

गावाचे नाव : भांडुप

(1)विनेखाचा प्रकार	करारनामा
(2)मोबदला	5300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तसुद करावे)	5081319.12
(4) भू-मापन,पोटहिम्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: बी - 602, माळा नं: 6 वा मजला, इमारतीचे नाव: श्री दत्तकृपा को-ऑप.हौ.सो.लि., ब्लॉक नं: दत्त मंदिर रोड,, रोड : भांडुप पश्चिम,मुंबई-400078, इतर माहिती: फ्लॅटचे क्षेत्रफळ - 390 चौ. फू. विल्ट -अप(36.24 चौ. मी. विल्ट -अप)((C.T.S. Number ; 369, 370, 371, 372, 374, 374/1, 375, 375/1 to 8 ;)) 1) 36.24 चौ.मीटर
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकागाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजा मधुसुदन शाह तर्फे कु. सु. म्हणून नलिनीबेन मधुसुदन शाह वय:-62; पत्ता:-प्लॉट नं: फ्लॅट नं. बी -602 , माळा नं: 6 वा मजला , इमारतीचे नाव: श्री दत्तकृपा को-ऑप.हौ.सो.लि. , ब्लॉक नं: दत्त मंदिर रोड , रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ANIPS9953P 2): नाव:-भारती राजा शाह तर्फे कु. सु. म्हणून नलिनीबेन मधुसुदन शाह वय:-47; पत्ता:-प्लॉट नं: फ्लॅट नं. बी -602 , माळा नं: 6 वा मजला , इमारतीचे नाव: श्री दत्तकृपा को-ऑप.हौ.सो.लि. , ब्लॉक नं: दत्त मंदिर रोड , रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-OEIPS9732F 3): नाव:-पारूल मधुसुदन शाह वय:-53; पत्ता:-प्लॉट नं: फ्लॅट नं. बी -602 , माळा नं: 6 वा मजला, इमारतीचे नाव: श्री दत्तकृपा को-ऑप.हौ.सो.लि., ब्लॉक नं: दत्त मंदिर रोड,, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AYVPS1040D
(8)दस्तऐवज करून घेणा-या पक्षकागाचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष यशवंत गायकवाड वय:-43; पत्ता:-प्लॉट नं: ग -2-9, माळा नं: , इमारतीचे नाव: न्यु गम्बनी को-ऑप.हौ.सो.लि. , ब्लॉक नं: लोकप्रिय पार्क, ईस्टर्न एक्सप्रेस हायवे जवळ , रोड नं: भांडुप पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AJKPG6789P
(9) दस्तऐवज करून दिल्याचा दिनांक	12/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/07/2024
(11)अनुक्रमांक.खंड व पृष्ठ	14466/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	318000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

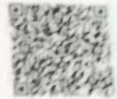
मुल्यांकनाम टी विचागत घेतलेला तपशील:-

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





CHALLAN
MTR Form Number-6



GRN	MH034E09455202425M	BARCODE		Date	08/07/2024-19:02:06	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	PAN No.(If Applicable)	AJKPG6789P
Location	MUMBAI	Full Name	SANTOSH YASHWANT GAIKWAD
Year	2024-2025 One Time	Flat/Block No.	FLAT NO B-602 6TH FLOOR SHRI
		Premises/Building	DATTAKRUPA CHS LTD

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	318000.00	DATTA MANDIR ROAD BHANDUP WEST	MUMBAI			
0030063331 Registration Fee	30000.00					
Total		Amount In		Words		
3,48,000.00		Three Lakh Forty Eight thousand Rupees Only				

करल - 9
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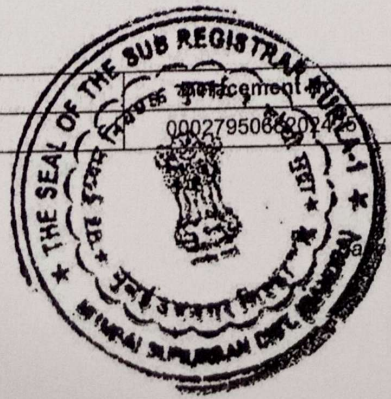
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572024071064193	CPADYOHIV4
Cheque/DD No.		Bank Date	RBI Date	10/07/2024-00:00:00	11/07/2024
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	394 , 11/07/2024		

Department D :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल द्रव्य निबंधक कार्यालयमन लोणी करवायाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.07.12 17:48:08 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement Date	Userld	Defacement Amount
1	(iS)-369-14466	12/07/2024-17:46:53	IGR197	30000.00



करल - १		
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Agreement for Sale

THIS INDENTURE OF AGREEMENT FOR SALE made and entered into at Mumbai this 12th day of July Two Thousand and Twenty Four (2024); BETWEEN:

(1) MR. RAJA MADHUSUDAN SHAH, [PAN NO.ANIPS9953P] age 47 years, (2) MRS. BHARTI RAJA SHAH [PAN: OEIPS9732F] age 47 yeas an adult, having their address at Flat No.B-602, on the 6th Floor, Shree Dattakrupa Co-operative Hsg. Soc. Ltd, Datta Mandir Road, Bhandup (West), Mumbai-400078, (through their Constituted Attorney SMT. NALINIBEN MADHUSUDAN SHAH aged 62 years [UID: 5600 7309 4381] having her address at Flat No.B-602, on the 6th Floor, Shree Dattakrupa Co-operative Hsg. Soc. Ltd, Datta Mandir Road, Bhandup (West), Mumbai-400078), & (3) Ms. PARUL MADHUSUDAN SHAH aged 53 years, [PAN: AYVPS1040D] presently residing at Flat No.B-602, on the 6th Floor, Shree Dattakrupa Co-operative Hsg. Soc. Ltd, Datta Mandir Road, Bhandup (West), Mumbai-400078, hereinafter called "THE VENDORS / TRANSFERORSS" (which expression shall be repugnant to the context or meaning thereof shall mean and include their heirs, executors and administrators) of the ONE PART;



AND

MR. SANTOSH YASHWANT GAIKWAD Age 43 years [PAN: AJKPG6789P] of Mumbai, Indian Inhabitant, presently, residing at A 2-9, New Saswati CHS Ltd, Lokpriya Park, Near Eastern Express Highway, Bhandup (East), Mumbai-400042, hereinafter called "THE PURCHASER / TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean

or or - Sheek
or - or - Sheek
Shaw

[Handwritten signature]

कयल - १		
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and include its heirs, executors and administrators) of the OTHER		
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PART,		

WHEREAS the TRANSFERORS are the registered members of SHREE DATTAKRUPA CO-OPERATIVE HOUSING SOCIETY LTD, A Co-operative Society formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM/W-S/HSG/(TC)/8763/2002 dated 17-10-2002], situated at Datta Mandir Road, Bhandup (West), Mumbai-400078, (hereinafter called "the said Society") and as a member of the said Society, the TRANSFERORS are jointly holding Five (5) fully paid up shares of Rs.50/- (fifty only) each bearing Distinctive Nos.356 to 360 (both inclusive) as per Certificate No.72, Member's Register No.72 dated 15.12.2003, issued by the said Society (hereinafter called "the said Shares");

AND WHEREAS by virtue of being member of the said Society, the TRANSFERORS are also seized and possessed of and otherwise well and sufficiently entitled to Flat No.B-602, 'B' Wing, area admeasuring 390 Sq. Ft. (Built-up) equivalent to 36.24 Sq. Mtrs (Built-up) on the 6th Floor, of SHREE DATTAKRUPA CO-OPERATIVE HOUSING SOCIETY LTD, situated at Datta Mandir Road, Bhandup (West), Mumbai-400078, belonging to the said Society (hereinafter called "the said Flat") and which is more particularly described in the schedule to this Agreement.

AND WHEREAS the said residential Flat No.B-602, 'B' Wing, area admeasuring 390 Sq. Ft. (Built-up) equivalent to 36.24 Sq. Mtrs (Built-up) on the 6th Floor, of SHREE DATTAKRUPA CO-OPERATIVE HOUSING SOCIETY LTD, situated at Datta Mandir

W. M. Shah
W. M. Shah
Shah

[Signature]

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modification, amendments or re-enactment thereof, for the time being in force or any other provisions of law applicable thereto.

19. If either party commits any willful default in compliance with the conditions of the aforesaid Agreement then either party shall have right to enforce this agreement and / or recover the damages.
20. It is finally agreed by and between the parties hereto that all the disputes and difference between the parties, hereto, shall be settled amicably. In the event of the same turning futile, the said Dispute/s would be referred to be resolved in the Court of Law in Mumbai with respect to the jurisdiction.



SCHEDULE OF THE PROPERTY

A residential premises bearing Flat No.B-602, on the 6th Floor, Shree Dattakrupa Co-operative Hsg. Soc. Ltd, situated at Datta Mandir Road, Bhandup (West), Mumbai-400078, area admeasuring 390 Sq. Ft. (Built-up) equivalent to 36.24 Sq. Mtrs (Built-up) in the building constructed in the year 1999 consisting of Ground Plus Seven Upper Floors with Lift facility on plot of land bearing C.T.S. No.369, 370, 371, 372, 374, 374/1, 375, 375/1 to 8 of Village Bhandup, Taluka Kurla, in the Registration District of Mumbai Suburban District.

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

Mr. M. Shah
Mr. M. Shah

Shah

Shah

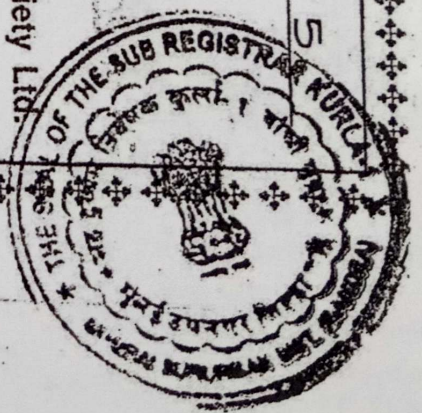
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Certificate No. 72 Member's Regn. No. 72 No. of Shares 5



SHREE DATTA KRUPA

Co-operative Housing Society Ltd.



(Registered under the Maharashtra Co-operative Societies Act, 1960)

Regn. No. BOM/W/S/HSG/TC/8763 YEAR 2002 Date 17.10.2002

This is to certify that Shri/Smt./Ms. Rajendra G.

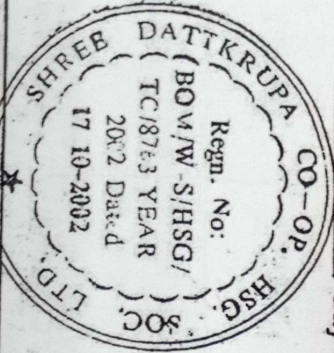
is the Registered Holder of 5 fully paid up share

of Rs. FIFTY each numbered from 356 to 360 both inclusive, in

SHREE DATTA KRUPA Co-operative Housing Society Ltd., Mumbai

subject to the Bye-laws of the Said Society.

Given under the Common Seal of the Said Society on at Mumbai
 this 15th day of December 2003.

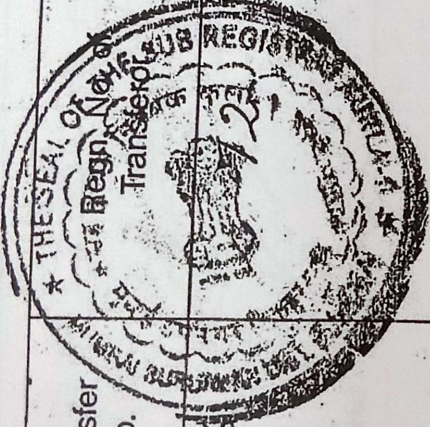
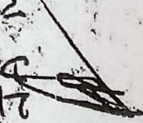


[Signature]
 Authorised
 M.C. Member

[Signature]
 Secretary

[Signature]
 Chairman

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	To Whom Transferred	Regn. No. of Transferee
21-4-2012	126	 <p>RAJAJ M. SHAH Authorised M. C. Member</p>	 Chairman Secretary
		Authorised. M. C. Member	Chairman Secretary
		Authorised M. C. Member	Chairman Secretary
		Authorised M. C. Member	Chairman Secretary
		Authorised M. C. Member	Chairman Secretary

मुंबई महानगरपालिका
BRIHANMUMBAI MAHANAGARPALIKA

Ref: CE/579/BPLS/AS - 5 MAY 1979

करल - १		
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To,
Shri Sanjay Agare
Architect
8, Valsani Bhavan,
S.L. Road,
Mulund (W),
Mumbai-400 045.

Subj- part occupation i.e. for wing A & B each consisting of Gr. + 7 upper floors of building no.1 on land bearing new CES No. 369/A, B & C of village Bhandup, Western Powdar Road, Bhandup (W).

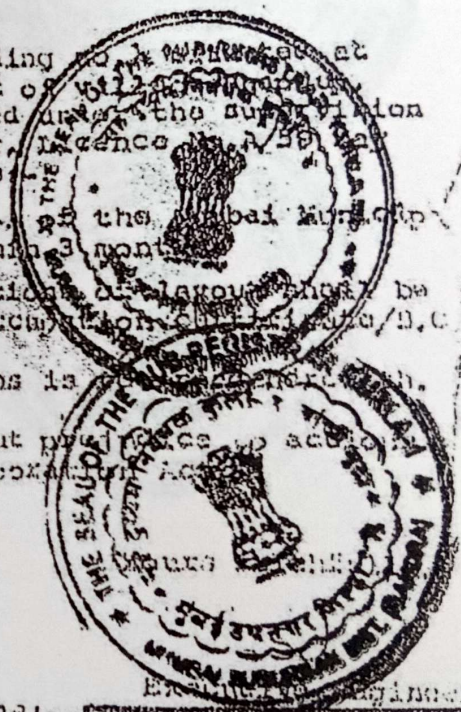
Sir,

The part development work of building at Datta Mandir Road C.T.S.No. 369/A, B & C of Datta Mandir Road, Bhandup (W) completed under the supervision of Shri Sanjay Agare, Licensed Surveyor, Licence No. A/58/22 be occupied on the following conditions:

1. That the certificate under Sec. 270- Corporation Act shall be submitted within 3 months.
2. That the remaining terms and conditions of layout shall be complied with before asking for full occupation certificate/D.O.

A set of certified completion plans is attached herewith.

Note: This permission is issued without prejudice to action under Sec. 305, 306 of the Municipal Corporation Act.



5 MAY 1979

(Building Proposals) (Eastern Suburbs) बंदर-१४

N/20.4.99

Copy forwarded for information to owner Shri C.A. to Trustee of Vishnu Maharej Trust.

Project No. N/20.4.99	
Chaitanya, Goppat	
2024	

Executive Engineer
(Building Proposals) (Eastern Suburbs)

SSL

Code No. MUM99999

File

Ref No.

RP08/24080093

ASE	Manglesh gupta 8692875069 manglesh gupta 888@gul.
ASM	Sudhir Pedamkar
AQM	Kurdeep Giri

LOS Number	
LOS Branch Name	70533 mulund chak wale
Branch Code	90533
Source Type	Connector
Reference ID	
Expected Disbursement Date	
Applicant Name	Santosh Gaitkward.
Co-Applicant Name	
Date of Birth	18/08/1981
Pan Card Number	AJKR66789P.
Bank Account Number	Santosh 1981 @ gmail.com
E-mail ID	
Mobile No.	9892337844
Loan Amount & Interest Rate	30 lacs
Tenure	16 year
Connector Name & Code	Jinal Deshi MUM000002019
Proposal Type	Momc loan
Property Final : Yes / No	yes
RACPC	Ghath kopar Ghath kopar

MT		
PROCESSING OFFICER		
ESI/OFF		
R	20/08	L.G. Naik
EVALUATION	20/08	Vastukela
TE		
DAN A/C		
D.		
E.		