

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

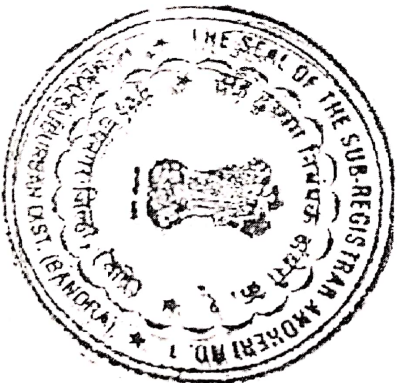
PRN	060920210026	Date	06/09/2021
-----	--------------	------	------------

Received from BERTRAND J DCRUZ, Mobile number 9820521412, an amount of Rs. 920/-, towards Document Handling Charges for the Document to be registered(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.



99302	CO	83
-------	----	----



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, 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,

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.



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-

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.

99302	90	83
-------	----	----

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
शेअर नं:
Regn (3)m

गावाचे नाव : गरीस

(1) विविध प्रकार	कारणांशी
(2) भावना	9500000
(3) बाजारभावात (भाडेभावात) बाळगितेनाकार (अकारणी देणे व परतकार ने मागू करणे)	9114065

5) धनकर

6) अकारणी किंवा चुकी देणान असेल तेव्हा.

7) दस्तऐवज करण देणा-या/विश्व नैतण-या अकारणाचे नाव किंवा विविधी व्याख्यान अकारणाचे नाव असेल असेल, प्रतिवादिचे नाव व पत्ता

1) पालिकेचे नाव: मुंबई महानगर इतर वणि: सर्वजिना नं: 1001 ई-विण, मळा नं: दारवा मजला, इमारतीचे नाव: कलाकेना रोड्स बिल्डिंग, ब्लॉक नं: मरील अंशरी पूर्व मुंबई -400059, रोज: शरा वाण रोज PLOT: KE0800031980058 (C.T.S. Number : 706/1,to 706/22.))

1) 53.75 चौ.मीटर

7) दस्तऐवज करण देणा-या/विश्व नैतण-या अकारणाचे नाव किंवा विविधी व्याख्यान अकारणाचे नाव असेल असेल, प्रतिवादिचे नाव व पत्ता

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

1): नाव:-प्रियका वईन डीकल पूर्वी नं शिव प्रियका राज्य कोठारी वय:-34; पत्ता:-ब्लॉक नं: 4-145, मळा नं: इमारतीचे नाव: अंशरी पंचवटी का हो या सिविल 6, ब्लॉक नं: अंशरी वस्त मुंबई, रोज नं: वृष्ट अंशरी वय: महाराष्ट्र, मुंबई. विण कोड:-400058 पत्र नं: BCGMK8268R

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

दस्तऐवज करण दिल्याचे दिनांक

10) दस्त नोंदणी केल्याचे दिनांक	08/09/2021
11) अनुकरणाक, वेड व पत्र	11392/2021
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	475000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेरा	

मुलाकातासाठी विचारले घेतलेला तपशील:-

मुद्रांक शुल्क अकारणाचा निवडलेला अनुक्रमांक :- (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 वृद्धनंवाई 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, अंशरीक, मुंबई

11392/2021

11392/2021

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 19th floor of wing 'E', 'F' & 'G' & installation work of fire fighting 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.) + 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.

99302	29	83
-------	----	----

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 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



99302	20	85



सूची सं. 2

दस्तावेज क्रमांक : 99302
 दिनांक : 08/01/2015
 मीटर नं. : 10092/2014
 Regn 63m

पत्रांचे संख्या : 1) भरौळ

(1) विलेखाचा प्रकार	कतारनामा
(2) मोजकता	6142500
(3) बाजारभाव (भाडेपट्टयाच्या बाबतिसपटाकार आकारणी देतो की पट्टेदार हे नमुद करावे)	5830000
(4) पू.नापन, पोटाहिल्ला व परक्रमीक (असल्यास)	1) पानिकेचे मातः सुर्वे घनपाठक इमारतीचे नाव: सेलेम विल्डींग Number : 706/1 से 706/2014 1) 53.75 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असलेले क्षेत्र	
(7) दस्तावेज करत देणान्याचे विवरण देवणा-या परक्याराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव: -सु. मोनार्थ विल्डर्स अशोक अशोक मुताळे वय:-39, पत्ता:-व्हाट नं. 701, इमारतीचे नाव: रत्नान अर्किट इन्फोक नं: कॉडीविला अंधेरी पूर्व, रोड नं: रामकृष्ण मंदिर रोड, महाराष्ट्र, MUMBAI. पिन कोड 400059 पं नं:-AACFEN8246R 2) नाव:-सु. मोनार्थ विल्डर्स अशोक अशोक मुताळे वय:-39, पत्ता:-व्हाट नं: बी-701, माळा नं: -, इमारतीचे नाव: रत्नान अर्किट आर्केड, ब्लॉक नं: कॉडीविला अंधेरी पूर्व, रोड नं: रामकृष्ण मंदिर रोड, महाराष्ट्र, MUMBAI. वीड:-400059 पं नं:-AACFEN8246R 3) नाव:-कनकिया सुप्रियो कॅम्पसना प्रा ली ज्या अर्थो सिने आशा एच शाह तर्फे मुखत्यार राकेशकुमार एन सिन (मात्यता 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:-AAECC222CT
(8) दस्तावेज करत देणा-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 घलासिक, 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	307530
(13) बाजारभावाप्रमाणं नोंदणी शुल्क	30000
(14) शेर	



99302	24	82
-------	----	----

मुद्रांक शुल्क आकारना निवडलेला असल्यास -
 (1) within the limits of any Municipal Corporation or any Cantonment area