

322/11392

पावती

Original/Duplicate

Wednesday, September 08, 2021

नोंदणी क्र.: 39म

10:09 AM

Regn.:39M

पावती सं.: 42767

दिनांक: 08/09/2021

गावाचे नाव: भरीळ

दस्तऐवजाचा क्रमांक: वदर1-11392-2021

दस्तऐवजाचा प्रकार: कारारनामा

सारक्या कारणाच्या नाव: प्रियंका वट्टेन डीहूज पूर्वी चे नाव प्रियंका राजू कोठारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

र. प्रशासक, गुळ दस्त, घंढनेल प्रिंट, मुची-२ अंदाजे

10:29 AM हा वेळेत मिळेल.



स. प्रशासक, गुळ दस्त, घंढनेल प्रिंट, मुची-२ अंदाजे

गुळ दस्त, घंढनेल प्रिंट, मुची-२ अंदाजे

दस्तावेजाचे शुल्क: रु. 9114065/-

मोबदला रु. 9500000/-

सरलेले सुत्रांक शुल्क: रु. 475000/-

1) देयकाचा प्रकार: DHC रकम: रु. 920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0609202110026 दिनांक: 08/09/2021

दंडाचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005736548202122E दिनांक: 08/09/2021

दंडाचे नाव व पत्ता:

P. R. Kothari

pCOM

9.8.2021

 Received AG. Document No. Agreement  
 Dinesh Yadav  
 486862


Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	060920210026	Date	06/09/2021
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Received from BERTRAND J DCRUZ, Mobile number 9820521412, an amount of Rs. 920/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	SBIN	Date	06/09/2021
Bank CIN	10004152021090607984	REF No.	124916700905

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



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**AGREEMENT FOR SALE**

**ARTICLES OF THIS AGREEMENT FOR SALE** is

made and entered into at Mumbai, on this 8<sup>th</sup> day of

September 2021, **BETWEEN Mr. KULDIP JAGSHI**

**GADA** aged 32 years, Pan No.ALFP7157G, Aadhaar

No.705170631611 adult, Indian Inhabitant, residing

at Room no.6, Brahmपुरi Chawl, Nareshi Mehta, New

Maniklal, Ghatkopar (West) Mumbai Maharashtra-

400086, hereinafter called and referred to as **"THE**

**TRANSFEROR"** (which expression shall unless it be

repugnant to the context or meaning thereof shall

mean and include his respective legal heirs.

executors, and administrators and assigns) of the

**FIRST PART. AND (1) Mrs. PRIYANKA BERTRAND**

**DCRUZ** Nee **Ms. PRIYANKA RAJU KOTHARI** aged 34

years, Pan No.BCGPK8268R, Aadhaar No.

338004413342 residing at B1/45, Andheri Panchvati

CHS Ltd, Juhu Cross Lane, Andheri (West) Mumbai-

400058, And (2) **Mr. BERTRAND JOHN DCRUZ** aged

33 years Pan No. APVP D4106 L, Aadhaar

no.943603156797 residing at A-302, Sheetal

Apartment, L.B.S. Marg, Kurla (West) Mumbai,

Maharashtra 400070, hereinafter called and referred

to as **"THE TRANSFEREES"** (which expression shall

unless it be repugnant to the context or meaning

thereof shall mean and include their heirs, executors,

*Handwritten signature and date: 12/9/21*

Aadhaar No.	
99382	53

**WHEREAS:**

i) WHEREAS the Transferor is the lawful owner and or well and sufficiently entitled and in exclusive use, occupation and possession of a Flat No. 1001, 10<sup>th</sup> floor, E-Wing, Building Known as 'KANAKIA SEVENS' Sag baug Road, Andheri (East), Mumbai - 400059, situated at the land bearing CTS No. 706/1 to 706/22 of Village Marol, Taluka Andheri, M.S.D. Mumbai Suburban District within the limits of the K/E Ward of the Municipal Corporation of Greater Mumbai. Admeasuring area about 482 sq feet carpet i.e. 44.78 sq. meter carpet i.e. 53.75 sq meter Built up area, building stilt plus 19<sup>th</sup> floor with lift facility hereinafter called and referred to as "**THE SAID FLAT**" for the sake of brevity and convenience and more particularly described in the Schedule hereunder written.



executed Between M/S NEW MONARCH BUILDERS & CONTRACTORS a partnership firm registered under the provision of the Indian Partnership Act, 1932 therein of the one part have sold/transferred the said Flat and said shares to the Mr. Kuldip Jagshi Gada the Purchaser. The said Agreement for sale was duly registered with the joint Sub-Registrar of Assurances Andheri no.1 dated

NEW MONARCH BUILDERS & CONTRACTORS has already given the possession of the said flat to transferor on 27.08.2021.

iv) In the premises aforesaid the TRANSFEROR as a sole and absolute owner of the said flat is desirous to transfer/sell the said flat together with all the benefits under the said agreement and in view the TRANSFEREES herein have approached the TRANSFEROR herein and expressed their readiness and willingness to purchase the said flat and to acquire all the benefits under the said agreement.



v) In the circumstances, after due negotiations the TRANSFEROR has agreed to sell, transfer, assign and convey the said Flat and the consequent share, right, title and interest to use, occupy and possess the said Flat "on ownership basis" together with all the benefits of the said agreement to the TRANSFEREES herein at and for the total consideration of **Rs.95,00,000/- (Rupees Ninety Five Lakhs Only)** on the terms and conditions agreed upon by and between the parties hereto as appearing hereinafter.

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NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS AGREED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



सूची क्र. 2

08/09/2021

दस्तावेज क्र: 48 व दि. अंक: 1  
दस्तावेज नं: 11392/2021  
शेखरी  
Regn (3)m

गावाचे नाव : गरीस

(1) विवेचना प्रकार	कारणांशी
(2) प्रचलना	95000000
(3) बाजारभावात (भाडेभावात) वा वास्तविकताकार अकारणी देणे व परतकार ने (मूद करणे)	9114065

5) धनकर

6) अकारणी किंवा चुकी देण्यात असेल तेव्हा.

7) दस्तऐवज करून देणा-या/विहिन ठेवणा-या अकारणाचे नाव किंवा विवाणी यापुढीलया अकारणी देणे व परतकार असल्यास, प्रतिवादिचे नाव व पत्ता

8) धनकर

9) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा अकारणाचे नाव किंवा विवाणी यापुढीलया अकारणी देणे व परतकार असल्यास, प्रतिवादिचे नाव व पत्ता

1) पालिकेचे नाव: मुंबई महानगर इतर वणि: सविके नं: 1001 ई-विण, मळा नं: दारवाज मजला, इमारतीचे नाव: कलाकेना रोडस बिल्डिंग, ब्लॉक नं: मरील अगरी पूर्व मुंबई -400059, रोज: श्या वाण रोज पुठ: KE0800031980058 ( C.T.S. Number : 706/1,to 706/22. ) )

1) 53.75 चौ.मीटर

1): नाव:-कुलदीप वाणशी पठा वय:-32; पत्ता:-ब्लॉट नं: 6, गाळा नं: वीळ मजला, इमारतीचे नाव: इमारतीचे नाव: नरणी देवदा, ब्लॉक नं: चारकोबर वेस्ट मुंबई, रोज नं: न्यू मॅट्रिकलाल, महाराष्ट्र, मुंबई. विण कोड:-400086 पत्र नं:-ALFPG715/75

2): नाव:-व्हॅन जॉन डीव्हिजा वय:-33; पत्ता:-ब्लॉट नं: 302 ए विण, मळा नं: किंवाण मजला, इमारतीचे नाव: शीतल अपार्टमेंट, ब्लॉक नं: कुर्ला वेस्ट मुंबई, रोज नं: एल चौ एस मार्ग, महाराष्ट्र, मुंबई. विण कोड:-400070 पत्र नं:-APVDP4106L

(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2021
(10)दस्त चोपणी केल्याचा दिनांक	08/09/2021
(11) अनुकरणाक, वेड व पृष्ठ	11392/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	475000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुलाकातासाठी विचारले घेतलेला संपत्तील:-  
 मुद्रांक शुल्क अकारणाचा निवडलेला अनुक्रं: (1) within the limits of any Municipal Corporation or any Cantonment area annexed to it

सुलभ बावहरासाठी नागरिकांचे सक्षमीकरण  
 दस्तऐवज नोंदणीकरिता मिळकत धाडणी/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
 या बावहराचे विवरण पत्र ई-मेल द्वारे वृद्धनंवेई महानगरपालिकेस पाठविणे आवश्यक आहे.  
 असा हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणे आवश्यक 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 08/09/2021 ) toMunicipal Corporation of Greater Mumbai.  
 No need to spend your valuable time and energy to submit this documents in person.



सह. दुय्याम विभागाक, शेखरी

08/09/2021

## Payment Details

Sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRIYANKA BERTRAND DCRUZ AND BERTRAND DCRUZ	eChallan	02400412021090100997	MH005736548202122E	475000.00	SD	0002851441202122	08/09/2021
2	PRIYANKA BERTRAND DCRUZ AND BERTRAND DCRUZ	eChallan		MH005736548202122E	30000	RF	0002851441202122	08/09/2021
3		DHC		0609202110026	920	RF	0609202110026D	08/09/2021

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



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1998/RE/ML/AP  
Date: 28 OCT 2020

To,  
Shri. Jitendra B. Patel  
Of M/S. Aakar Architects & Consultants  
Ground floor, Salyanarayan Prasad  
Commercial Centre, Dayaldas Road,  
Vile-Parle (E), Mumbai-400 057.

Sub. : Full O.C.C. to Sale building in S.R. Scheme on plot bearing  
C.T.S. No. 706/2 to 8, 706/11, 706/12, 706/14 to 16 &  
706/22 of village Marol at Andheri (E), for  
Sagar CHS Ltd."

Ref. : Your letter dtd. 01/07/2020.

Sir,



In continuation to Part OCC dated 06/02/2020 upto 19<sup>th</sup> floor of wing 'E', 'F' & 'G' & installation work of parking system in Basement of Sale Building no. 1 in S.R. Scheme on plot bearing C.T.S. No. 706/2 to 8, 706/11, 706/12, 706/14 to 16 & 706/22 of village Marol at Andheri (E) is completed under supervision of Lic. Surveyor, Shri. Jitendra B. Patel having Licensed No. P/555/LS, Structural Engineer Shri. Nikhil Shangvi Lic. No. STR/S/193 and Site Supervisor Shri. Charudatta Samant Lic. No. S/789/SS-1, and the same may be occupied on the following conditions:

1. That this full Occupation permission is granted for 3 level Basement - Ground (pt.) + Still (pt.) + 1<sup>st</sup> to 19<sup>th</sup> upper floors of wing 'A' to 'G' including stack parking system in Basement.
2. That all the pending IOA and LOI conditions shall be duly complied with.

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Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.  
Tel.: 2656 5600, 2659 0405 / 1679, Fax : 022-2659 0457, Email: info@sra.gov.in



Date: 3rd September 2021

To,  
MR. KULDIP JAGSHI GADA  
B4, 204 SATELITE CLASSIC,  
CAVES ROAD, JOGESHWARI EAST,  
MUMBAI-400060

NEW  
Monarch  
MB

NEW  
Monarch  
B/701-705, RAYLON ARCADE, PANKRISHNA MANDIR  
ROAD, KONDIVITA, ANDHERI (E), MUMBAI 400 059.  
EMAIL : newmonarch@rediffmail.com

Sub: Provisional No Objection Certificate

Ref: Flat No. 1001 on the 10th Floor in Wing "E" of our project, "KANAKIA SEVENS",  
constructed by us and situated at CTS No.706, 706 (1 to 10) of Village Marol,  
Andheri East, Mumbai-400059.

Dear Sir/Madam,

With reference to your request letter 20/08/2021, you had informed us that you have  
agreed to sell the captioned Flat No.1001 on the 10th Floor in Wing "E" of our project, to  
the Intending Purchaser, Mrs. Priyanka Bertrand Dcruz Nee, Ms. Priyanka Raju Kohari & Mr.  
Bertrand John Dcruz.

We do hereby grant our Provisional No Objection to you with respect to the proposed sale  
of the captioned Flat to Mrs. Priyanka Bertrand Dcruz Nee, Ms. Priyanka Raju Kohari & Mr.  
Bertrand John Dcruz for registration purpose.

We will issue the original Transfer NOC, on following terms and conditions:

1. Receipt of photocopy of registered Sale Agreement executed between you and  
Mrs. Priyanka Bertrand Dcruz Nee, Ms. Priyanka Raju Kohari & Mr. Bertrand John  
Dcruz.



2. On compliance of all the formalities as may be required.
3. This NOC is subject to full payment of outstanding property tax calculated from the  
date of receipt of OC of "the said Flat", by the new buyer, as and when demanded by  
the developer.

Yours sincerely,  
FOR NEW MONARCH BUILDERS & CONTRACTORS

Authorized Signatory



99302	20	85





सूची क्र. 2

दुसरा दिवस : मंगळ दि. ०८/०१/१५  
 मसजद क्रमांक : 10092/2014  
 मीटरनी :  
 Regn 63m

पत्राचे मातः 1) भरोळ

(1) विलेखाचा प्रकार	कतारनामा
(2) मीटरदला	6142500
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिसपटाकार आकारणी देतो की पट्टेदार है नमुद करावे)	5830000
(4) पू-भाषण, पोटाहिल्ला व परक्रमीक (असल्यास)	1) पानिकेचे मातः मुदई घनपाइस 1001 इ विना, माळा नं: 10 इमारतीचे नाव: सेलेम विल्डींग Number : 706/1 से 706/20 2) 53.75 चौ.मीटर:
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असलेले क्षेत्र:	
(7) दस्तावेज करत देणान्-पर-निर्भूत देवभा-या परकराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): मातः-पू मोनार्च विल्डर्स अशोक मुसळे वय:-39, पत्ता:-व्हाट नं. 701, इमारतीचे नाव: रमन अर्किड ब्लॉक नं: कॉडीविटा अंधेरी पूर्व, रोड नं: रामकृष्ण मंदिर रोड, महाराष्ट्र, MUMBAI. पिन क 400059 पं नं:-AACFNB246R 2): नाव:-न्यू मोनार्च विल्डर्स अशोक मुसळ्या अमित अशोक मुसळे वय:-39, पत्ता:-व्हाट नं: बी-701, माळा नं: . इमारतीचे नाव: रमन अर्किड ब्लॉक नं: कॉडीविटा अंधेरी पूर्व, रोड नं: रामकृष्ण मंदिर रोड, महाराष्ट्र, MUMBAI. वीड:-400059 पं नं:-AACFNB246R 3): नाव:-कनकिया सुप्रियो कॅम्प्लेशन प्रा ली च्या अंयो सिग्रे आशा एच शाह तर्फे मुबल्यार राकेशकुमार एन सिन (मास्यता देणार) वय:-32, पत्ता:-व्हाट नं: ऑफिस नं 215, माळा नं: इमारतीचे नाव: अट्रिजम, ब्लॉक नं: अंधेरी पूर्व, रोड नं: डिवाहन चाईलड हाय स्कुलच्या समोर, अंधेरी कुला रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पं नं:-AAEOK222CT
(8) दस्तावेज करत देणान्-या पक्षधारासंबंध किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कुलदिव जगशी गडा वय:-24, पत्ता:-व्हाट नं: बी 4, 204, माळा नं: . इमारतीचे नाव: सेंटनार्थ धलासिक, ब्लॉक नं: जेनेव्हरी पूर्व, रोड नं: केव्हा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400060 पं नं:-ALFP67157G
(9) दस्तावेज करत दिल्याचा दिनांक	24/12/2014
(10) दस्त नोंदणी देण्याचा दिनांक	06/01/2015
(11) अनुक्रमीक, खंय व पृष्ठ	10092/2014
(12) बाजारभावाप्रमाणं मुद्राक शुल्क	3075500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



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११३००	४६
२०२४	

मुद्राक शुल्क आकारना निवडलेला तपशील :-

(1) within the limits of any Municipal Corporation or any Cantonment area