



29/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 12868/2024

नोदणी :

Regn 63m

गावाचे नाव : मरोशी

(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2793730.42	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 429, माळा नं: चौथा मजला जी बिल्डिंग, इमारतीचे नाव: पिक्कडिल्ली 1 को.ऑ.हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: रॉयल पाल्म्स गोरेगाव ईस्ट मुंबई - 400065, रोड : आरे मिल्क कॉलनी((C.T.S. Number : 1627A ;))
(5) क्षेत्रफळ		1) 31.97 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:-रेणू निखिल जोशी वय:-42; पत्ता:-प्लॉट नं: 203 बी , माळा नं: -, इमारतीचे नाव: पद्मावती सी.एच.एस लिमिटेड , ब्लॉक नं: गोरेगाव ईस्ट मुंबई, रोड नं: जनरल ए. के. वैद्य मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AORPK2091J 2): नाव:-निखिल प्रवीणचंद्र जोशी वय:-43; पत्ता:-प्लॉट नं: 203 बी , माळा नं: -, इमारतीचे नाव: पद्मावती सी.एच.एस लिमिटेड, ब्लॉक नं: गोरेगाव ईस्ट मुंबई, रोड नं: जनरल ए. के. वैद्य मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AGDPJ2321C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-विजयकांत शुक्ला वय:-40; पत्ता:-प्लॉट नं: रूम नं 206 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 5 बी विंग , ब्लॉक नं: पुजा नगर बिहाइंड नर्मदा नगर भायंदर ईस्ट ठाणे , रोड नं: केविन क्रॉस रोड , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-EOYPS5936B
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12868/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28000	
(14)शेरा		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

BRIHANMUMBAI MAHANAGARPALIKA

No. CHE/8579/BP/BP(WS)/AP of = **12 8 JUL 2006**

M/s. Amir Parks & Amusement Pvt. Ltd
 C.T.S.No. 1627 S.No. 169 (pt).
 Village Harol-Haroshi, Goregaon
 Goregaon (East)

OFFICE OF THE
 BK. ENGR. BLDG. PROPL. (W.S.) R & P. WAKA
 Dr. BABASAHEB AMBEDKAR MARKET BLDG
 CANDIVALI/WEST, MUMBAI-400 067.

Sub: Permission to occupy the completed Residential Bldg. G comprising of Ground + 7 th upper floors on plot bearing CTS No. 1627, S.No. 169(pt) of village Harol-Haroshi Goregaon (East)

Ref: Your letter No. Nil dt. 8.7.06

बदर-१६	
५८२४	१७
२०१०	

Sir,

The development work of Residential bldg. G comprising of Ground + 7th upper floors on plot bearing C.T.S. No. 1627 S.No. 169 (pt) of village Harol-Haroshi Road at Goregaon (East) completed under the supervision of

S.V. Histri licenced Architect having
 Shri Jayesh R. Shah lic. Structural Engineer
 and lic. Site Supervisor Shri S.V. Histri

may be occupied on the following conditions

1. That the certificate under Section 17-B shall be obtained from A.E.W.W. P/South and certified copy of the same shall be submitted to this office.

2. That all the terms and conditions of the approved layout /sub-division / amalgamation shall be complied before occupation of other buildings in layout.



बदर - १	
१२८८८३	२८
२०१४	

बदर - ३/	
२८१६	२८
२०११	

3. That all the remaining intimation of disapproval conditions including B.C.C. refusal conditions and notes should be duly complied with before occupation of other buildings in layout.

A set of certified completion plan is returned herewith.



Yours faithfully,

[Signature]
Executive Engineer (Bldg. Prop.)
K/W & "P" Ward.

Copy to : 28 JUL 2005

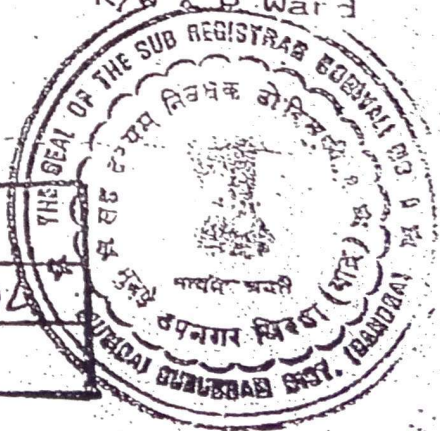
1. Architect, Shri S.V. Mistri
2. Asstt. Commissioner, P/S
3. E.E.V
4. Dy. A.R.C. (W.S.) Bandra
5. A.E.W.W. P/S
6. A.H.S. (P-III)
7. City Survey Office.

For information please.

[Signature] 28/07/05
Ex. Engr. Bldg. Proposals
K/W & P Ward



D:\OFFICES\FIARO\6679\trr



बदर-२६	
५६२४	१९
२०२०	

बदर - १		
१२६८	२६	२८
२०२४		

बदर-२१	
१०९६	२९
२०२२	

Flat No. 429



Certificate No. 168

Piccadilly - I Co. Op. Housing Society Ltd.

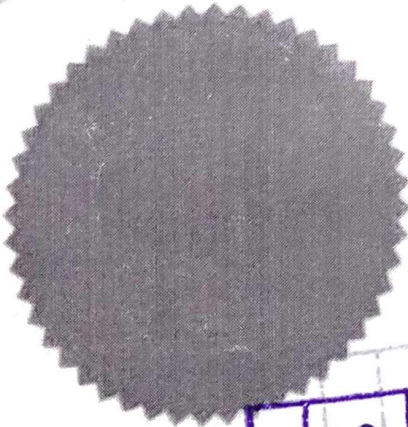
(Regd. No. MUMW-P/HSG/TC/14031/2007-08 DL 07-11-2007)

CTC No. 1627 (Part), Survey No. 169 (Part), Aarey Milk Colony, Goregaon (E), Mumbai - 400 065.

This is to Certify that Sri./Smt./M/s. Munish Agarwal.
is / are Registered Share Holder (s) of five fully paid-up shares of Rupees Fifty (50) each Numbered
from 836 to 840 both inclusive, in Piccadilly-1 Co-operative Housing Society Ltd.,
subject to the Bye-Laws of Society.

Given under the common Seal of the said Society

on this 11th day of November 2012.



Ajit Kumar
(Ajit Kumar)
Hon. Treasurer

Lalit A Borlu
(Lalit A Borlu)
Hon. Secretary

M. Kadakane
(M. Kadakane)
Hon. Chairman

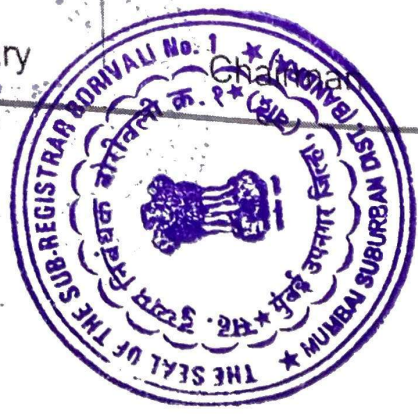


928399
2022
ग्रेडिंग
ग्रेडिंग - 8

Scanned with CamScanner

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIOND SHARES

Date of Transfer	Transfer No.	Regn. No. Transferor	To Whom Transferred	Regn. No. of Transferee
13/11/2011	19-A	429/168	Kiranmai Chandrashekhar Verma <i>[Signature]</i> Treasurer Lata A Borke <i>[Signature]</i> Secretary	429/483 <i>[Signature]</i> Chairman
23/8/2015	191	429/483	Renu Nikhil Joshi & Nikhil P Joshi <i>[Signature]</i> Treasurer Lata A Borke <i>[Signature]</i> Secretary	429/488 <i>[Signature]</i> Chairman
			<i>[Signature]</i> Treasurer	<i>[Signature]</i> Chairman
			Treasurer	Chairman
			Treasurer	Chairman
			Treasurer	Chairman



बॉल - १
92CEC 9C 2C
२०२४

22/08/2024

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **Mrs. Renu Nikhil Joshi and Mr. Nikhil Pravinchandra Joshi** are bonafied member of **Piccadilly-1 Co-Operative Housing Society Limited**. Situated at Royal Palms, Aarey Milk Colony Road, Goregaon (E) Mumbai – 400065, and they are in possession of Flat No 429.

The Society has **NO OBJECTION** to sell their Flat No 429.

All the dues of the society have been paid till 30th September 2024.

Thanks & Regards

Piccadilly - I Co-operative Housing Society

Ranade

(Sonal Ranade)
Chairman

L.J. Ghute

(Laxu Ghute)
Secretary



बरल - १		
१२८८८	१६	२८
२०२४		

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

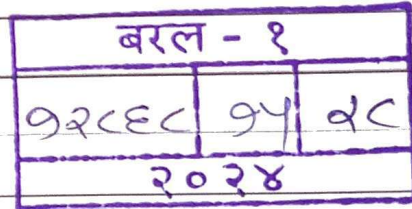
दस्त क्रमांक : 3853/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) मरोशी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2080000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2481000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: प्लॉट नं. 429, माळा नं: 4था मजला, जी बील्डींग, इमारतीचे नाव: पिकॅडेली 1 सीएचएस लीमीटेड, ब्लॉक नं: रॉयल पाल्म ईस्टेट, आरे मिल्क कॉलनी, रोड नं: गोरेगाव पूर्व, मुंबई 400065, इतर माहिती: मिळकतीचे एकूण क्षेत्र 344 चौ फूट बांधीव म्हणजेच 31.97 चौ. मीटर बांधीव..... घसारा 10%..... भरलेले मु. शु. रु. 121000/-..... ((C.T.S. Number : 1627 ;))
(5) क्षेत्रफळ	1) 31.97 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:-किरनमाई चंद्रशेखर वर्मा वय:-44; पत्ता:-प्लॉट नं: प्लॉट नं. 6, माळा नं: -. इमारतीचे नाव: अथरनास बिलडींग, ब्लॉक नं: प्लाट नं. 119, रोड नं: सायन पूर्व, मुंबई, . पिन कोड:-400022 पॅन नं:-AACPV7016R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रेणू निखिल जोशी वय:-30; पत्ता:-प्लॉट नं: प्लॉट नं. 203 बी, माळा नं: -. इमारतीचे नाव: पद्मावती सीएचएस लीमीटेड, ब्लॉक नं: जनरल ए. के. वैद्य मार्ग, रोड नं: गोरेगाव पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AORPK2091J 2): नाव:-निखिल प्रवीणचंद्र जोशी वय:-31; पत्ता:-प्लॉट नं: प्लॉट नं. 203 बी, माळा नं: -. इमारतीचे नाव: पद्मावती सीएचएस लीमीटेड, ब्लॉक नं: जनरल ए. के. वैद्य मार्ग, रोड नं: गोरेगाव पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AGDPJ2321C
(9) दस्तऐवज करून दिल्याचा दिनांक	16/05/2014
(10) दस्त नोंदणी केल्याचा दिनांक	16/05/2014
(11) अनुक्रमांक, खंड व पृष्ठ	3853/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	124100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	248100
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed



324/12868

Thursday, August 29, 2024

1:07 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14320 दिनांक: 29/08/2024

गावाचे नाव: मरोशी

दस्तावेजाचा अनुक्रमांक: बरल-१ -12868-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: विजयकांत शुक्ला

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 28560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:27 PM ह्या वेळेस मिळेल.


दु.निबंधक बोरीवली 1

बाजार मुल्य: रु.2793730.42 /-

मोवदला रु.2800000/-

भरलेले मुद्रांक शुल्क : रु. 168000/-

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824281415427 दिनांक: 29/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.28000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007171211202425M दिनांक: 29/08/2024


बँकेचे नाव व पत्ता:

विजयकांत शुक्ला

Registered Original Document

Delivered On

29 AUG 2024


सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202408293661

29 August 2024 01:02:18 PM

बरल-१

मूल्यांकनाचे वर्ष 2024
 जिल्हा मुंबई (उपनगर)
 मूल्य विभाग 125-मरोशी-बोरिवली
 उप मूल्य विभाग भूभाग रॉयल पाम वसाहत सि स क्रं 1627
 सर्व्हे नंबर न भू क्रमांक सि टी एस नंबर#1627

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन 47870	निवासी सदनिका 96060	कार्यालय 106670	दुकाने 144680	औद्योगिक 102120	मोजमापनाचे एकक चौरस मीटर
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बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उद्भवान सुविधा- रस्ता सन्मुख - Sale Type - Resale Sale Resale of built up Property constructed after circular dt 02/01/2018	31.97 चौरस मीटर 1-आर सी सी आहे First Sale Date - 16/05/2014	मिळकतीचा वापर- मिळकतीचे वय- मजला - 1st floor To 4th floor	निवासी सदनिका 18 वर्ष 1st floor To 4th floor	मिळकतीचा प्रकार- बांधकामाचा दर -	बांधीव Rs 30250/-
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मजला निहाय घट वाढ = 100% apply to rate - Rs 96060/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 ((96060-47870) * (82 - 100)) + 47870
 = Rs 87386/-

मुख्य मिळकतीचे मूल्य वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 87386 * 31.97
 = Rs 2793730.42/-

Applicable Rules 10.4

एकत्रित अंतिम मूल्य
 मुख्य मिळकतीचे मूल्य तक्त्यानुसार मूल्य मंडळानुसार मूल्य मंडळानुसार मूल्य मंडळानुसार मूल्य
 तक्त्याचे मूल्य खुल्या जमिनीवरील वाहन तक्त्याचे मूल्य इतर मूल्य मंडळाचे मूल्य मंडळाचे मूल्य
 $A + B + C + D + E + F + G + H + I + J$
 2793730.42 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs 2793730.42/-



सह. दुय्यम निबंधक, बोरीवली क्र. १,
 मुंबई उपनगर जिल्हा.

बरल - १		
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CHALLAN
MTR Form Number-6



GRN	MH007171211202425M	BARCODE	[Barcode]		Date	23/08/2024-12:44:05	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	VIJAYKANT SHUKLA					
Location	MUMBAI			Flat/Block No.	FLAT NO. 429 4TH FLOOR PICCADILLY I					
Year	2024-2025 One Time			Premises/Building	CHS.LTD.					
Account Head Details			Amount In Rs.							
0030045501	Stamp Duty		168000.00	Road/Street	ROYAL PALMS AAREY MILK COLONY					
0030063301	Registration Fee		28000.00	Area/Locality	GOREGAON EAST MUMBAI					
				Town/City/District						
				PIN	4	0	0	0	6	5
				Remarks (If Any)	SecondPartyName=RENU NIKHIL JOSHI AND OTHER~					
				Amount In	One Lakh Ninety Six Thousand Rupees Only					
				Words						
total			1,96,000.00							
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	00040572024082634712		CPAEDHDDR9			
Cheque/DD No.			Bank Date	RBI Date	26/08/2024-10:29:38		Not Verified with RBI			
Name of Bank			Bank-Branch		STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हेतु चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सधर चलन लागू नाही.

Mobile No. : 9076662951

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Signature

Signature



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT MUMBAI on this
29th day of August, 2024

Between

MRS. RENU NIKHIL JOSHI age 42 having Pan Card No. AORPK2091J
& **MR. NIKHIL PRAVINCHANDRA JOSHI** age 43 having Pan Card
No. AGDPJ2321C Both Indian Inhabitants having their Residing Address at
Flat No. 203 B, Padmavati CHS.LTD., Gen. A.K Vaidya Marg,
Goregaon (East), Mumbai - 400063 hereinafter referred to as "THE
VENDOR" (which expression shall unless it be repugnant to the context or
meaning thereof be deemed to include their heirs, executors, administrators
and assigns) of the ONE PART

AND

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MR. VIJAYKANT SHUKLA aged about 40 years PAN CARD No.
EOYPS5936B Indian Inhabitant, having his address at **Room No. 206,**
Building No. 5, B Wing, Pooja Nagar, Cabin Cross Road, Behind
Narmada Nagar, Bhayander (East), Thane - 401105 hereinafter referred
to as "THE PURCHASER" (which expression shall unless it be repugnant to
the context or meaning thereof be deemed to include his heirs, executors,
administrators and assigns) of the OTHER PART.

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(A) W H E R E A S by an Agreement for Sale dated 06/12/2003, M/s Royal Palms (India) Private Limited (formerly known as Amir Parks and Amusement Pvt. Ltd.) herein referred to as "THE BUILDER" and MR. MUNISH AGGARWAL herein referred to as "THE PURCHASER" had sold Flat No: 429 on 4th Floor in "G" Building known as PICCADILLY I CHS. LTD admeasuring 344 Sq.Feet Built-up Area situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 bearing Land Plot C.T.S. No: 1627 of Village Maroshi Taluka Borivali in Mumbai (hereinafter referred to as "The Said Flat") duly registered with the Sub-Registrar of Assurance at m. vide Registration

बरल - १		
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Receipt No. BDR4-9574-2003 Dated 06/12/2003.

(B) AND W H E R E A S MRS. KIRANMAI CHANDRASHEKHAR VARMA herein has purchased and acquired Flat No: 429 on 4th Floor in "G" Building known as PICCADILLY I CHS. LTD admeasuring 344 Sq.Feet Built-up Area situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 bearing Land Plot C.T.S. No: 1627 of Village Maroshi Taluka Borivali in Mumbai (hereinafter referred to as "The Said Flat") hereunder written for consideration at the terms and conditions contained in the Agreement for Sale Dated 06/09/2007 with MR. MUNISH AGGARWAL membership rights of the society of the said building. The said Agreement for Sale dated 06/09/2007 duly registered with sub-registrar of Mumbai at Borivali - 2 vide serial No: BDR5-7192-2007 dated 06/09/2007.



(C) AND W H E R E A S the VENDOR herein has purchased and acquired Flat No: 429 on 4th Floor in "G" Building known as PICCADILLY I CHS. LTD admeasuring 344 Sq.Feet Built-up Area situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 bearing Land Plot C.T.S. No: 1627 of Village Maroshi Taluka Borivali in Mumbai (hereinafter referred to as "The Said Flat") and more particularly described in the First Schedule hereunder written for consideration at the terms and conditions contained in the Agreement for Sale Dated 16/05/2014 with MRS. KIRANMAI CHANDRASHEKHAR

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VARMA membership rights of the society of the said building. The said Agreement for Sale dated 16/05/2014 duly registered with sub-registrar of Mumbai at Borivali - 6 vide serial No: BRL-6-3853-2014 dated 16/05/2014.

(D) Pursuant to the said Agreement, the VENDOR has paid full sale consideration as per the Agreement for sale dated 16/05/2014 to MRS. KIRANMAI CHANDRASHEKHAR VARMA and has since been in possession of the said flat.

(E) AND WHEREAS the VENDOR is the member of the PICCADILLY I CHS. LTD, Registered under Registration No. MUM/WP/HSG/TS/14031/2007-08 dated 07/11/2007, hereinafter for brevity's sake referred to as "the said Society"

(F) AND WHEREAS the said society had transferred the share certificate No: 168 for Five fully paid up shares of Rupees fifty each 836 to 840 both inclusive.

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(G) The VENDOR herein is sufficiently entitled to the said Flat No: 429 on 4th Floor in "G" Building known as PICCADILLY I CHS. LTD Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 including the sale thereof.

(H) The VENDOR herein agreed to sell the Flat No: 429 on 4th Floor in "G" Building known as PICCADILLY I CHS. LTD admeasuring 344 Sq.Feet Built-up Area situated at Village Maroshi, Aarey Milk Colony, Near Unit No. 26, Goregaon (East), Mumbai-400 065 together with membership rights of the said society of PICCADILLY I CHS. LTD along with all its right, title, interest and benefit to the PURCHASER herein and the PURCHASER herein agreed to purchase the above said flat and membership rights with shares from the VENDOR.



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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED, RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

(1) The VENDOR hereby agrees to sell and transfer to the PURCHASER and the PURCHASER hereby agrees to purchase and acquire from the VENDOR the membership rights of the society and Flat No: 429 on 4th Floor in "G" Building known as **PICCADILLY I CHS. LTD** admeasuring 344 Sq.Feet Built-up Area situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 more particularly described in the First Schedule hereunder written on as is where as basis for a total consideration of **Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only)** and the said total consideration is to be paid by the PURCHASER to the VENDOR as mentioned in sub-clause No. 2.



The PURCHASER had agrees to pay on or before execution of this agreement an amount of **(i) Rs. 50,000/- (Rupees Fifty Thousand Only)** by way of UPI Transaction ID No. **T2407281439351899771376** drawn on **Punjab National Bank** dated **28/07/2024** **(ii) Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only)** by way of RTGS UTR No. **YESBR52024082853377017** drawn on **Yes Bank** dated **28/08/2024** to the

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Flat, the receipt of which the VENDOR hereby both admits and acknowledge. The Purchaser had agreed to pay balance amount of **Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)** through Bank Loan to the VENDOR on or before 45 working days from obtaining Society NOC in Bank Format as full and final consideration towards agreed sale price of the said Flat.

(3) The Purchaser hereby agreed to pay the balance amount of **Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)** on or before 45 working days from obtaining Society NOC in Bank Format. If Purchaser will not able to pay the balance amount with the prescribed period of 45 working

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days than the Vendor will terminate this Agreement and the Agreement will be null and void.

(4) The VENDOR hereby declares:-

(a) That the VENDOR have not entered into any agreement / arrangement with any one and nor parted with the possession of the said flat.

(b) That the VENDOR will pay the up-to-date hereof maintenance charges, property tax, Electricity Bill and other charges to the said society and the VENDOR is responsible in ^{the SUB REGISTER} any maintenance charges and any other charges payable to the said society / any concern authority during the time the vendor was in possession of the said flat.



(c) That there is no attachment and/or prohibitory order by any Government and/or local authority or any injunction by any Court restraining the VENDOR from sale or transferring of the said flat and handing over of the possession of the said flat and thus, the VENDOR has got the clear and marketable title of the said flat and the said flat is not subject to any litigation in any Court of Law.

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(d) The Vendor hereby declare that no notice has been received from the Municipal Corporation of Greater Mumbai, or from any other Authority, Government or from the said Society otherwise for having committed breach of any provisions, Rules or Regulations statutory or otherwise in respect of the said premises and indemnify PURCHASER against same.

(5) The VENDOR hereby agrees and undertakes to indemnify the PURCHASER against all expenses, claims, charges, suits, suit-demands and losses of whatsoever nature for the period till the date of this agreement and

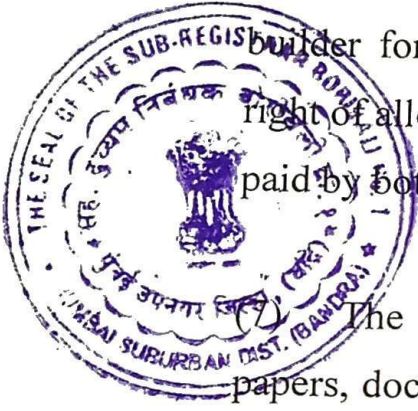
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handing over of possession of the said flat, which may hereinafter be brought against the said flat and to make good such losses suffered and/or to be suffered by the PURCHASER on/or after the execution of these presents if any declaration in clause No: 4 above is proved incorrect.

(6) The VENDOR hereby agrees to transfer all rights, title, benefit and interest in the shares of the society held by the VENDOR together with the right of allotment and possession of the said flat in favour of the PURCHASER on receipt of full and final payment. It is hereby expressly agreed that any charges, fees, premium demanded by the said society / builder for transferring the shares held by the VENDOR together with a right of allotment and possession of the said flat, the same shall be borne and paid by both the parties equally.



The VENDOR hereby agrees to sign all transfer forms, applications, papers, documents, agreements, notices etc. for effectual transfer of the said flat in favour of the PURCHASER. If the VENDOR'S presence is required for transferring the title in the name of PURCHASER, the VENDOR will cooperate for the same. The VENDOR hereby further agrees to attend to the office of Sub-registrar at Mumbai, sign and admit the execution of these presents lodged or to be lodged for registration by the PURCHASER.

(8) It is hereby expressly agreed upon that the registration fees and other expenses payable for lodging this Agreement for registration with the Sub-registrar of Assurances at Mumbai and the Stamp Duty payable under the newly amended Bombay Stamp Act, the same shall be borne and paid by the PURCHASER alone.

(9) On receipt of full and final payment, the VENDOR hereby agrees to surrender, relinquish and release all their right, title, interest, benefit and claims in respect of the said flat in favour of the PURCHASER and the VENDOR undertakes not to claim any such right, title, interest, benefit in respect of the said flat in future also.

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(10) On receipt of full and final payment, the VENDOR hereby agrees to declare that then after the PURCHASER becomes the full and complete owner in all respect of the said flat and the VENDOR or their any family members or relatives or legal heirs or administrators or any assigns shall never interfere with the PURCHASER in respect of the said flat.

(11) The VENDOR hereby agrees to deliver to the PURCHASER the original agreement for sale and other relevant documents which are in their custody pertaining to the said flat on receipt of the full and final payment from the PURCHASER.

(12) The PURCHASER agrees to become the member of the said Society called PICCADILLY I CHS. LTD. and agrees and undertakes to abide by the bye-laws of the said society and the PURCHASER hereby agrees, and undertakes to pay to the said PICCADILLY I CHS. LTD. his share of the maintenance charges of the said flat regularly from the date of possession.



(13) This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO

Flat No: 429 on 4th Floor in "G" Building known as PICCADILLY I CHS. LTD.

Area of the flat : admeasuring 344 Sq.Feet Built-up Area

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Location of property : Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065, Land C.T.S. No: 1627 of Village Maroshi Taluka Borivali, Zone 54 / 254 A for 2006.

Building structure : RCC – Ground + Seven floors with lift facility.

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Shri. J. J. J.

Maroshi

IN WITNESS WHEREOF THE PARTIES HERETO have hereunto set and subscribed their respective hands and seals to this 29th day of August, 2024

SIGNED AND DELIVERED
by the within named the VENDOR
MRS. RENU NIKHIL JOSHI

Renu Joshi



MR. NIKHIL PRAVINCHANDRA JOSHI

in the presence of

1. *Nikhil Joshi*
2. *RD*

Nikhil Joshi



SIGNED AND DELIVERED
by the within named the PURCHASER

MR. VIJAYKANT SHUKLA

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in the presence of

1. *Nikhil Joshi*
2. *RD*

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RECEIPT

Received of and from a sum of **Rs. 6,00,000/- (Rupees Six Lakhs Only)** from the withinnamed Purchaser **MR. VIJAYKANT SHUKLA** as mentioned in the Clause No. 2 as part sale consideration in terms of this Agreement pertaining to payment schedule. (This receipt stand valid subject to realization of cheque / pay order) from the within named the PURCHASER.

WE SAY RECEIVED

Renu Joshi

MRS. RENU NIKHIL JOSHI

Nikhil Joshi

MR. NIKHIL PRAVINCHANDRA JOSHI
VENDOR \ TRANSFEROR



बरल - १		
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