAL NAGOTKAR**)


(**MRS. KAVITA HEMANT PEDNEKAR**)

Transferors

IN THE PRESENCE OF FOLLOWING WITNESSES :-

1) Mr. Manish Ramesh Pardeshi



Signature

2) Mr. Atharva J. Rane



Signature



॥ श्री गणेशाय नमः ॥



Gorai Ek-Dant Co-op Hsg. Soc. Ltd.

Plot No. 13, RSC 19, Gorai Part II, Borivali (W), Mumbai - 400 091.

Reg. No.: MUM / MHADB / HSG / (TG) 12351 / 615 / 2003-04.

Ref. No.: _____

Date: 15/07/2023

SUB: No Objection Certificate for Registration

This is to certify that Flat No-101, 1st floor, measuring 810 sq. ft Built up area, in our Society known as, GORAI EKDANT co-op. Housing society limited situated on the Plot No. 13, RSC 19, Gorai-2, Borivali (W) Mumbai- 400091. is absolutely owned and occupied by MR.MEENA DEEPAK PALKAR, jointly with MRS. VARSHA VASANT BHOIR, MR.NITIN VITHAL NAGOTKAR, MR.SANTOSH VITHAL NAGOTKAR & MRS. KAVITA HEMANT PEDNEKAR who has agreed to sell the abovesaid flat to MR.JAYDEV HOTHIBHAI AMROT .MR.HOTHIBHAI D. AMROT & MRS.NANUBEN HOTHIBHAI AMROT. We further state that there are no dues/charges outstanding in respect of the abovesaid FLAT NO-101..

We also certify that the abovesaid Society was constructed in the year 2005 and Consist of Stilt(PT)+Ground (PT)+7 Upper Floor having LIFT facility.

The society has "NO OBJECTION" of whatsoever nature for registering the documents executed by and between the abovesaid parties with the SUB-REGISTRAR OF Assurances, having its office at Borivali (w) Mumbai 400092. In respect of abovesaid Flat No. 101.



For, GORAI EKDANT C.H.S., LTD.

Secretary/Chairmen



बरल - ५		
१३२६४	२६५९	
२०२३		

RECEIVED

Nagotkar

15-07-2023

Gorai Ek-Dant Co-op. Soc. Ltd.

Plot No. 13, BSC 19, Gorai Estate, Borivali (W), Mumbai - 400 091

Reg. No. MUM 19/1987/1987/1987/1987/1987



कोरा कागद

वरल - ५		
१३२६४	२०	५९
२०२३		



[Faint handwritten signature]



FLAT No. 101
No. of Shares 05

Share Certificate

Share Certificate No. 01

SHARES OF RS. 50 EACH)

(AUTHORISED SHARE CAPITAL OF RS. 100,000/- DIVIDED IN TO 2000

Gorai Ek-Dant Co-operative Housing Society Ltd.



Plot No. 13, RSC 19, Gorai Part II, Borivali (West), Mumbai - 400 091.
(Registered under the Maharashtra Co-operative Societies Act, 1960)
Reg. No.: Mum / MHADB / HSG / (TC) 12351 / Date 2003-04.

Smt. Vijaya Vithal Nagothkar

This is to certify that Shri/Smt./M/s.

is the Registered Holder of FIVE (05) fully paid up share of Rs. Fifty

each numbered from 01 to 05 both inclusive, in

GORAI EK-DANT CO-OPERATIVE HOUSING SOCIETY LTD.

Subject to the Bye-Laws of the said Society.

Given under the common Seal of the said Society on

MUMBAI this 15th day of FEBRUARY 2007

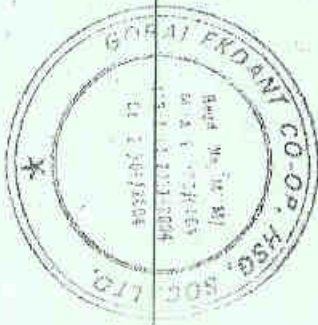
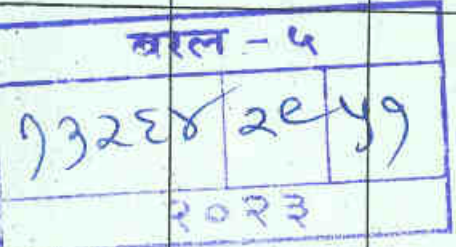
[Signature]
[Signature]

Chairman
Hon. Secretary
Authorised Member
M. S. Member
P.T.O.



93258 26 49
2023

MEMORANDUM OF THE TRANSFERS OF THE WITHIN - MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1.	Mrs. Meena Deepak Palkar, Mrs. Varsha Vasant Ghole, Mr. Nitin Vittal Naqotkar Chairman	Secretary		Authorised M. C. Member 51 <i>Shakha</i>
2.	Mrs. Smitesh Vittal Naqotkar Mrs. Kavitha Hemant Pednekar Chairman	<i>Shakha</i> 23.02.2020 Secretary		Authorised M. C. Member <i>Shakha</i>
3.	Chairman	Secretary		Authorised M. C. Member
4.	Chairman	Secretary		Authorised M. C. Member
5.	Chairman	Secretary		Authorised M. C. Member
6.	Chairman	Secretary		Authorised M. C. Member



COMMENCEMENT CERTIFICATE

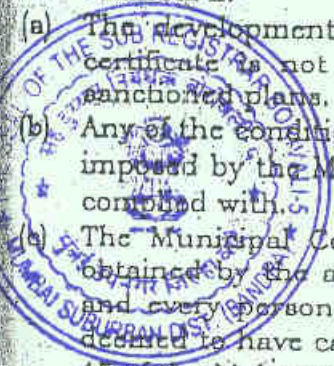
To The Secretary, Gorai Ekdant C.H.S. Ltd.

Sir, With reference to your application No. 3392 dated 07/05/2004 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building C.T.S. No. - at premises at Street RSC-19, MHADA LAYOUT, Gorai - II Village Gorai Plot No. 13 situated at Borivali (W) Ward R/Central

The Commencement Certificate/Building Permit is granted on the following conditions:

- 1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
(c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

Handwritten stamp: बराल - 6, 932883099, 2004



The Municipal Commissioner has appointed Shri R.S. Madiwale Assistant Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Plinth (Pt) + Stillt (Pt) slab Level only.



For and on behalf of Local Authority Brihanmumbai Mahanagarपालिका

Asst. Engineer, Building Proposal (West Sub) P & R Wards

FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

Handwritten stamp: 10-576, 82002030, 2004

was approved

the transfers are registered

recorded

8) This c.c. is further extended for entire work i.e. (Pt) 5-1 + (Pt) 6 + 2nd fl + (Pt) 3rd floor as per plan approved dt. 8-6-04

18 DEC 2004

[Signature]
ASH. Eng (P.O) RL
18/12/04

9) This c.c. is now further extended for the entire work i.e. (Pt) stilt + (Pt) Ground + 6 upper floors + 7 (Pt) upper floors as per plan approved dt. 19/03/2005

123 MAR 2005

[Signature]
AE (P.O) R/S. 28/3/05

10) This c.c. is now further extended for entire work i.e. stilt (Pt) + Gr. (Pt) + 7 upper floors as per approved plan dt. 31.5.2005.

4 JUN 2005

[Signature]
A.E.B.P. (WS) R/S

बरल - ५
१३२६४ ३१ ५१
२०२३



बरल - ५/
६२६६ २९ ३०
१३०२५

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वकासनाम खालील मालमत्ता कराचे वेळक.
मालमत्ता कराचे वेळक

वकासनाम क्रमांक
RC0211988030008

वकासनाम वर्ष
2022-2023

वकासनाम क्रमांक
2022108117006739
2022108117006740

वकासनाम दिनांक
05/11/2023

वकासनाम मालक व पत्ता The FLAT OWNER/OCCUPIER
FLAT NO 101, PLOT NO 12, GORAI ERDANT CHS, RSC-19, GORAI II, BORIVALI(WEST), MUMBAI-400091

वकासनाम अधिकारी
Asstt. Assessor & Collector, B Central Ward, Municipal Office Building, F. P. 44, T. P. 5, No. 1, Chandavarkar Road, S. V. Road, Borivali (West), Mumbai - 400 092.

वकासनाम इमारत, वरिष्ठता क्रमांक, इमारतीचे नाव बिर, सी.डी.एम.के. डेव्हलपमेंट, वकासनाम मालक व पत्ता वकासनाम अधिकारी
RC-13000(M-13), PLOT NO. 13, RSC-19 GORAI II, BORIVALI (W) R.C. BLDG. ERDANT LESSEES MUMBAI MUMBAI HOUSING AND AREA DEVELOPMENT AUTHOR. ITY. LESSEE-GORAI ERDANT CO-OP. HSG. SOC. LTD

वकासनाम दिनांक 01/10/2006 वकासनाम क्रमांक 2305690
वकासनाम मूल्य ₹ Twenty Three Lakh Five Thousand Six Hundred Ninety Only
वकासनाम मूल्य ₹ 2305690
वकासनाम दिनांक 01/04/2022 ते 31/03/2023 वकासनाम मूल्य ₹ 0

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
वकासनाम कर						
जल कर			1269			1269
जल वाढ कर			0			0
मूल्य निर्धारण कर			796			796
मूल्य निर्धारण वाढ कर			0			0
म.न.पा. शिक्षण उपकर			493			493
राज्य शिक्षण उपकर			461			461
राज्य शांतता उपकर			404			404
वृक्ष उपकर			0			0
वृक्ष कर			23			23
एकूण देयक रक्कम			577			577
कलम 152 अ नगर विकासात्मक			4023			4023
पर्यावरणवैज्ञानिक आवाजी सुवृत्ती			0			0
वकासनाम अधिदातनाचे सवावीजन			0			0
धनवकासनी निव्वळ रक्कम			0			0
विकासात्मक निव्वळ रक्कम			4023			4023
अधारी रकमे			0			0
			₹ Four Thousand Twenty Three Only			₹ Four Thousand Twenty Three Only
अंतिम देय दिनांक						05/02/2023



वर्ष - 4
932 88 32 49
2023



The outstanding against main property, prior to flatwise billing shall be treated as collective responsibility of flat owners

महेश घाटीस
करनिर्धारक व संकलक

8046

मालमत्ता पत्रक

विभाग/मौजे -- बोरीवली

तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक/प्र. धोर. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या पुर तपसणीची नियत वेळ
१९	१९				

२९६३.७



सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६८ शेती

पडेंदार

भार

सारे

क्र	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेंदार (प) किंवा भार (भा)	साक्षात्कन

नकाशा क्रमांक - २२३०

खरी नक्कल - १

न.भू.अ.बोरीवली

नकल अर्ज दाखल तारीख ५/७/१२ एकूण नोंदी / नकाशा

मुंबई उपनगर जिल्हा

नकल तयार तारीख ७/७/१२ नकलेचे शुल्क २०

नकल दिल्याची तारीख

नकल तयार करणार नतगणक ६६ JUL 2012

नकल तपासणार प. भू. क. कागद शुल्क ०२

सत्य प्रतिलिपो

नगर भूमापन अधिकारी बोरीवली

एकूण शुल्क - २२

प्रमुख लिपीक
भूमापन अधिकारी
बोरीवली

खरल - ५		
१३२६४	३३	५९
१०२३		



SCHEDULE - II


The statement showing the details of the bonafide members of the
 "Ek-Dant" Co-op. Hsg. Society Ltd., in respect of Plot No. 13,
 RSC-19, at Gorai Borivali (W), Mumbai.

Sr. No.	Name of members
1	Shri Dilip Sadanand Mayekar ✓
2	Shri Sudhir Pandurang Parkar
3	Shri Prakash Laxman Narkar ✓
4	Smt. Jayshree Jagdish Parulekar ✓
5	Shri Prakash Madhukar Khedekar
6	Smt. Vijaya Vithal Nagotkar ✓
7	Shri Anil Chandrakant Dhuri
8	Smt. Ashalata Madhukar Juvekar ✓
9	Shri Suresh Gulabrao Patil ✓
10	Shri Balkrishna Kashinath Mhatre
11	Shri Yeshwant Moreshwar Chavhan
12	Shri Dilip Vishnu Panikar
13	✓ Shri Vinayak Ramchandra Bhambhani
14	Smt. Nirmala Martinho Almeida
15	✓ Shri Chandrashekar Mahadev Phanday
16	Shri Manubhai Narayan Sodi



वर-६
 3836 194
 २००४

sd/-
 Dy. CHIEF OFFICER (W)
 MUMBAI HOUSING & AREA
 DEVELOPMENT BOARD, MUMBAI.

FOR GORAI EKDANT CO-OP. HSG. SOCIETY LTD.
 CHAIRMAN /  SECRETARY /  MEMBER

22/04/04
 Dy-CHIEF OFFICER (W)
 BOMBAY HOUSING & AREA
 DEVELOPMENT, BOARD MUMBAI.



वरल - ५
 932 ६४ 38 49
 २०२३

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XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

INDEX NO

गोरीवली

फिलेखाचा प्रकार, भौतिकत्वाचे स्वरूप व बाजारभाव (भाडेपट्टाकाराचा वाक्यीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मूल्य रु. 880,500.00 व. 36 रु. 0.00

(2) भू-मापन, फोटोहेरिंग व परस्परिक (असल्यात) (1) मूलाचे अंकीय राने 0. 100 चौगुंडी विधीयक रु. 677200 गा.भा. रु. 36/00/00

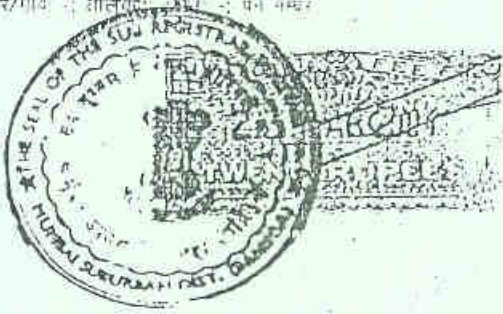
(3) क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात आलेले रकबा (1)

(5) दस्तऐवज करून देण्या-या पक्षांकराचे व संपूर्ण पक्षा नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मूलाचे अंकीय राने 0. 100 चौगुंडी विधीयक रु. 677200 गा.भा. रु. 36/00/00

(6) दस्तऐवज करून देण्या-या पक्षांकराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, गादीचे नाव व संपूर्ण पत्ता (1) नेवर्त गोरेगाई एकदल को.ओप.हो.सो.लि. तर्फे 1.घंटयेंकर रुम भवती (ममका); घंटयेंकर 167/13; गल्ली/रस्ता: गोराडो विलेज; ईगारतीचे नाव: ईगारती नं. 1 पेट/कसाहता अर रुम सी 8; शहर/गाव: गोरीवली प नु: तालुका: पिन: 91; पिन नंबर: (2) 2.मनुगाई एन सोदी (सधिव); घर/प्लॉट नु: गरीतप्रमाण; पत्नी/रस्ता: ईगारती नं. 1 ईगारती नं. 1; पेट/कसाहता: शहर/गाव: तालुका: पिन: 91; पिन नंबर (3) 3.सुरेश जी पाटील (सधिव); घर/प्लॉट नु: मरीतप्रमाण; पत्नी/रस्ता: ईगारती नं. 1 ईगारती नं. 1; पेट/कसाहता: शहर/गाव: तालुका: पिन: 91; पिन नंबर

- (7) दिनांक: 12/04/2004
(8) नोंदणीक: 20/04/2004
(9) अनुक्रमांक, खंड व पृष्ठ: 3436 /2004
(10) बाजारभावाप्रमाणे मूल्यांकन: रु. 195800.00
(11) बाजारभावाप्रमाणे नोंदणी: रु. 6810.00



Handwritten signature

Handwritten box with numbers: 4328 34 49, 2023



सद. मुख्य निबंधक गोरीवली-३





सत्यमेव जयते

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT

बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI

मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २००० चे नियम २/१३ अन्वये देण्यात आले आहे.)

Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 3/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की बृहन्मुंबई महानगरपालिका, तालुका Ward GS, जिल्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे.

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater Mumbai of Ward GS of District Mumbai of Maharashtra State.

मृत्यूचे पूर्ण नाव /

Full Name of Deceased : SMT. VIJAYA VITTHAL NAGOTKAR.

लिंग /

Sex : Female

मृत्यु दिनांक /

Date of Death : 15.11.2013

मृत्युचे ठिकाण /

Place of Death : MUMBAI

आईचे पूर्ण नाव /

Name of Mother : MRS.

वडिलांचे/पतीचे पूर्ण नाव /

Name of Father/ Husband : MR. VITTHAL NAGOTKAR.

मयत व्यक्तीचा मृत्यूसमयीचा पत्ता /

Address of deceased at the time of death:

6/28,, B.D.D.CHAWL ,,

N.M. JOSHI MARG,,

MUMBAI, 400013,

Maharashtra, India.

मयत व्यक्तीचा कायमचा पत्ता /

Permanant Address of deceased :

6/28,, B.D.D.CHAWL ,, N.M. JOSHI MARG,,

MUMBAI, 400013,

Maharashtra, India.

नोंदणी क्रमांक /

Registration No. : 7416968

नोंदणी दिनांक /

Date of registration : 21.11.2013

शेरा /

Remarks (if any) :

प्रमाणपत्र दिल्याचा दिनांक /

Date of Issue : 04.02.2014



शिक्का / Seal

निर्णमित करण्या-या प्राधिका-याची सही /
Sub-Registrar (Birth & Death) Authority :
प्राधिका-याचा पत्ता /
Address of the issuing authority :
WardGS, Mumbai.

"प्रत्येक जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"

Note: The authenticity of this certificate must be verified from our website <http://portal.mcgm.gov.1>





सत्यमेव जयते

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

आरोग्य विभाग
HEALTH DEPARTMENT

बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI

मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २०००चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की बृहन्मुंबई महानगरपालिका, तालुका Ward GS, जिन्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater Mumbai of Ward GS of District Mumbai of Maharashtra State.

मृताचे पूर्ण नाव /

Full Name of Deceased : MR. VITHAL PADUJI

लिंग /

Sex : Male

मृत्यु दिनांक /

Date of Death : 10.08.2011

मृत्युचे ठिकाण /

Place of Death : MUMBAI

आईचे पूर्ण नाव /

Name of Mother : MRS.

वडिलांचे/पतीचे पूर्ण नाव /

Name of Father/ Husband : MR. PADUJI GANPAT NAGOTKAR

मृत व्यक्तीचा मृत्युसमयीचा पत्ता /

Address of deceased at the time of death:

6/10, B. D. D. CHAWL,
N. M. JOSHI MARG,

मृत व्यक्तीचा कायमचा पत्ता /

Permanant Address of deceased :

6/10, B. D. D. CHAWL, N. M. JOSHI MARG,

MUMBAI, 400013,
Maharashtra, India.MUMBAI, 400013,
Maharashtra, India.

वरल - ५

नोंदणी क्रमांक /

Registration No. 755589688

नोंदणी दिनांक /

Date of Registration : 11.08.2011

शेता /

Remarks (if any) :

प्रमाणपत्र दिल्याचा दिनांक /

Date of Issue : 18.10.2011

निर्गमित करणाऱ्या प्राधिकारिणीची स्वाक्षरी /

Signature of Issuing Authority :

प्राधिकारिणीचा पत्ता /
Mumbai-400 013.Address of the issuing authority :
WardGS, Mumbai.

"प्रत्येक जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"

Note: The authenticity of this certificate must be verified from our website <http://portal.mcmg.gov.in>



महाराष्ट्र MAHARASHTRA

2023

65AA 214068



जिल्हा कोषागार कार्यालय, ठाणे
27 JUL 2023
मुद्रांक प्रमुख लिपीक / लिपीक



AFFIDAVIT-CUM-DECLARATION

(To be executed by Legal Heirs/Nominees of Deceased Member)

We, 1) **MRS. MEENA DEEPAK PALKAR** Nee Ms. Meena Vitthal Nagotkar, aged about 60 years, 2) **MRS. VARSHA VASANT BHOIR** Nee Ms. Varsha Vitthal Nagotkar, aged about 58 years, 3) **MR. NITIN VITTHAL NAGOTKAR**, aged about 56 years, 4) **MR. SANTOSH VITTHAL NAGOTKAR**, aged about 52, years, and 5) **MRS. KAVITA HEMANT PEDNEKAR** Nee Ms. Alka Vitthal Nagotkar, aged about 51 years, all adults, Indian Inhabitant of Mumbai, presently residing at Mumbai, absolute Joint Owners of Flat No. 101, on the 1st Floor, in Gorai EK-DANT Co-operative Housing Society Limited, situated at Plot No. 13, Road No. RSC-19, Gorai-2, Borivali (West), Mumbai-400 091, do hereby jointly and severally state and declare on solemn affirmation/oath as follows :-

बरल - 4
32083249
2023

1) Palkar

2) V V Bhoir

3) Nagotkar

4) S.V. Pednekar

5) Palkar

अभिपत्र २

दिनांक 31 JUL 2023

वस्तु नोंदणी तय्यार आहे का ? :- होय/नाही

गुट्यांक किंवा घेण्यात येईल व पत्ता SANTOSH V. NAGOTKAR

दुसऱ्या पक्षकाराचे नाव व पत्ता & OTHERS

तरी अटल्यात येईल व पत्ता A.J. RANE

वस्तु नोंदणी तय्यार आहे का ? :- होय/नाही

गुट्यांक किंवा घेण्यात येईल व पत्ता (पत्ता नोंदणी तय्यार आहे का ? :- होय/नाही)

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

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31 JUL 2023

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We say that we are related to **MRS. VIJAYA VITTHAL NAGOTKAR**, as her legal and lawful children and family members i.e. we are "Married Daughters" and "Sons" of MRS. VIJAYA VITTHAL NAGOTKAR, respectively.

We say that **MRS. VIJAYA VITTHAL NAGOTKAR**, during her lifetime was the absolute owner/member in respect of 100% UNDIVIDED SHARE in **Flat No. 101, on the 1st Floor, in the building known as Gorai EK-DANT Co-operative Housing Society Limited, situated at Plot No. 13, Road No.RSC-19, Gorai-2, Borivali (West), Mumbai-400 091, admeasuring 810 sq. feet BUILT-UP area i.e. 75.28 sq. meters BUILT-UP area**, (hereinafter called and referred to as "**THE SAID FLAT**").



We say that MRS. VIJAYA VITTHAL NAGOTKAR was the bonafide member of the abovesaid Society i.e. Gorai EK-DANT Co-operative Housing Society Ltd., a Society registered under the Maharashtra Co-operative Societies Act, 1960, and having Registration No. **MUM/MHADE/HSCPTC/12351/2003-04**, dated **26/02/2004**, hereinafter called and referred to as "**THE SAID SOCIETY**", and by virtue of the membership in the said Society, said MRS. VIJAYA VITTHAL NAGOTKAR, was holding its five fully paid-up shares of Rs.50/- each bearing distinctive Nos. from **1 to 5**, (both inclusive) under **Share Certificate No. 1**, dated **15/02/2007**, (hereinafter called and referred to as "**THE SAID SHARES**"), issued by the abovesaid Society.



We further state that MRS. VIJAYA VITTHAL NAGOTKAR being original owner/allottee in respect of the abovesaid Flat expired intestate on **15/11/2013** at Mumbai, (Death Certificate No. 755862673, dated 04/02/2014, issued by the Municipal Corporation of Greater Mumbai) leaving behind the following persons i.e. ourselves, as her legal heirs and representatives as per the Provisions of Section 8 of the Hindu Succession Act, 1956, by which she was governed at the time of her death:

Sr. No.	Name of the Legal Heirs as per Class I of the Hindu Succession Act, 1956	Relationship with Deceased Member
1.	MRS. MEENA DEEPAK PALKAR (Nee Ms. Meena Vitthal Nagotkar)	Married Daughter
2.	MRS. VARSHA VASANT BHOIR (Nee Ms. Varsha Vitthal Nagotkar)	Married Daughter
3.	MR. NITIN VITTHAL NAGOTKAR	Son
4.	MR. SANTOSH VITTHAL NAGOTKAR	Son
5.	MRS. KAVITA HEMANT PEDNEKAR (Nee Ms. Alka Vitthal Nagotkar)	Married Daughter

1) Palkar

2) V V Bhoir

3) Nagotkar

4) S.V. Pednekar

5) Pednekar

We further state that our Father and husband of the deceased Late MRS. VIJAYA VITTHAL NAGOTKAR, that is **Late MR. VITTHAL PADUJI NAGOTKAR**, had predeceased the deceased on **10/08/2011** at Mumbai, (Death Certificate No. 755589688 dated 18/10/2011, issued by the Municipal Corporation of Greater Mumbai). The deceased and predeceased have no other sons and daughters, save and except us as the only legal heirs and there are no other legal heirs left by the deceased member.



We state and declare that except mentioned hereinabove there are **"NO OTHER LEGAL HEIRS"** in the family of the deceased herein and/or **"NO EXTRANEOUS"** legal heir/s in respect of the abovesaid Flat premises. AND WHEREAS as per the Hindu Succession Act, 1956, we are entitled to **EQUAL SHARE** in the aforesaid deceased property/Flat premises.



We further agree and undertake to keep safe, harmless, indemnify and keep indemnified the concerned authorities of Collector of Stamps, the Sub-Registrar of Assurances, Borivali-Mumbai, the M.H. & A.D. Authority/B.H.& A. D. Board, Gorai EK-DANT Co-op. Housing Society Ltd., and/or any other authorities concerned, against any adverse losses, damages, demands, risks, litigations, claims, etc., raised by any other person/s on the abovesaid Flat in future.

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We say that henceforth if any third party and/or person and/or any legal heirs or any legitimate or illegitimate child and/or children of the abovesaid deceased shall claim any rights, title and shares over the said Flat premises then in that event we shall be held responsible.

We are making this Affidavit-cum-Declaration in order to produce the same as and when required before the concerned authorities of Collector of Stamps, the Sub-Registrar of Assurances, Borivali-Mumbai, the M.H. & A.D. Authority/B.H.& A. D. Board, Gorai EK-DANT Co-op. Housing Society Ltd., and/or any other authorities concerned, to keep the above facts on records.

That whatever we have stated hereinabove is true and correct to the best of our knowledge and belief and if anything is found to be false and incorrect then in that event we shall be liable for action/s as per the rules and law in force.

The contents of this Affidavit-cum-Declaration have been read over and explained to us in our mother tongue and we have put our signatures, affixed our latest photographs and imprinted our left hand thumb impressions on this Affidavit-cum-Declaration after being fully satisfied regarding the contents of the same.

- 1)
- 2)
- 3)
- 4)
- 5)

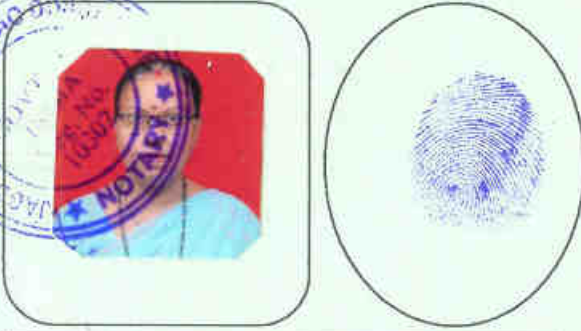
Solemnly affirmed at Mumbai on this 2 AUG 2023 day of August, 2023 by;

1) **MRS. MEENA DEEPAK PALKAR**

Nee Ms. Meena Vitthal Nagotkar

PAN Card No.:- ADEPP9399J

Aadhar Card No.:- 7670 6403 3364



Photograph and Left Thumb Impression



(Meena Deepak Palkar)

Signature

2) **MRS. VARSHA VASANT BHOIR**

Nee Ms. Varsha Vitthal Nagotkar

PAN Card No.:- ACHPB5518M

Aadhar Card No.:- 9959 0640 9069



Photograph and Left Thumb Impression



V V Bhoir

(Varsha Vasant Bhoir)

Signature

3) **MR. NITIN VITTHAL NAGOTKAR**

PAN Card No.:- AVEPN8733A

Aadhar Card No.:- 9922 2033 4640



Photograph and Left Thumb Impression



(Nitin Vitthal Nagotkar)

Signature



4) **MR. SANTOSH VITTHAL NAGOTKAR**

PAN Card No.:- AIBPN1469R

Aadhar Card No.:- 7632 7424 6686

GOVT. OF INDIA
Reg. No. 10302
NOTARY

Photograph and Left Thumb Impression

S.V. Nagotkar
(Santosh Vitthal Nagotkar)

Signature

5) **MRS. KAVITA HEMANT PEDNEKAR**

Nee Ms. Alka Vitthal Nagotkar

PAN Card No.:- AHUPP1687K

Aadhar Card No.:- 7724 6606 1015

GOVT. OF INDIA
Reg. No. 10302
NOTARY

Photograph and Left Thumb Impression

(Kavita Hemant Pednekar)

Signature

DEPONENTS;

Identified by me in person;

BEFORE ME;

Advocate High Court, Mumbai.

बरल - ५

932६४	४३	५९
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JAGDISH TRYAMBAKRAO DONGARDIVE
GOVT. OF INDIA
Reg. No. 10302
NOTARY

THE SEAL OF THE SUB REGISTRAR BORIVALI-5
मुंबई उपनगर जिल्हा बॉरीवली-५
MUMBAI SUBURBAN DIST (SANDRAI)

BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Zopadputti, Akurli Road, Kandivali (East),
Mumbai - 400 101

2 AUG 2023

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
TESTAMENTARY AND INTESTATE JURISDICTION
PETITION NO. 630 OF 2017

LETTERS OF ADMINISTRATION

Act XXXIX of 1925, Section 307.

(1) Subject to the provisions of sub-section (2), an executor or administrator has power to dispose of the property of the deceased, vested in him under section 211, either wholly or in part, in such manner as he may think fit.

(2) If the deceased was a Hindu, Mohamadan, Buddhist, Sikh or Jain or an exempted person, the general power conferred by sub-section (1) shall be subject to the following restrictions and conditions, namely :—

(i) The power of an executor to dispose of immovable property so vested in him is subject to any restriction which may be imposed in this behalf by the Will appointing him, unless probate has been granted to him and the Court which granted the probate permits him by an order in writing, notwithstanding the restriction, to dispose of any immovable property specified in the order in a manner permitted by the order.

(ii) An Administrator may not, without the previous permission of the Court by which the letters of administration were granted.—

(a) Mortgage, Charge or transfer by sale, gift, exchange or otherwise any immovable property for the time being vested in him under section 211, or

(b) lease any such property for a term exceeding five years.

(iii) A disposal of property by an executor or administrator in contravention of clause (i) or clause (ii), as the case may be, is voidable at the instance of any other person interested in the property.


N.B.—Annexed to the grant is a copy of the schedule of assets of the deceased as disclosed by the Petitioner in his petition.

BE IT KNOWN that this day being the Thirteenth day of October, Two Thousand Seventeen, Letters of Administration to the Property and Credits of Vijaya Vitthal Nagotkar, Hindu, Indian Inhabitant of Mumbai, ~~gentleman~~ ^{gentleman retired lady} Widow, a ~~retired~~ gentleman who died as intestate, at Mumbai, on or about the Fifteenth day of November Two Thousand Thirteen is hereby granted to Santosh Vitthal Nagotkar, being the Son of the deceased abovenamed, having effect throughout the State of Maharashtra, he having undertaken to administer the same and to make a full and true Inventory of the said Property and Credits and exhibit the same in this Court within six months from the date of this grant, or within such further time, as the Court may from time to time appoint, and also to render to this Court a true account of the said Property and Credits within one year from the same date, or within such further time as the Court may from time to time appoint.

WITNESS DR. MANJULA CHELLUR, Chief Justice at Bombay aforesaid, this 30th day of October, 2017.

By the Court,

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(D. V. SAWANT)
Prothonotary & Senior Master

Under :
Rs. 57,40,527/-
after deducting funeral expenses.
Probate Court Fee : Rs. 75,000/-

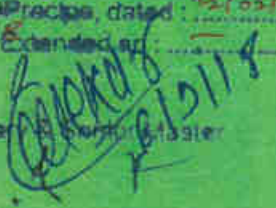


SEALER
The 30th day of October, 2017

Amended this 17th day of Sept, 2018 Pursuant to the Notice/Affidavit/Process dated 21/07/2018 and order dated 21/8/18 Extended to

Mr. Saurabh Kurade,
Advocates for Petitioner

Prothonotary & Senior Master





THIS IS COLOUR XEROX

IDENTIFICATION PROOFS

(TRANSFEROR - 1)

(TRANSFEROR - 2)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADEPP9399J



नाम /NAME
MEENA DEEPAK PALKAR

पिता का नाम /FATHER'S NAME
VITTHAL PADUJI NAGOTKAR

जन्म तिथि /DATE OF BIRTH
14-11-1962

हस्ताक्षर /SIGNATURE
Palkar

आयकर आयुक्त (कम्प्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VARSHA VASANT BHOIR

VITTHAL PADUJI NAGOTKAR

24/02/1965
Permanent Account Number
ACHPB551BM

हस्ताक्षर
V V Bhoir



(TRANSFEROR - 3)

(TRANSFEROR - 4)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NITIN VITHAL NAGOTAKAR

VITHAL PADUJI NAGOTAKAR

27/06/1967
Permanent Account Number
AVEPN8733A

हस्ताक्षर
N Nagotkar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTOSH V NAGOTKAR

VITHAL PADUJI NAGOTKAR

15/07/1970
Permanent Account Number
AIBPN1469R

हस्ताक्षर
S. V. Nagotkar



आय - 4
73258 by 19/10/23
2023

(TRANSFEROR - 5)

(TRANSFeree - 1)

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

KAVITA HEMANT PEDNEKAR

VITTHAL PADUJI NAGOTKAR

24/06/1972
Permanent Account Number
AJUPP1687K

हस्ताक्षर
Kavita



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

JAYDEV AMAROT

HOTHY AMAROT

04/12/1990
Permanent Account Number
BFZPA3462F

हस्ताक्षर
Jaydev



(TRANSFeree - 2)

(TRANSFeree - 3)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HOTHIBHAI DHARAMSHI AMROT

DHARAMSHI KARSAN AMROT

03/06/1955
Permanent Account Number
AGRPA8735B

हस्ताक्षर
Hothibhai Amrot



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NANUBEN H AMROT

SANMA KARSAN REVREYA

01/01/1961
Permanent Account Number
AGZPA1445J

हस्ताक्षर
(L.H.T.)



IDENTIFICATION PROOFS

(WITNESS - NO. 1)



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No: MH02 20070023662 DOI: 09-05-2007
Valid Till: 17-10-2032 (NT) 18-10-2022
FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV 09-05-2007
MCWG 01-08-2012

DOB: 29-10-1972 BG:

Name: MANISH PARDESHI
S/DW of: RAMESH PARDESHI
Add: B/700 GORAI GOLDEN SANDS CHS LIMITED PLOT NO 44
RSC 48 GORAI 2 NR MARATHA BANK BORIVALI WEST
GREATER MUMBAI, MUMBAI SUBURBAN
PIN: 400091

Signature & ID of Issuing Authority: MH02
Signature/Thumb Impression of Holder

MRF analchi

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२०२३		

(WITNESS - NO. 2)

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No: MH04 20130020851 DOI: 25-03-2013
Valid Till: 21-10-2024 (NT) 25-03-2013
FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
MCWG 25-03-2013
LMV 25-03-2013

DOB: 22-10-1974 BG: O+

Name: ATHARVA JOSEPH RANE
S/DW of: JOSEPH A MISQUITA
Add: 14/D-3, SIDDHI CHS LTD, GORALI BORIVALI (W) MUMBAI
PIN: 400091

Signature & ID of Issuing Authority: MH04 2013439C
Signature/Thumb Impression of Holder

A Rane

IDENTIFICATION PROOFS

(TRANSFEROR 1 - AADHAR CARD)





 <p align="center">भारत सरकार GOVERNMENT OF INDIA</p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  <p>मीना दीपक पालकर Meena Deepak Palkar जन्म वर्ष / Year of Birth : 1962 स्त्री / Female</p> </div> <div style="text-align: center;">  </div> </div> <p align="center">7670 6403 3364</p> <p align="center">आधार - सामान्य माणसाचा अधिकार</p> <p align="center"><i>Palkar</i></p>	<p>नोंदविण्याचा क्रमांक / Enrollment No 1081/63162/00441</p> <p>To, मीना दीपक पालकर Meena Deepak Palkar 3/32, SAGAR BUILDING SUNDER LANE B.J. ROAD BYCULLA WEST Jacob Circle Mumbai Maharashtra 400011 2223004196</p> <p>19/01/2012</p> <p>Ref: 11G / 21B / 206422 / 208621 / P</p>  <p align="center">UE076377928IN</p>
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(TRANSFEROR 2 - AADHAR CARD)

 <p align="center">भारत सरकार GOVERNMENT OF INDIA</p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  <p>वर्षा वसंत भोईर Varsha Vasant Bhoir जन्म वर्ष / Year of Birth : 1965 स्त्री / Female</p> </div> <div style="text-align: center;">  </div> </div> <p align="center">9959 0640 9069</p> <p align="center">आधार - सामान्य माणसाचा अधिकार</p> <p align="center"><i>V V Bhoir</i></p>	<p>नोंदविण्याचा क्रमांक / Enrollment No 3218/17779/01821</p> <p>To, वर्षा वसंत भोईर Varsha Vasant Bhoir 303/A ANKUR APARTMENT RAMBAUG LANE NO 5 VANI VIDYALAYA HIGH SCHOOL KALYAN WEST Thane Maharashtra 421301</p> <p>29/03/2012</p> <p>Ref: 264 / 02G / 2909197 386380 / P</p>  <p align="center">UE650462523IN</p> <div style="border: 2px solid blue; padding: 5px; width: fit-content; margin: 10px auto;"> <p align="center">- 4</p> <p align="center">93258 / 80 / 49</p> <p align="center">२०२३</p> </div>
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(TRANSFEROR 3 - AADHAR CARD)

 <p align="center">भारत सरकार Government of India</p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  <p>नितीन विठ्ठल नागोटेकर Nitin Vitthal Nagotkar जन्म तारीख / DOB : 27/06/1967 पुरुष / Male</p> </div> <div style="text-align: center;">  </div> </div> <p align="center">9922 2033 4640</p> <p align="center">माझे आधार, माझी ओळख</p> <p align="center"><i>Nagotkar</i></p>	<p>To नितीन विठ्ठल नागोटेकर Nitin Vitthal Nagotkar 6/28, B.D.D.CHAWL, N.M.JOSHI MARG, DELISLE ROAD, VTC: Delisle Road, PO: Delisle Road, Sub District: Mumbai City, District: Mumbai City, State: Maharashtra, PIN Code: 400013, Mobile: 9833386911</p> <p>25/09/2011</p> <p>2649272</p>  <p align="center">MF026492727F1</p>
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(TRANSFEROR 4 - AADHAR CARD)

 <p align="center">भारत सरकार GOVERNMENT OF INDIA</p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  <p>संतोष विठ्ठल नागोटेकर Santosh Vitthal Nagotkar जन्म वर्ष / Year of Birth : 1970 पुरुष / Male</p> </div> <div style="text-align: center;">  </div> </div> <p align="center">7632 7424 6686</p> <p align="center">आधार - सामान्य माणसाचा अधिकार</p>	<p>नोंदविण्याचा क्रमांक / Enrollment No 1081/63162/01312</p> <p>To, संतोष विठ्ठल नागोटेकर Santosh Vitthal Nagotkar 6/10, B.D.D. CHAWL SAKHUBAI MOHITE STREET MUMBAI MUMBAI Jacob Circle Mumbai Maharashtra 400011 9870359828</p> <p>03/01/2012</p> <p>Ref: 101 / 19B / 189971 / 190454 / P</p>  <p align="center">UE068817764IN</p> <p align="right"><i>S.V. Nagotkar</i></p>
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IDENTIFICATION PROOFS

(TRANSFEROR 5 - AADHAR CARD)

भारत सरकार
GOVERNMENT OF INDIA



सविता हेमन्त पेदनेकर
Kavita Hemant Pednekar
जन्म वर्ष / Year of Birth : 1972
स्त्री / Female



7724 6606 1015

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : 403 A WING ANKUR APARTMENT KOJAGIRI CHS, RAMBAUG LANE NO. 5 MURBAD ROAD, NEAR VANI VIDYALAY SCHOOL KALYAN WEST, Thane, Maharashtra. 421301

आधार - सामान्य माणसाचा अधिकार

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

(TRANSFEREE 1 - AADHAR CARD)

भारत सरकार
Government of India



Jaydev Hothi Amrot
Date of Birth/DOB: 04/12/1990
Male/ MALE

5112 5562 4278
VID : 9143 3875 0623 4374

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: FLAT NO-202, 2nd FLOOR NAVKAR PHASE-3 A-18, TIVARI ROAD, NATIONAL HOTEL, NAIGAON EAST, Juchandra, Palghar, Maharashtra - 401208

आधार - सामान्य माणसाचा अधिकार

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

(TRANSFEREE 2 - AADHAR CARD)

भारत सरकार
GOVERNMENT OF INDIA



होथीभाई धरमशी अमरोट
Hothibhai Dharamshi Amrot
जन्म वर्ष/YoB:1955
पुरुष Male



2408 0743 4763

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: Room No.02,Shanta Ramji Chawl, M.G.Cross Road No-1, Near Samta Krida Bhavan kandivali (West), Mumbai, Maharashtra, 400067

आधार - सामान्य माणसाचा अधिकार

Aadhaar - Aam Aadmi ka Adhikar

(TRANSFEREE 3 - AADHAR CARD)

भारत सरकार
GOVERNMENT OF INDIA



नानुबेन होथी अमरोट
Nanuben Hothi Amrot
जन्म तारीख/ DOB: 01/01/1961
महिला / FEMALE



5691 1586 9189

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: 2, Shanta Ramji Chawl, M.G Cross Road No 1, Near Samta Krida Bhawan, Sai Nagar, Mumbai, Mumbai, Maharashtra - 400067

माझे आधार, माझी ओळख

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

388/13264

शुक्रवार, 04 ऑगस्ट 2023 11:44 म.पू.

दस्त गोषवारा भाग-1

बरल-5

दस्त क्रमांक: 13264/2023

दस्त क्रमांक: बरल-5 /13264/2023

बाजार मूल्य: रु. 96,50,519/-

मोबदला: रु. 99,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,94,000/-

दु. ति. सह. दु. ति. बरल-5 यांचे कार्यालयात

पावती:14277

पावती दिनांक: 04/08/2023

अ. क्र. 13264 वर दि.04-08-2023

सादरकरणाराचे नाव: जयदेव होथी अमरोट

रोजी 11:42 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकुण: 31020.00

दस्त हजर करणाऱ्याची सही:

सह दु. ति. का-बोरीवली5

सह दु. ति. का-बोरीवली5

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 04 / 08 / 2023 11 : 42 : 18 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 04 / 08 / 2023 11 : 44 : 11 AM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस सादल केलेला आहे. * दस्ताबिल संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व स्पष्टतः चंद्रलेल्या कागदपत्रांची संपूर्ण उपस्थिती आहे. * दस्ताबिली कसबा, कसबा कार्यकारी समितीच्या हस्त निष्पादक व अनुसूचितक हे संदर्भातचे नवाबखर सहेबीद.

Holey
सिद्धन वेणारे :

Jaydev
विष्णू वेणारे





04/08/2023 11 53:01 AM

दस्त गोबवारा भाग-2

बरल-5

दस्त क्रमांक:13264/2023

40

दस्त क्रमांक :बरल-5/13264/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मीना दीपक पालकर पूर्वाश्रमीच्या मीना विठ्ठल नागोटकर पत्ता:प्लॉट नं: सदनिका क्र. १०१, माळा नं: पहिला मजला, इमारतीचे नाव: गोरई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. १३, रोड नं: आर.एस.सी-१९, गोरई-२, बोरीवली-पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर:ADEPP9399J	लिहून देणार वय :-60 स्वाक्षरी:- <i>Dullkar</i>		
2	नाव:वर्षा वसंत भोईर पूर्वाश्रमीच्या वर्षा विठ्ठल नागोटकर पत्ता:प्लॉट नं: सदनिका क्र. १०१, माळा नं: पहिला मजला, इमारतीचे नाव: गोरई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. १३, रोड नं: आर.एस.सी-१९, गोरई-२, बोरीवली-पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर:ACHPB5518M	लिहून देणार वय :-58 स्वाक्षरी:- <i>V V Bhoye</i>		
3	नाव:नितीन विठ्ठल नागोटकर पत्ता:प्लॉट नं: सदनिका क्र. १०१, माळा नं: पहिला मजला, इमारतीचे नाव: गोरई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. १३, रोड नं: आर.एस.सी-१९, गोरई-२, बोरीवली-पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर:AVEPN8733A	लिहून देणार वय :-56 स्वाक्षरी:- <i>N. Jankar</i>		
4	नाव:संतोष विठ्ठल नागोटकर पत्ता:प्लॉट नं: सदनिका क्र. १०१, माळा नं: पहिला मजला, इमारतीचे नाव: गोरई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. १३, रोड नं: आर.एस.सी-१९, गोरई-२, बोरीवली-पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर:AIBPN1469R	लिहून देणार वय :-52 स्वाक्षरी:- <i>S.V. Nagarkar</i>		
5	नाव:कविता हेमंत पेडणेकर पूर्वाश्रमीच्या अल्का विठ्ठल नागोटकर पत्ता:प्लॉट नं: सदनिका क्र. १०१, माळा नं: पहिला मजला, इमारतीचे नाव: गोरई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. १३, रोड नं: आर.एस.सी-१९, गोरई-२, बोरीवली-पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर:AHUPP1687K	लिहून देणार वय :-51 स्वाक्षरी:- <i>Kavita</i>		
6	नाव:जयदेव होषी अमरोट पत्ता:प्लॉट नं: सदनिका क्र.२०२, माळा नं: दुसरा मजला, इमारतीचे नाव: नवकार को-ऑप. हाउसिंग सोसायटी लि., ए-१०, फेज-३, ब्लॉक नं: नॅशनल हॉटेल जवळ, जुचंद्र, रोड नं: तिवारी रोड, नायगाव-पूर्व, पालघर, महाराष्ट्र, THANE. पिन नंबर:BFZPA3462F	लिहून घेणार वय :-32 स्वाक्षरी:- <i>Jaydev</i>		
7	नाव:होषीभाई धरमश्री अमरोट पत्ता:प्लॉट नं: सदनिका क्र.२०२, माळा नं: दुसरा मजला, इमारतीचे नाव: नवकार को-ऑप. हाउसिंग सोसायटी लि. ए-१०, फेज-३, ब्लॉक नं: नॅशनल हॉटेल जवळ, जुचंद्र, रोड नं: तिवारी रोड, नायगाव-पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन नंबर:AGRPA8735B	लिहून घेणार वय :-68 स्वाक्षरी:- <i>Dharmashree Hoshi</i>		
8	नाव:नानुबेन होषी अमरोट पत्ता:प्लॉट नं: सदनिका क्र.२०२, माळा नं: दुसरा मजला, इमारतीचे नाव: नवकार को-ऑप. हाउसिंग सोसायटी लि. ए-१०, फेज-३, ब्लॉक नं: नॅशनल हॉटेल जवळ, जुचंद्र, रोड नं: तिवारी रोड, नायगाव-पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन नंबर:AGZPA1445J	लिहून घेणार वय :-62 स्वाक्षरी:- <i>(L.H.T.)</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:04 / 08 / 2023 11 : 49 : 58 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित	
1	नाव:मनीष रमेश परदेशी वय:50 पत्ता:रूम नं. डी-२, समिन्द्रा सोसायटी, प्लॉट नं. ५०८, सेक्टर-५, चारकोप, कांदिवली-पश्चिम, मुंबई पिन कोड:400067	<i>M.R. Pardehi</i> स्वाक्षरी		
2	नाव:अथर्व जे. राणे वय:48 पत्ता:रूम नं. डी-३, सिद्धी सोसायटी, प्लॉट नं. १४, गोरई-१, बोरीवली-पश्चिम, मुंबई पिन कोड:400091	<i>A. Rane</i> स्वाक्षरी		

शिकका क्र.4 ची वेळ:04 / 08 / 2023 11 : 52 : 00 AM

सह दु.नि.को, बोरीवली-5



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR JAYDEV HOTHAMAROT	eChallan	00040572023072696639	MH005684980202324M	594000.00	SD	0003216866202324	04/08/2023
2		DHC		0308202314335	1020	RF	0308202314335D	04/08/2023
3	MR JAYDEV HOTHAMAROT	eChallan		MH005684980202324M	30000	RF	0003216866202324	04/08/2023

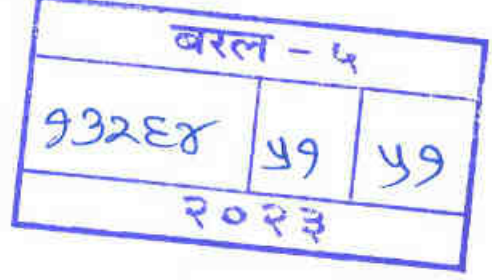
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

13264 /2023

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प्रमाणित करण्यात येते की, या
दस्तावाच्या एकूण.....५९.....पाने आहेत

सह दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर जिल्हा वांद्रे



बस्त-५/९३२६४/२०२३
पुस्तक क्रमांक १, क्रमांक..... वर
नोंदला
दिनांक : 4 AUG 2023

(डी. ली. चव्हाण)
सह दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर, जिल्हा वांद्रे



04/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 13264/2023

नोंदणी :

Regn:63m

गावाचे नाव : बोरीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9900000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9650519
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 101, माळा नं: पहिला मजला, इमारतीचे नाव: गोराई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. 13, रोड : आर.एस.सी-19, गोराई-2, बोरीवली-पश्चिम, मुंबई-400091, इतर माहिती: बांधकाम वर्ष - 2005 (सी.सी.); घसारा - 17% PUI: RC0211988030008 ((C.T.S. Number : 19 ;))
(5) क्षेत्रफळ	1) 75.28 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:- मीना दीपक पालकर पूर्वाश्रमीच्या मीना विठ्ठल नागोटकर वय:-60; पत्ता:- प्लॉट नं: सदनिका क्र. १०९, माळा नं: पहिला मजला, इमारतीचे नाव: गोराई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. १३, रोड नं: आर.एस.सी-१९, गोराई-२, बोरीवली-पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-ADEPP9399J 2): नाव:- वर्षा वसंत भाईरू पूर्वाश्रमीच्या वर्षा विठ्ठल नागोटकर वय:-58; पत्ता:- प्लॉट नं: सदनिका क्र. १०९, माळा नं: पहिला मजला, इमारतीचे नाव: गोराई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. १३, रोड नं: आर.एस.सी-१९, गोराई-२, बोरीवली-पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-ACHPB5518M 3): नाव:- नितिन विठ्ठल नागोटकर वय:-56; पत्ता:- प्लॉट नं: सदनिका क्र. १०९, माळा नं: पहिला मजला, इमारतीचे नाव: गोराई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. १३, रोड नं: आर.एस.सी-१९, गोराई-२, बोरीवली-पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AVEPN8733A 4): नाव:- संतोष विठ्ठल नागोटकर वय:-52; पत्ता:- प्लॉट नं: सदनिका क्र. १०९, माळा नं: पहिला मजला, इमारतीचे नाव: गोराई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. १३, रोड नं: आर.एस.सी-१९, गोराई-२, बोरीवली-पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AIBPN1469R 5): नाव:- कविता हेमंत पेंडणेकर पूर्वाश्रमीच्या अल्का विठ्ठल नागोटकर वय:-51; पत्ता:- प्लॉट नं: सदनिका क्र. १०९, माळा नं: पहिला मजला, इमारतीचे नाव: गोराई एकदंत को-ऑप. हाउसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं. १३, रोड नं: आर.एस.सी-१९, गोराई-२, बोरीवली-पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AHUPP1687K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जयदेव होथी अमरोट वय:-32; पत्ता:- प्लॉट नं: सदनिका क्र.२०२, माळा नं: दुसरा मजला, इमारतीचे नाव: नवकार को-ऑप. हाउसिंग सोसायटी लि., ए-१०, फेज-३, ब्लॉक नं: नॅशनल हॉटेल जवळ, जुचंद्र, रोड नं: तिवारी रोड, नायगाव-पूर्व, पालघर, महाराष्ट्र, THANE. पिन कोड:-401208 पॅन नं:-BFZPA3462F 2): नाव:- होथीभाई धरमशी अमरोट वय:-68; पत्ता:- प्लॉट नं: सदनिका क्र.२०२, माळा नं: दुसरा मजला, इमारतीचे नाव: नवकार को-ऑप. हाउसिंग सोसायटी लि. ए-१०, फेज-३, ब्लॉक नं: नॅशनल हॉटेल जवळ, जुचंद्र, रोड नं: तिवारी रोड, नायगाव-पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AGRPA8735B 3): नाव:- नानुबेन होथी अमरोट वय:-62; पत्ता:- प्लॉट नं: सदनिका क्र.२०२, माळा नं: दुसरा मजला, इमारतीचे नाव: नवकार को-ऑप. हाउसिंग सोसायटी लि. ए-१०, फेज-३, ब्लॉक नं: नॅशनल हॉटेल जवळ, जुचंद्र, रोड नं: तिवारी रोड, नायगाव-पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AGZPA1445J
(9) दस्तऐवज करून दिल्याचा दिनांक	04/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	04/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13264/2023
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	594000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेष	

मुल्यांकनासाठी विचारून घ्यावेला तपशील :-

मुद्रांक शुल्क आकारण्याची विवदलेली हस्तके :-

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



दस्ता सोबत दिलेली प्रत

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR JAYDEV HOTHI AMAROT	eChallan	00040572023072696639	MH005684980202324M	594000.00	SD	0003216866202324	04/08/2023
2		DHC		0308202314335	1020	RF	0308202314335D	04/08/2023
3	MR JAYDEV HOTHI AMAROT	eChallan		MH005684980202324M	30000	RF	0003216866202324	04/08/2023

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

MUMBAI, DATED THIS
4TH DAY OF AUGUST, 2023

BETWEEN

MRS. MEENA DEEPAK PALKAR
MRS. VARSHA VASANT BHOIR
MR. NITIN VITTHAL NAGOTKAR
MR. SANTOSH VITTHAL NAGOTKAR
MRS. KAVITA HEMANT PEDNEKAR

1. 48
u-8-23

AND

MR. JAYDEV HOTHY AMAROT
MR. HOTHIBHAI DHARAMSHI AMROT
MRS. NANUBEN HOTHY AMROT

Agreement for Sale

MANISH ESTATE AGENCY

Shop No. 3, Gorai ANAND C.H.S. Ltd.,
Plot No. 38, Road No. RSC-19,
Gorai-II, Borivali (West),
Mumbai - 400 091.

Contact :- **Mr. Manish Pardeshi**

Cell. No.:- **09820267257**
09869103711

D.E. No.:- **73926230803/2023**
