

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 | |

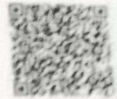
मुल्यांकनाम टी विचागत घेतलेला तपशील:-

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

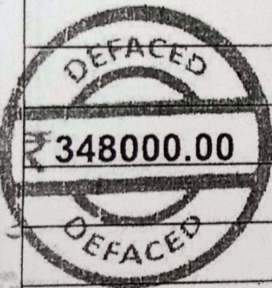


| | | | | | | | |
|-----|--------------------|---------|--|------|---------------------|---------|------|
| GRN | MH034E09455202425M | BARCODE | | Date | 08/07/2024-19:02:06 | Form ID | 25.2 |
|-----|--------------------|---------|--|------|---------------------|---------|------|

| | | | |
|-----------------|-----------------------------------|------------------------|--------------------------------|
| 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 SHIRDI |
| | | 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 | | | | | | |

करल - १
२०२४ ४ ० ० ० ७ ८



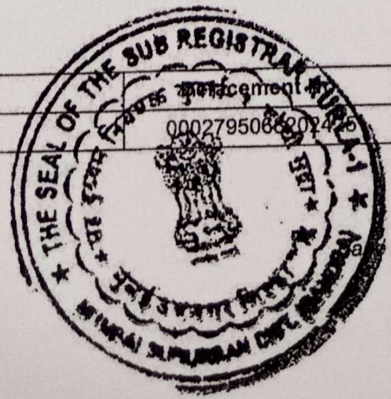
| | | | |
|-------------------|---------------------|---------------------------|---------------------------------|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | |
| Cheque/DD Details | Bank CIN | Ref. No. | 00040572024071064193 CPADYOHIV4 |
| Cheque/DD No. | Bank Date | RBI Date | 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 दृश्य 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 | | |
| १०००० | ७ | ६० |
| २०२४ | | |

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 | |
| १००४६६ | ५६० |
| and include its heirs, executors and administrators) of the OTHER | |
| २०२४ | |
| 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]

| | | |
|---------|----|----|
| करल + १ | | |
| १००६६ | १० | ६० |
| २०२४ | | |

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

| | | |
|------|------|------|
| 3001 | 3002 | 3003 |
| 3004 | 3005 | 3006 |
| 3007 | 3008 | 3009 |
| 3010 | 3011 | 3012 |

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



SHREE DATTAKRUPA 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

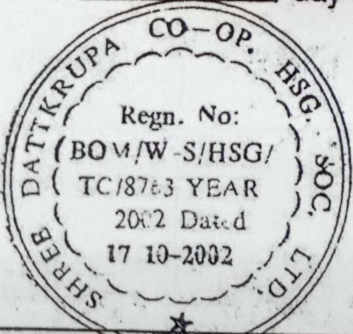
This is to certify that Shri/Smt./M/s. Rajendra G.

_____ is the Registered Holder of 5 fully paid up share of Rs. FIFTY each numbered from 356 to 360 both inclusive, in **SHREE DATTAKRUPA** 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. | Regn. No. of Transferor | To Whom Transferred | Regn. No. of Transferee |
|------------------|--------------|--|---|--|
| 21-4-2012 | 126 |  | RAJA M. SHAH Authorized M. C. Member |  Secretary |
| | | | Authorized M. C. Member Chairman | Secretary |
| | | | Authorized M. C. Member Chairman | Secretary |
| | | | Authorized M. C. Member Chairman | Secretary |
| | | | Authorized M. C. Member Chairman | Secretary |

30/04/12
 30/04/12
 30/04/12

मुंबई महानगरपालिका
BRIHANMUMBAI MAHANAGARPALIKA

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

| | | |
|---------|----|----|
| करल - १ | | |
| १००६६ | ३५ | ६० |
| २०२४ | | |

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).

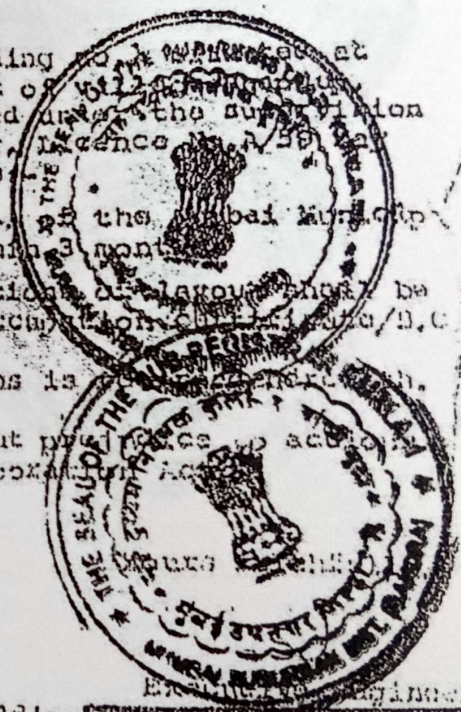
Sir,

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, 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 | |
| २०२४ | |

Executive Engineer
(Building Proposals) (Eastern Suburbs)

SSL

Code No. MUM99999

File

Ref No.

RP08/24080093

| | |
|-----|---|
| ASE | Manglesh gupta 8692875064 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 Gaitkewad. |
| 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 |
| VALUATION | 20/08 | Vastukela |
| TE | | |
| DAN A/C | | |
| D. | | |
| E. | | |