



HOME LOAN CENTRE, GHATKOPAR

SSL	Code No.	MUM99999
	File Ref No.	Lead No.
ASE	Sujeet Yadav	13580
ASM	ATUL Landge	7400343096
AQM	Rohit Patkar	9768604755

RLMS Number	
LOS Branch Name	
Branch Code	
Source Type	
Expected Disbursement Date	
Reference ID	
Applicant Name	Himali Sudhir Patkar
CIF No.	
Co-Applicant Name	Sudhir Narayan Patkar
CIF No.	
Applicant	Himali Sudhir Patkar
Date of Birth	19/02/1997
Pan Card Number	CWYPP0800m
Bank Account Number	35080232358
Bank Account Number	40710220476
E-mail ID	Hemali Patkar@gmail.com
Mobile No.	9702259780
Loan Amount & Interest Rate	35,00,000 360 month.
	Home Loan
	-128

AMT	
PROCESSING OFFICER	
RES/OFF	
TIR	
VALUATION	15/07/24 Nandkulkar
SITE	
LOAN A/C	
T.D.	
D.E.	

Existing Customer Yes No

CIF No/ Account No. 309859780

First Name: SUDHIR Middle Name: NARAYAN Last Name: PATKAR

Mr. Mrs. Ms. Dr. Other Gender M F Transgender

Marital Status Single Married Other Date of Birth 26031981

Spouse First Name: Middle Name: Last Name:

with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Father First Name: Middle Name: Last Name:

Mother First Name: Middle Name: Last Name:

AUID No. 214353466281

PAN No. AHJPP336

No.:

Driving License No.:

lo.:

MGNREGA Job Card No.:

Residential Status Resident NRI / CIO

Citizenship INDIAN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist A SC ST OBC General

Present Address

Address: Years at current address Months at current address Residence Type

13 KHEMJJI VISHRAM BUILDING OPP GARDEN THOKARSHI JIVRAJ ROAD S

400015 Village: City: MU

State: MAHARASHTRA Country: IN

8850620416 Email ID: heemalipatkar@gmail

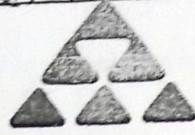
Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

[Empty address fields]

Village: City:

State: Country:



SLUM REHABILITATION AUTHORITY

करल - ३		
१२२५०	७८	१००
२०२४		

S/PVT/0140/2017-1006/IOA

22 DEC 2021

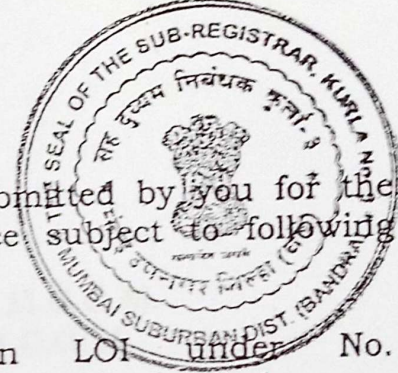
To,
License Surveyor
 Shri. Rohit Dhiraj Patil
 M/s. Architectural Concept,
 802, Skyline Wealth Space,
 C-2 Wing, Premier Road,
 Vidyavihar (W) Mumbai - 86

Sub : Proposed S.R. Scheme on bearing CTS No. 61, 61/1 to 10 & 62, 62/1 to 32 of Village Bhandup, Taluka - Kurla, M.S.D., Sambhaji Chowk, Tembhipada, Bhandup (West), Mumbai:- 400078.
 For : "Sudarshan SRA CHS Ltd."

Ref : Your application vide letter dtd- 26/10/2021

Gentleman,

With reference to above, the amended plans submitted by you for the composite bldg are hereby approved by this office subject to following conditions.



1. That all the conditions mentioned in LOI under No. S/PVT/0140/20171006/LOI dated 14.06.2021 shall be complied
2. That all the conditions mentioned in IOA under No. S/PVT/0140/20171006/LOI dtd.02/08/2021 shall be complied.
3. That the revised R.C.C. design & calculation as per present amended plans shall be submitted.
4. That the CC shall be got re-endorsed.
5. That you shall pay entire Stamp Duty of the prospective buyers for the area for which 50% reduction in premium is availed. Further, you shall submit the certificate from the prospective buyers that their stamp duty has been paid. The copy of said certificate and list of the beneficiaries shall be submitted to SRA/ RERA and the said list shall be displayed on the website of the developer.

- A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTOR

Customer Yes No

CIF No/ Account No. 35080232358

First Name Middle Name Last Name
HIMALI SUDHIR PATKAR

Mr. Mrs. Ms. Dr. Other Gender M F Transgender

Status Single Married Other Date of Birth 19021997

First Name Middle Name Last Name

Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name Middle Name Last Name
SUDHIR NARAYAN PATKAR

Other MANUJA SUDHIR PATKAR

ID No. 826019946036 PAN No. CWYPP0800M

Driving License No.

MGNREGA Job Card No.

Status Resident NRI / CIO Citizenship INDIAN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General

Address

Address: Years at current address Months at current address Residence Type Owned Rented Comp

13 KHEMJI VISHRAM BUILDING OPP ASHOKA GARDEN THOKARSHI JIVRAJ ROAD SEWREE

400015 Village City MUMBAI

State MAHARASHTRA Country INDIA

9702259780 Email ID heemalipatkar@gmail.com

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Village City

State Country

Email ID

Parent/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Relationship Chairman Managing Director Other Director First Name Middle Name Last Name

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor Spouse (Independent) Daughter (including step daughter) (Independent) Mother (including step mother) Daughter's husband Brother's wife Sister's husband



Handwritten signature: Heemal Patkar

करल - ३		
२४	८९	९००

S/PVT/0140/20171006/AP

25 MAY 2022

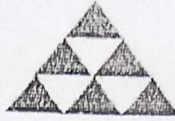
This C.C is further extended upto 20th upper floor including LMR & OHWT of rehab wing 'A' and upto 17th floor for entire work & 18th to 23rd upper floor for RCC framework including LMR & OHWT of sale wing 'B' of composite building u/ref as per approved amended plans dated 22/12/2021.

[Handwritten Signature]

Executive Engineer
Slum Rehabilitation Authority



ANNEXURE - VII



करल - ३		
१२५०	६०	१००
DEVELOPER COPY		
२०२४	३१७	
Sr. No. 317		

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO S/PVT/0140/20171006/IOA

1 JAN 2022

COMMENCEMENT CERTIFICATE COMPOSITE BUILDING

To,
M/s. Sai Sastha Enterprises
37, Sai Sastha Infotech,
R.B. Mehta Road, Patel Chowk,
Ghatkopar, Mumbai- 400 077.



Sir,
With reference to your application No. 281 dated 16/02/2021 for Development
Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town
Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra
Regional and Town Planning Act, 1966 to erect a building on plot No. _____
C.T.S. No. 61, 61/1 to 10, 62, 62/1 to 32 of village Bhandup, Tal-

Kurla, M.S.D Samohaji Chowk, Tembhipada, Bhandup (west),
Mumbai- 400 078.

of village Bhandup T.P.S.No. -
ward 'S' Situated at Bhandup (west)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/RNo. S/PVT/0140/20171006/LOI dt. 14/06/2021
IDA/U/RNo. S/PVT/0140/20171006/IOA dt. 22/12/2021
and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 and 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.

The C.E.O. (SRA) has appointed Shri M.A.Wani
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

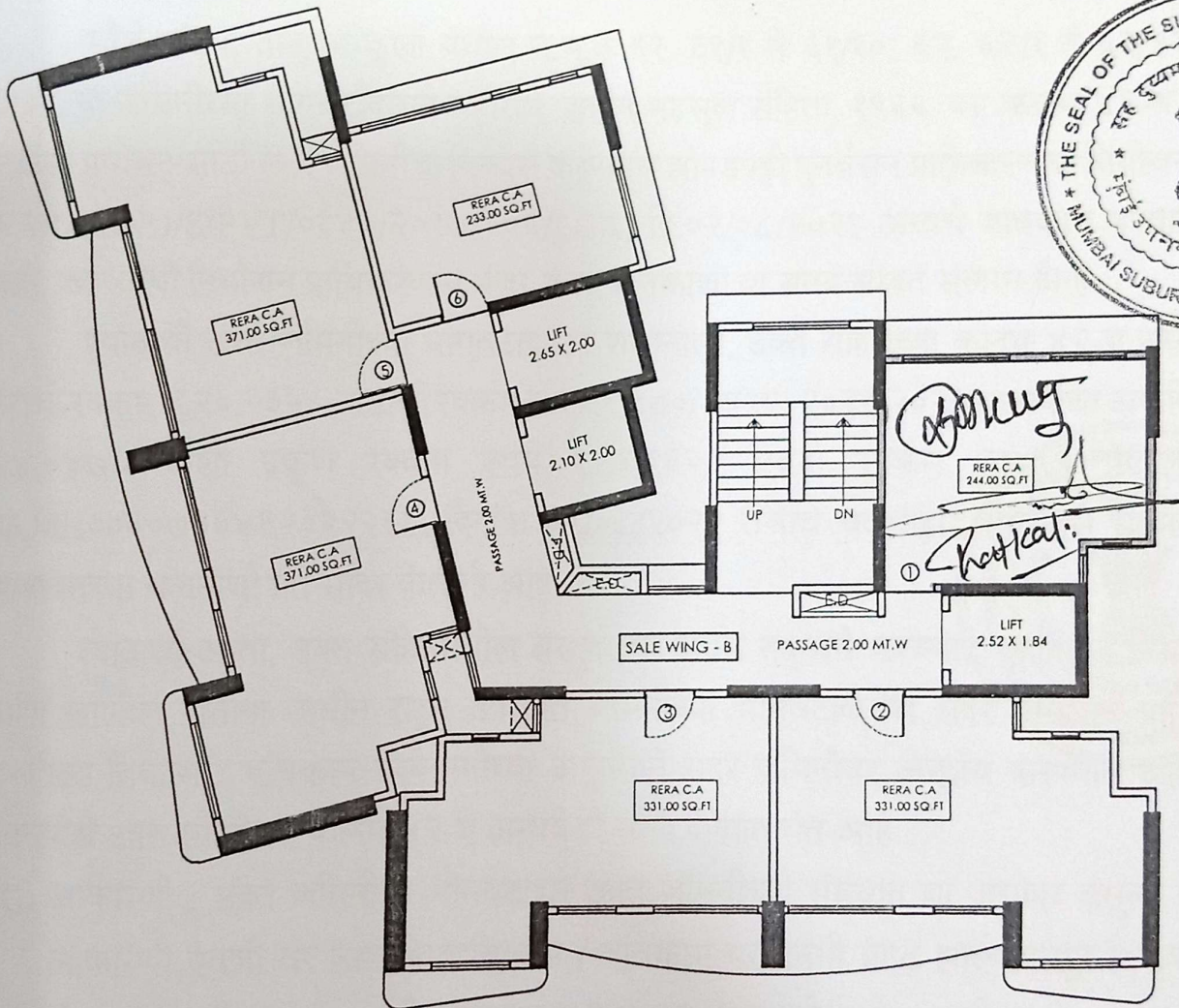
Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)


करल - 3		
A2EYV	L2	900
2028		

Flat No. 1201 / 12th Floor, Wing - 'B'

SAI SASTHA SAMRAT



TYPICAL FLOOR PLAN
CARPET AREA AS PER RERA DEFINITION

DESCRIPTION OF PROPOSAL & PROPERTY	NAME OF DEVELOPER	NAME, ADDRESS & SIGNATURE OF ARCHITECT
PROPOSED S.R. SCHEME U/SEC 33(10) ON PLOT BEARING CTS .NO. 61, 61/1 TO 10, 62, 62/1 TO 32 OF VILLAGE BHANDUP, TEMBHIPADA, BHANDUP WEST, MUMBAI - 400078. FOR: M/S. SUDHARSHAN CHS LTD.	M/S. SAI SASTHA ENTERPRISES "SAI SASTHA SAMRAT"	 Patil's Architectural CONCEPT 802, Skyline Wealth Space, C-2, Wing, Premier Road, Vidyavihar (West), Mumbai - 400 086. Tel.: 2510 0465, 2510 3561 Email: archconcept107@yahoo.co.in



13/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 12957/2024

नोंदणी :

Regn:63m

गावाचे नाव : भांडुप

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3315947.58
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: प्लॉट नं 1201, माळा नं: 12 वा मजला,विंग बी, इमारतीचे नाव: साई सास्था सम्राट, ब्लॉक नं: संभाजी चौक,टेंभीपाडा,भांडुप(प),मुंबई 400078, रोड : टेंभीपाडा रोड, इतर माहिती: सदनिकाचे एकूण क्षेत्र. 244 चौ. फूट रेरा कारपेट,सदर दस्तामध्ये नमूद मिळकती सोबत कोणते हि वाहनतळ(कारपार्किंग) याची विक्री हस्तांतरण होत नाही.((C.T.S. Number : 61, 61 (1 to 10) and 62 , 62 (1 to 32). ;))
(5) क्षेत्रफळ	1) 24.94 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स साई सास्था इंटरप्रायजेस तर्फे प्रोप्रायटर रमेशन कृष्णन मुथथियन वय:-55; पत्ता:-प्लॉट नं: 57, माळा नं: तळ मजला , इमारतीचे नाव: साई इन्फोटेक , ब्लॉक नं: पटेल चौक घाटकोपर (पूर्व) मुंबई , रोड नं: आर. वी. मेहता रोड , महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AANPM7758A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हिमाली सुधीर पाटकर वय:-27; पत्ता:-प्लॉट नं: 13, माळा नं: -, इमारतीचे नाव: खिमजी विश्राम बिल्डिंग , ब्लॉक नं: अशोका गार्डनच्या समोर शिवडी मुंबई, रोड नं: ठोकरशी जिवराज रोड , महाराष्ट्र, मुंबई. पिन कोड:-400015 पॅन नं:-CWYPP0800M 2): नाव:-सुधीर नारायण पाटकर वय:-60; पत्ता:-प्लॉट नं: 13, माळा नं: -, इमारतीचे नाव: खिमजी विश्राम बिल्डिंग , ब्लॉक नं: अशोका गार्डनच्या समोर शिवडी मुंबई, रोड नं: मुंबई ठोकरशी जिवराज रोड , महाराष्ट्र, मुंबई. पिन कोड:-400015 पॅन नं:-AHJPP3361P
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12957/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	234500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 12/06/2024) toMunicipal Corporation of Greater Mumbai.

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



दस्तासोबत देण्यात आलेली सूची-२

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

करल - ३		
१२९५५	४४	१००
३०३४		
i.e. Wing "B" of the		

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:

Flat No.1201 on Twelfth Floor admeasuring of 22.66 sq. meters, i.e. 244.00 sq. feet
 RERA Carpet in the building known as "SAI SASTHA SAMRAAT" i.e. Wing "B" of the
 Composite Building situate at Plot of land bearing Survey No.154(Part) corresponding to
 C.T.S Nos.61,61/1 to 10 and 62,62/1 to 32 of Village: Bhandup, Taluka: Kurla,
 Mumbai Suburban District, Sambhaji Chowk, Tembhipada, Bhandup (West),
 Mumbai-400 078.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their
 respective hands and seals on the day and year first hereinabove written. :

SIGNED, SEALED AND DELIVERED }

By the withinnamed "THE PROMOTER" }

M/S. SAI SASTHA ENTERPRISES }

By the hand of it's Proprietor }


Mr.Rameshan Krishnan Muthathyan }

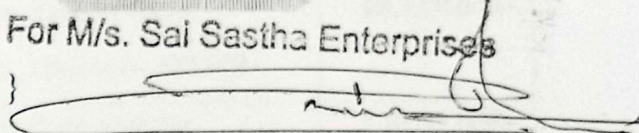
In the Presence of..... }

Shak Suresh }

Sanjay Kaginkar }

S Kagin }



For M/s. Sai Sastha Enterprises

 Proprietor



SIGNED AND DELIVERED }

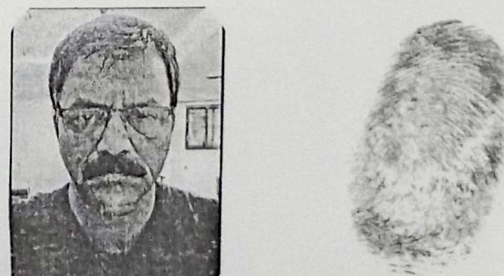
By the withinnamed "THE ALLOTTEE(S)" }

Ms.HIMALI SUDHIR PATKAR }



Patkar

Mr.SUDHIR NARAYAN PATKAR }



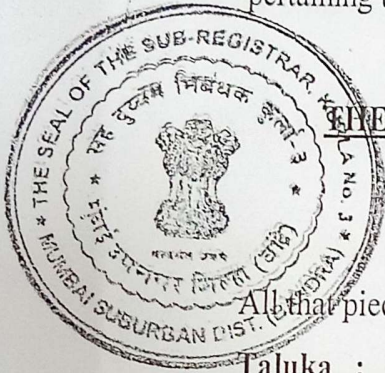
Sudhir

92EMO	32	Dispute Resolution :
2028		Any dispute or differences between the parties in relation to this Agreement

and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such disputes/differences shall be referred to the Authority appointed as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations thereunder.

33. Governing Law :

That the rights, entitlement and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Laws of India as applicable in Mumbai City and Mumbai Suburban for the time being in force and the Courts of Law in Mumbai will have the exclusive jurisdiction with respect to all the matters pertaining to this Agreement.



THE FIRST SCHEDULE OF THE PROJECT LAND HEREIN ABOVE

REFERRED TO:

Item No.1

All that piece and parcel of land ground situate, lying and being in the Village: Bhandup, Taluka : Kurla, Mumbai Suburban District Sambhaji Chowk, Tembhipada, Bhandup (West), Mumbai : 400 078 containing by admeasurements 938.70 Sq. meters or thereabouts and bearing Survey No.154(Part) corresponding to C.T.S Nos.62,62/1 to 32 and bound as follows :- i.e. to say

- On or towards the North : By C.T.S.No.61 and Nalla
On or towards the South : By 9.15 mt. wide existing Road to be widened
On or towards the East : By C.T.S.Nos.63 and 64
On or towards the West : By Pipe Line and Proposed 36.40 Mt. wide D.P. Road

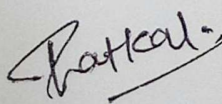
Item No.2

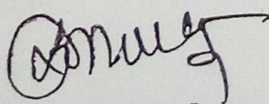
All that piece and parcel of land ground situate, lying and being in the Village Bhandup, Taluka Kurla, Mumbai Suburban District Sambhaji Chowk, Tembhipada, Bhandup (West), Mumbai : 400 078 containing by admeasurements 227.50 Square meters or thereabouts and bearing Survey No.154(Part) corresponding to C.T.S No.61,61/1 to 10 and bound as follows :- i.e. to say

- On or towards the North : By Nalla
On or towards the South : By C.T.S.No.62
On or towards the East : By C.T.S.No.62
On or towards the West : By Pipe Line and Proposed 36.40 Mt. wide D.P.Road

M/s. Sai Sastha Enterprises

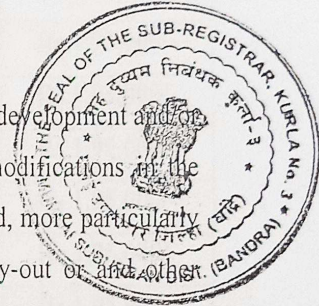
Proprietor


Ms.Himali Sudhir Patkar


Mr.Sudhir Narayan Patkar

upper Floors or more upper floors as may be sanctioned and approved by the concerned authorities on the said project land and more particularly described in the First Schedule hereunder written which is in accordance with the plans, designs, specifications approved and/or will be approved and/or amended by the Concerned Local Authority i.e. Slum Rehabilitation Authority from time to time. It is agreed by the Parties hereto that the Promoter shall be entitled to make such variations and modifications as the Promoter may consider necessary for using the full potential of the said project land or as may be required by the Concerned Local Authorities- Slum Rehabilitation Authority, Municipal Corporation of Greater Mumbai / the Government using such present and future Floor Space Index ("FSI")/ Transferable Development Rights ("TDR") that may be available to the Promoter, from the concerned authority and/or such other global FSI/TDR that may be available to the Promoter. PROVIDED THAT the Promoter shall obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect area, location, shape of the Apartment which the Allottee(s) has/have agreed to purchase.

PROVIDED FURTHER that the Promoter is entitled to carry out such development and/or additional development and/or alterations and/or additions and/or modifications in the building/s constructed and/or to be constructed on the said project land, more particularly described in the First Schedule hereunder written or change the lay-out of and other amenities, facilities and/or the specifications thereof, as he may desire without consulting and/or obtaining any permission from the Allottee(s) and/or from the Society of the Allottee(s) which may be formed as envisaged in this Agreement without adversely affecting area, location, shape of the Apartment which the Allottee(s) has/have agreed to purchase. The subject matter of this Agreement is the Apartment agreed to be purchased by the Allottee(s) in the proposed building being constructed on the project land described in the First Schedule hereunder written.



3. Purchase of the Apartment and Sale Consideration and Payment Terms :

i) The Allottee(s) hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s) the said Apartment No. 1201 on Twelfth floor, admeasuring 244.00 Sq.Ft. i.e. 22.66 Sq.Mtrs. RERA Carpet Area in Wing B as shown in the Floor Plan thereof hereto annexed and marked as ANNEXURE "VIII", in the building known as "SAI SASTHA SAMRAT" (hereinafter referred to as "the Apartment") more particularly described in the First Schedule hereunder written for the total consideration of Rs.39,00,000/- (Rupees Thirty Nine Lakh Only) with the certain common areas and facilities in the said building. The usage of the common areas and

M/s. Sai Sastha Enterprises

Proprietor

Ms. Himali Sudhir Patkar

Mr. Sudhir Narayan Patkar

5. The said Shri. Vedprakashsingh Bharatsingh Thakur, one of the sons of the said deceased predeceased him on 4th March, 1994 leaving behind his widow Smt. Nirmala Vedprakashsingh Thakur, and three children namely, Smt. Nilima Vijay Mehta (married daughter), Shri. Narendra Vedprakashsingh Thakur and Smt. Neha Sanjeev Rao (married daughter), as his only heirs and legal representatives.

92	900
900	900

6. Therefore, on the death of the said deceased, the aforesaid persons namely (1) Smt. Nirmala Vedprakashsingh Thakur, (2) Smt. Nilima Vijay Mehta (married daughter), (3) Shri. Narendra Vedprakashsingh Thakur, (4) Smt. Neha Sanjeev Rao (married daughter), (5) Pravinsingh Bharatsingh Thakur, (6) Ms. Rita Bharatsingh Thakur and (7) Shri. Sharad Bharatsingh Thakur have become entitled to inherit their estate including the said larger property as owners and possessors thereof under the provisions of the Hindu Succession Act, 1955 by which the said deceased was governed. The names of these legal heirs and representatives of the said deceased are recorded in the Property Registration Cards of the said project land.



7. By a Deed of Conveyance and Assignment dated 02nd February, 2013 duly registered with the Sub- Registrar of Assurances on 02nd February, 2013 under Serial No.KRL-1-1165/2013, the said (1) Smt. Nirmala Vedprakashsingh Thakur, (2) Smt. Nilima Vijay Mehta (married daughter), (3) Shri. Narendra Vedprakashsingh Thakur, (4) Smt. Neha Sanjeev Rao (married daughter), (5) Pravinsingh Bharatsingh Thakur, (6) Ms. Rita Bharatsingh Thakur and (7) Shri. Sharad Bharatsingh Thakur sold and conveyed the small portion of the said larger Property being the Plot of land bearing Survey No.154 (Part) corresponding to C.T.S.Nos.62,62/1 to 32 admeasuring of 938.7 Sq.Mtr. of Village : Bhandup, Taluka : Kurla, in the Registration District of Mumbai City and Mumbai Suburban at Sambhaji Chowk, Tembhipada, Bhandup (West), Mumbai- 400 078, within the jurisdiction of "S" Ward of M.C.G.M. hereinafter referred to as "the First Property" more particularly described in the Item No.1 of the First Schedule hereunder and assigned their rights as "Pattedar" in the plot bearing Survey No.154(Part) corresponding to C.T.S.Nos.61,61/1 to 10 admeasuring 227.5 Sq.Mtr. of Village : Bhandup, Taluka : Kurla, District : Mumbai City and Mumbai Suburban, Sambhaji Chowk, Tembhipada, Bhandup (West), Mumbai - 400 078, within the jurisdiction of "S" Ward of M.C.G.M. hereinafter referred to as "the Second Property" more particularly described in the Item No.2 of the First Schedule hereunder in favour of the Partnership Firm named as M/s. Gharkul Developers.

8. By the Deed of Conveyance and Assignment dated 12th March, 2015, duly registered with the Sub- Registrar of Assurances on 12th March, 2015, under Serial No.KRL-3-2029/2015, the said M/s.Gharkul Developers, a Partnership Firm, through one of its partner

M/s. Sai Sastha Enterprises

Proprietor

Ms.Himali Sudhir Patkar

Mr.Sudhir Narayan Patkar

करल - ३

WHEREAS

1. WHEREAS by Indenture dated 26th August, 1974 made between THE BHANDUP ESTATE represented by (1) Ratansey Karsondas, (2) Pratapsinh Mathuradas, (3) Pushpabai wife of Pratapsinh Mathuradas, (4) Jaisinh Vithaldas (Executors of Will of Sir Mathuradas Vissanji), (5) Pratapsinh Shoorji Vallabhdas, (6) Dilipsinh Shoorji Vallabhdas (Executors of Will of Shoorji Vallabhdas), (7) Bhanji Surji, (8) Gopalji Virji Surji, (9) Manibai (widow of Virji Surji), (10) Damayanti (Daughter of Virji Surji), (11) Bachubai (widow of Purshottam Bhanji), (12) Saraswati (wife of Prahladrai Kheraj), (13) Damayanti (wife of Liladhar Kanji), (14) Rukminiben (wife of Purshottam Dayalji), (15) Kalyanji alias Arunkumar Purushottam Bhanji, (16) Vasantkumar Purshottam Bhanji (the heirs and legal representatives of Shivji Raghavji) being the Vendors therein and Shri. BHARATSINGH KUBERSINGH THAKUR being the Purchaser therein, the said Vendors sold and/or conveyed the plot of land admeasuring 6613.00 Square Yards or 6046.93 Square Meters bearing Survey No.136 and 154(Part), C.T.S.Nos. 161,161/1 to 37, 164,164/1 to 23, 57,57/1 to 20, 60,60/1 to 16 and 26 to 70, 58,58/1 to 4, 59,59/1 to 27, 62,62/1 to 10, 63,63/1 to 6, 64,64/1 to 12, 65,65/1 to 17 and 46,46/1 to 9 of Village Bhandup, Taluka : Kurla, District : Bombay Suburban Registration Sub-District of Bandra (hereinafter referred to as "the said larger Property") to the said Purchaser at/or for the consideration and on terms and conditions mentioned therein. The said Deed of Conveyance is registered with the Sub Registrar of Assurances of Bombay under No.BOM/S/3108/1974.

2. The said Shri. BHARATSINGH KUBERSINGH THAKUR was also the "Pattedar" of the land bearing Survey No.154 (Part) corresponding to C.T.S.Nos.61,61/1 to 10 admeasuring 227.5 Sq.Mtr. of Village : Bhandup, Taluka : Kurla, District : Mumbai City and Mumbai Suburban, Sambhaji Chowk, Tembhipada, Bhandup (West), Mumbai - 400 078, more particularly described in the Item No.2 of the First Schedule hereunder written.

3. The said Shri. BHARATSINGH KUBERSINGH THAKUR (since deceased) was the lawful owner and holder of the said larger property. The said Shri. Bharatsingh Kubersingh Thakur (hereinafter referred to as 'the said deceased') died intestate at Mumbai on 5th April, 1997 and his wife Smt. Shantidevi Bharatsingh Thakur, predeceased him on 14th December, 1994.

4. The said deceased had four children namely (1) Shri. Vedprakashsingh Bharatsingh Thakur (since deceased), (2) Shri.Pravinsingh Bharatsingh Thakur, (3) Ms. Rita Bharatsingh Thakur and (4) Shri. Sharad Bharatsingh Thakur.

M/s. Sai Sastha Enterprises

Proprietor

Patkar
Ms Himali Sudhir Patkar

Patkar
Mr. Sudhir Narayan Patkar

करल - ३
१२९७ ४ १००
२०२४



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai on this ^{12th} day of June, 2024 Between M/s. SAI SASTHA ENTERPRISES, a Sole Proprietary Firm and having its registered office at 57, Sai Infotech, Patel Chowk, R. B. Mehta Road, Ghatkopar (East), Mumbai - 400 077, through its Proprietor Mr. Rameshan Krishnan Muthathyan, PAN : - AANPM7758A and Aadhar No. :- 7981 4409 2565 hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title and assigns) of the ONE PART;

R
Patkar:

Chorng

And

Ms. HIMALI SUDHIR PATKAR aged 27 years, PAN : - CWYPP0800M and Aadhar No. :- 8260 1994 6036 and Mr. SUDHIR NARAYAN PATKAR, aged 60 years, PAN : - AHJPP3361P and Aadhar No. :- 2143 5346 6281 both Indian Inhabitants, residing at 13, Khimji Vishram Building, Thokarshi Jivraj Road, Opp. Ashoka Garden, Sewree, Mumbai - 400 015; hereinafter referred to as "the Allottee(s)" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART:

M/s. Sai Sastha Enterprises

Proprietor

Patkar:

Ms. Himali Sudhir Patkar

Chorng

Mr. Sudhir Narayan Patkar



CHALLAN
MTR Form Number-6



GRN	MH003347237202425R	BARCODE		Date	11/06/2024-12:12:19	Form ID	B25
-----	--------------------	---------	--	------	---------------------	---------	-----

Department	Inspector General Of Registration	Payer Details					
Type of Payment	Bank Portal - Simple Receipt	TAX ID / TAN (If Any)					
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	PAN No.(If Applicable)	CWYPP0800M				
Location	MUMBAI	Full Name	HIMALI SUDHIR PATKAR				
Year	2024-2025 One Time	Flat/Block No.	Flat No. 1201,12 th Flr B Wing,SAI				
		Premises/Building	SASTHA,SAMRAT				

Account Head Details	Amount In Rs.							
0030045501 Stamp Duty(Bank Portal)	234500.00	Road/Street	Tembhipada					
0030063301 Registration Fee	30000.00	Area/Locality	Bhandup West,Mumbai,Maharashtra					
		Town/City/District						
		PIN	4	0	0	0	7	8
		Remarks (If Any)	<p>Prop mvbly=Immovable-Prop Amt=3900000.00-Prop area=244.00-Prop area UOM=sq.feet-oth Prop ID=PAN-AANPM7758A-oth Prop Name=Rameshan Krishnan Muthathyan</p> <p>करल-३</p> <p>१२२५१६ २ १००</p> <p>२६११४</p>					
Total	2,64,500.00	Amount In Words	Two Lakh Sixty Four Thousand Five Hundred Rupees 0					

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	03006172024061050202	110624M330289		
Cheque/DD No.		Bank Date	RBI Date	11/06/2024-11:25:24	Not Verified with RBI		
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9833383077
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

