

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0609202110026	Date	06/09/2021
Received from BERTRAND J DCRUZ, Mobile number 9820521412, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered (ISARITA) 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.			



FORM - 4		
99302	CO	8E
२०२२/२५		

AGREEMENT FOR SALE



ARTICLES OF THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 8th 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, Brahmpuri 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,

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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, 10th 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 19th 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.

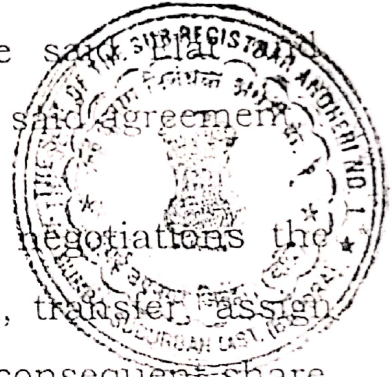


ii) by virtue of Agreement dated 24.12.2014 made and executed Between M/S NEW MONARCH BUILDERS & CONTRACTORS a partnership firm registered under the provision of the Indian Partnership Act, 1932 therein of the one part have sold/transferred the said Flat and said shares to the Mr. Kuldip Jagshi Gada 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 acquired 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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99302	90	82

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

1. THE TRANSFEROR...





08/09/2021

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. अंधेरी 1

दस्ता क्रमांक : 11392/2021

नोंदणी :

Regn 63m

गावाचे नाव : मरोळ

(1) विलेखाचा प्रकार	करारनामा
(2) भावदत्त	9500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	9114065
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1001 ई-विंग, माला नं: दासका मजला, इमारतीचे नाव: कनाकिया रोवेन्स बिल्डिंग, ब्लॉक नं: मरोळ अंधेरी पूर्व मुंबई -400059, रोड नं: सय वाग रोड PUI: KE0800031980058 ((C.T.S. Number : 706/1, to 706/22 ,))
(5) क्षेत्रफळ	1) 53.75 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:- कुलदीप जगशी गडा वय:-32; पत्ता:- प्लॉट नं: 6, माला नं: तळ मजला, इमारतीचे नाव: ब्रह्मगुरी चाव मरशी मेहता, ब्लॉक नं: घाटकोपर वेस्ट मुंबई, रोड नं: न्यू माणिकलाल, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AI FPG7157G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रियंका बट्टेन डीकूज पूर्वी चे नाव प्रियंका राजू कोठारी वय:-34; पत्ता:- प्लॉट नं: बी -1-45, माला नं: इमारतीचे नाव: अंधेरी पंचवटी को हो सा लिमिटेड, ब्लॉक नं: अंधेरी वेस्ट मुंबई, रोड नं: जुहू कामा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:- BCGPK8268R 2): नाव:- बट्टेन जॉन डीकूज वय:-33; पत्ता:- प्लॉट नं: 302 ए विंग, माला नं: तिसरा मजला, इमारतीचे नाव: शीतल अपार्टमेंट, ब्लॉक नं: कुर्ला वेस्ट मुंबई, रोड नं: एल वी एस मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-APVPD4106L
(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	08/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	11392/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	475000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

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

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 08/09/2021) to Municipal Corporation of Greater Mumbai.

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



सह. दुय्यम निबंधक, अंधेरी क्र. १
2021
Rs. 20
AMERICAN EXPRESS
अंधेरी क्र. १



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/KE/ML/AP

Date: 28 OCT 2020

To,
Shri. Jitendra B. Patel
Of M/S. Aakar Architects & Consultants
Ground floor, Satyanarayan 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, the work of installation of stack 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 Shanghvi Lic. No. STR/S/193 and Site Supervisor Shri. Charudatta Samant Lic. No. S/789/SS-I, and the same may be occupied on the following conditions:

1. That this full Occupation permission is granted for 3 level Basement - Ground (pt.) + Stilt (pt.) + 1st to 19th 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.

एकर - ३		
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१०/११		

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, 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

MB

NEW
Monarch

B/701-705, RAYLON ARCADE, RAMKRISHNA 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 Kothari & 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 Kothari & Mr.
Bertrand John Dcruz for registration purpose.

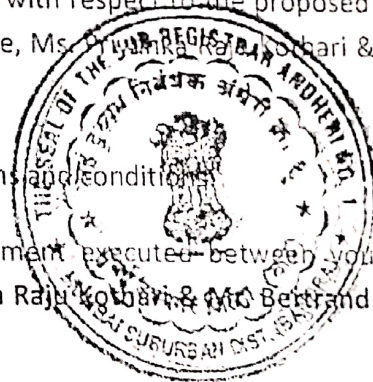
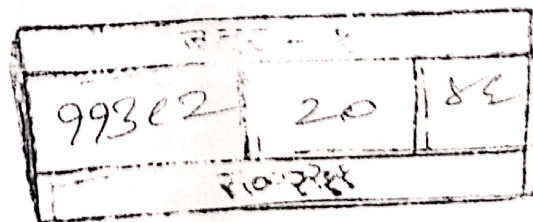
We will issue the original Transfer NOC, on following terms and conditions

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





08/01/2015

सूची क्र.2

दुरगम निबंधक : मह. दु. नि. अंधेरी 1
 दम्न क्रमांक : 10092/2014
 नोंदणी :
 Regn:63m

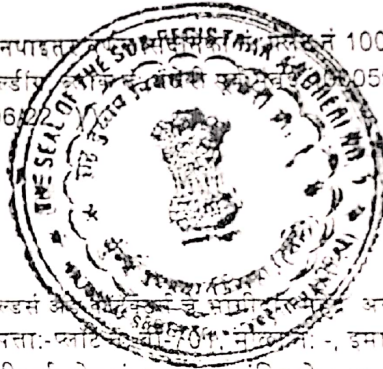
शाखाचे नाव : 1) मरोळ

- (1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 6142500
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 5830000

(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) 1) पानिकेचे नाव: मुबई मनपाइतर नं 1001, इ विंग, माळा नं: 10 इमारतीचे नाव: सेनेस विल्डर्स ब्लॉक नं: 400059, रोड : माण्यता I C Number : 706/1 ते 706/22

(5) क्षेत्रफळ 1) 53.75 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.



(7) दस्तावेज करून घेणा-या लिहून टावणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
 1): नाव:- न्यू मोनार्च विल्डर्स अँड कॉन्ट्रक्टर्स चे भागीदार अमित अशोक मुसळे वय:-39; पत्ता:- प्लॉट नं: बी-701, माळा नं: -, इमारतीचे नाव: रेल्स आर्केड ब्लॉक नं: कोंडीविटा, अंधेरी पूर्व, रोड नं: रामकृष्ण मंदिर रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400059 पॅन नं:-AACFN8246R

2): नाव:- न्यू मोनार्च विल्डर्स अँड कॉन्ट्रक्टर्स चे भागीदार किशोर एस जाधवानी तर्फे मुखत्या अमित अशोक मुसळे वय:-39; पत्ता:- प्लॉट नं: बी-701, माळा नं: -, इमारतीचे नाव: रेल्स आर्केड, ब्लॉक नं: कोंडीविटा, अंधेरी पूर्व, रोड नं: रामकृष्ण मंदिर रोड, महाराष्ट्र, MUMBAI. कोड:-400059 पॅन नं:-AACFN8246R

3): नाव:- कनकिया सुप्रीमी कंट्रक्शन प्रा ली च्या ऑथो सिग्रे आशा एच शाह तर्फे मुखत्या राकेशकुमार एन सिंग (मान्यता देणार) वय:-32; पत्ता:- प्लॉट नं: ऑफिस नं 215, माळा नं: इमारतीचे नाव: थ्रिडम, ब्लॉक नं: अंधेरी पूर्व, रोड नं: डिवाइन चार्डल्ड हाय न्युनच्या समोर, अंधेरी कुला रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-AAECK2207

(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
 1): नाव:- युलदिस जगशी गडा वय:-24; पत्ता:- प्लॉट नं: बी 4, 204, माळा नं: -, इमारतीचे नाव: सेंटलाईट बलासिक, ब्लॉक नं: जोगेश्वरी पूर्व, रोड नं: केव्हाज रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-ALFRG7157G

(9) दस्तावेज करून दिल्याचा दिनांक 24/12/2014

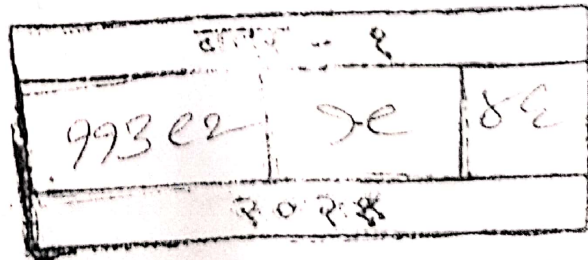
(10) दम्न नोंदणी केल्याचा दिनांक 06/01/2015

(11) अनुक्रमांक, खंड व पृष्ठ 10092/2014

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 307500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारनामा निवडलेला अनच्छेद :-

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