

Share Certificate No. 07

Member's Regn. No. 32

No. of Shares 5

# Share Certificate

MAHAVIR NAGAR SANSKAR CO-OPERATIVE HOUSING SOCIETY LTD.

[Registered under the Maharashtra Co-operative Societies Act, 1960]

Authorised Share Capital Rs. 1,00,000 Divided into 2,000 Shares of Rs. 50/- each

Registration No. MUM/MHADB/HSG/(TC)/12788 2008-2009 Date 20.06.2008

This is to certify that Shri/Smt /M/s. MR. NARAYAN HARI MERTYA

is the Registered Holder of 5 fully paid up shares

of Rs. 50/- each numbered from 150 to 150 both inclusive in Rs. 250/-

MAHAVIR NAGAR SANSKAR CO-OPERATIVE HSG. SOCIETY LTD.

Subject to the bye laws of the said Society

Given and signed in the common name of the said Society at MUMBAT.

This 21st day of FEBRUARY 2009

Authorised Secretary  
M.C. Member

Bhale  
Chairman

PTO

21/2/09

2009  
2009  
2009

BORIVALI 7

# महावीर नगर संस्कार को-ऑप. हौ. सो. लि.

नोंदणी क्रमांक : एमयुएम/एमएचएबीबी/एचएसजी/(टि.सी)/१२७८८/सन २००८-२००९ दि. २०/६/२००८  
 हळ नं. ७, ८ व ९, एकता नगर, एम.एच.बी. कॉलनी, न्यु लिंक रोड, महावीर नगर, कांदिवली (प.), मुंबई - ४०० ०६७.  
 डाखळ क्र. ए. ए. ए. - ७-२०२४

दिनांक :- २५-०७-२०२४

• नाहरकत प्रमाणपत्र :

उपरोक्त संस्थेचे सभासद श्री. मन्नी कुमार ओलाबाग्य डोसवाल  
 वनी संस्थेला केलेल्या विनंती डाखळीचे स्वाक्षीत प्रमाणे नाहरकत  
 प्रमाणपत्र देण्यात येत आहे. चाळ क्र. ९ / भुखंड क्र. ९ / ९४ हिरापुर्जेचा  
 मंत्रमा स्वताच्या मातकीची असून ति सदृशी विकण्यासाठी  
 प्रयत्न करणा करिता संस्थेची कुठल्याही प्रकारची हरकत नाही.  
 सदचे पत्र अर्जादाराच्या विनंती वरून देण्यात येत आहे.



For Mahavir Nagar Sanstha Co. op. Hsg. Soc. Lu

*(Signature)*  
 Secretary

ठिकाण :- मुंबई  
 तारीख :- २५-०७-२०२४



बरेल = ७		
१५९२३	१९	३८
२०२४		

बरेल = ७		
१५९२३	१८	३८

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

SIGNED AND DELIVERED by the )  
withinnamed THE VENDOR )  
MR. SHANI KUMAR B. JAISWAL )  
P.A.N. : AXNPJ0247Q )  
in the presence of *Shani*..... )  
..... )



*Shani*



SIGNED AND DELIVERED by the )  
withinnamed THE PURCHASERS )  
MRS. MEERA PAPPU GUPTA )  
P.A.N. : BPEPG1817D )  
MR. PAPPU RAMASARE GUPTA )  
P.A.N. : AMBPG7020K )  
in the presence of *Meera*..... )  
..... )



*Meera Pappu Gupta*



*Pappu Ramasare Gupta*



RECEIPT

ACKNOWLEDGES to have received the sum of Rs.30,00,000/- (RUPEES THIRTY LAKHS ONLY), as per the following particulars being the part consideration amount for the sale of the said Tenement No.94 in Chawl No.9, Mahavir Nagar Sanskar Co-operative Housing Society Ltd., Code No.035, M.H.B. Colony, Mahavir Nagar, Kandivall (West), Mumbai- 400 067, from within named "THE PURCHASERS" as withia mentioned.

AMOUNT (Rs.)	PAYMENT REF. NO. - DATED	DRAWN ON
Rs.3,00,000/-	025688 - 26/05/2024	Janta Sahakari Bank
Rs.5,50,000/-	904453 - 28/05/2024	IndusInd Bank
Rs.5,50,000/-	904454 - 29/05/2024	IndusInd Bank
Rs.5,50,000/-	904455 - 30/05/2024	IndusInd Bank
Rs.5,50,000/-	904456 - 31/05/2024	IndusInd Bank
Rs.5,00,000/-	JSBPR52024062906800027 29/6/2024	Janta Sahakari Bank
Rs.30,00,000/-	TOTAL (RUPEES THIRTY LAKHS ONLY)	

I SAY RECEIVED

Shri

(MR. SHANI KUMAR BHOLANATH JAISWAL)  
THE VENDOR

WITNESSES:

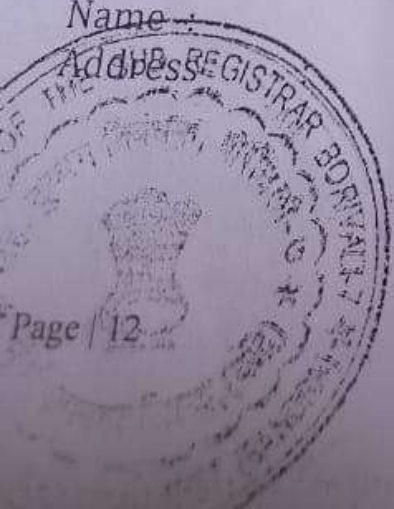
1. Sign. : *Arijank*

Name : *Arijank Shah*  
Address :

2. Sign. : *Sonak*

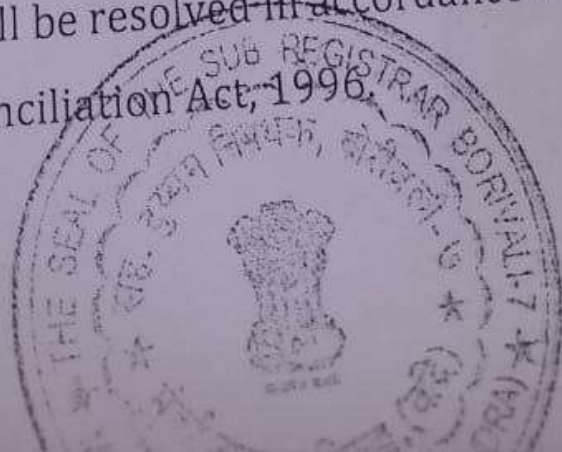
Name :

Address :



हावीर नगर संस्कार  
संस्था  
उपरोक्त संस्था  
की संस्था के  
गण पत्र देखा  
गंगा स्वता  
कर्म) करण  
सदने पत्र

7. The VENDOR shall hand over on completion of present sale transaction to the PURCHASERS all the original documents of title including all Link Agreements, Original Allotment Letter, Original Share Certificate, Stamp duty receipts, Registration receipts etc. in respect of the said TENEMENT.
8. The Transfer fees of the said M.H. & A. D. Board for the transfer of the said Tenement in favor of the PURCHASERS shall be borne and paid by the PURCHASERS only. Society Transfer Fees payable if any the same shall be borne paid by both the parties in equal proportion. Stamp Duty and registration charges, if any payable on this Agreement for Sale shall also be borne and paid by "THE PURCHASERS" only. "THE VENDOR" further agrees and undertakes to co-operate in every manner for getting the present Agreement for Sale registered with the concerned Joint Sub-Registrar.
9. The VENDOR hereby solemnly agrees that he shall not do any act, deed, thing or matter so as to adversely effect or jeopardize the interest of the PURCHASERS.
10. This Agreement shall, to the extent they are statutory, always be subject to the provisions of Regulation 25 of the B.H. & A.D. (Estate Management, Sale, Transfer and Exchange of Flats/rooms) Regulations 1981 and rules made thereunder and any other provisions of law applicable thereto.
11. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement, same shall be referred to Sole Arbitrator to be appointed mutually by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of Arbitration & Conciliation Act, 1996.



21/2/2021  
[Handwritten signature]

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"THE PURCHASERS" agree and undertake to pay to "THE VENDOR" a sum of Rs.25,44,000/- (RUPEES TWENTY FIVE LAKHS AND FORTY FOUR THOUSAND ONLY) on or before 30/09/2024 being the balance full and final consideration amount on disbursement of Housing Loan and/or from own funds and/or partially as per the convenience of the PURCHASERS against receiving the vacant and peaceful possession of the said Tenement.

AND WHEREAS "THE VENDOR" agrees, undertakes and assures to handover the vacant and peaceful possession of the said Tenement to "THE PURCHASERS" immediately on completion of this sale transaction i.e. against receipt of consideration amount in full and/or on or before 30/09/2024.

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this Agreement in writing.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The VENDOR hereby agrees to sell, transfer and assign, and the PURCHASERS hereby agree to purchase and acquire:

a. Tenement No.94 in Chawl No.9 admeasuring 25 Sq. Mtrs. Built-Up Area of Mahavir Nagar Sanskar Co-op. Hsg. Soc. Ltd., situated at M. H. B. Colony, Mahavir Nagar, Kandivali (West), Mumbai - 400 067.

b. The said 5 (five) fully paid up Shares of Rs.50/- each.

All deposits standing to the credit of the VENDOR in the records and registers of the MHADA, Adani Electricity, etc. (hereinafter referred as "the said Deposits").



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**AND WHEREAS** "THE VENDOR" is the bonafide member of the MAHAVIR NAGAR SANSKAR CO-OPERATIVE HOUSING SOCIETY LTD., a registered society under the Maharashtra Co-operative Societies Act, 1960 vide Regn.No.MUM/MHADDB/HSG/(TC)/12788/2008-09 dated 20.06.2008 (hereinafter referred to as "the said society") and holding 5 (five) fully paid shares of Rs.50/- each bearing dist. Nos. from 156 to 160 (both inclusive) under Share Certificate No.07 issued by the said society.

**AND WHEREAS** the VENDOR has agreed to sell, transfer and assign to the PURCHASERS and the PURCHASERS has agreed to purchase from the VENDOR the said Tenement held by him including Funds standing to the credit of the VENDOR's account with the MHADA, the said Society, Adani electricity/Tata Power House, etc. and as incidental thereto sell, transfer and assign all the beneficial right, title and interest of the VENDOR in the said Tenement together with the right of use and occupancy thereof at or for the price of **Rs.56,00,000/- (RUPEES FIFTY SIX LAKHS ONLY)**.

"THE VENDOR" do hereby admits and acknowledges to have received from "THE PURCHASERS" a sum of **Rs.30,00,000/- (RUPEES THIRTY LAKHS ONLY)** on or before execution of this Agreement for Sale and as per the particulars mentioned in the receipt appearing hereunder, being the **part consideration amount** for the sale of the said Tenement.

"THE PURCHASERS" agree and undertake to pay directly to the Income Tax Authorities a sum of **Rs.56,000/- (RUPEES FIFTY SIX THOUSAND ONLY)** towards 1% T.D.S. as applicable and paid challan copy shall be handed over to THE VENDOR.



Handwritten signature in black ink, appearing to read 'Shri. S. S. S. S. S.' followed by a flourish.

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१५२३	४	३८
२०२४		

**AGREEMENT FOR SALE**

**T** HIS AGREEMENT FOR SALE made and entered into at MUMBAI this 29<sup>th</sup> day of JULY, 2024; BETWEEN; MR. SHANI KUMAR BHOLANATH JAISWAL, aged 33 years, Indian Inhabitant of Mumbai, residing at Tenement No.9/94, Mahavir Nagar Sanskar Co-operative Housing Society Ltd., Code No.035, Ekta Nagar, M.H.B. Colony, Mahavir Nagar, Kandivali (West), Mumbai- 400 067, hereinafter called "THE VENDOR" of the One Part; AND; MRS. MEERA PAPPU GUPTA, aged 43 years, & MR. PAPPU RAMASARE GUPTA, aged 42 years, Indian Inhabitant of Mumbai, residing at Room No.2, Ganesh Krupa Chawl, Renuka Nagar, Dattamandir Cross Road, Near Chanakya Building, Kandivali (West), Mumbai - 400 067, hereinafter called "THE PURCHASERS" of the Other Part; and reference to the parties hereto shall unless it be repugnant to the context or meaning, thereof mean and include their respective legal heirs, successors, executors, administrators and assigns;

15/7/24  
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मीरा पप्पु गुप्ता  
पप्पु गुप्ता

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CHALLAN  
MTR Form Number-6



GRN	MH004785077202425M	BARCODE	[Barcode]		Date	05/07/2024-15:03:12	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty					
Office Name				BRL1_JT SUB REGISTRAR BORIVALI 1					
Location				MUMBAI					
Year				2024-2025 One Time					
Account Head Details				Amount In Rs.					
30045501 Stamp Duty				294000.00					
30063301 Registration Fee				30000.00					
				Total Amount: 3,24,000.00					
Payer Details				TAX ID / TAN (If Any)					
				PAN No.(If Applicable) BPEPG1817D					
				Full Name MEERA PAPPU GUPTA					
				Flat/Block No. Tenament no 94,Chawl No.9					
				Premises/Building Mahavir Nagar Sanskar C.H.S.L I.H.B Colony, Ekta Nagar					
				Road/Street Kandivali west Mumbai					
				Area/Locality					
				Town/City/District					
				PIN 4 0 0 0 6 7					
				Remarks (If Any)					
				PAN2=AXNPJ0247Q-SecondPartyName=SHANI KUMAR J VISWAL-					
				Amount In Three Lakh Twenty Four Thousand Rupees Only					
				Words 3,24,000.00					
Payment Details				IDBI BANK					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		69103332024070814369	744165025
				Bank Date		RBI Date		08/07/2024-18:56:47	09/07/2024
				Bank-Branch		IDBI BANK			
				Scroll No. , Date		100 09/07/2024			

Document ID : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी लागू च नव लागू

Validity unknown

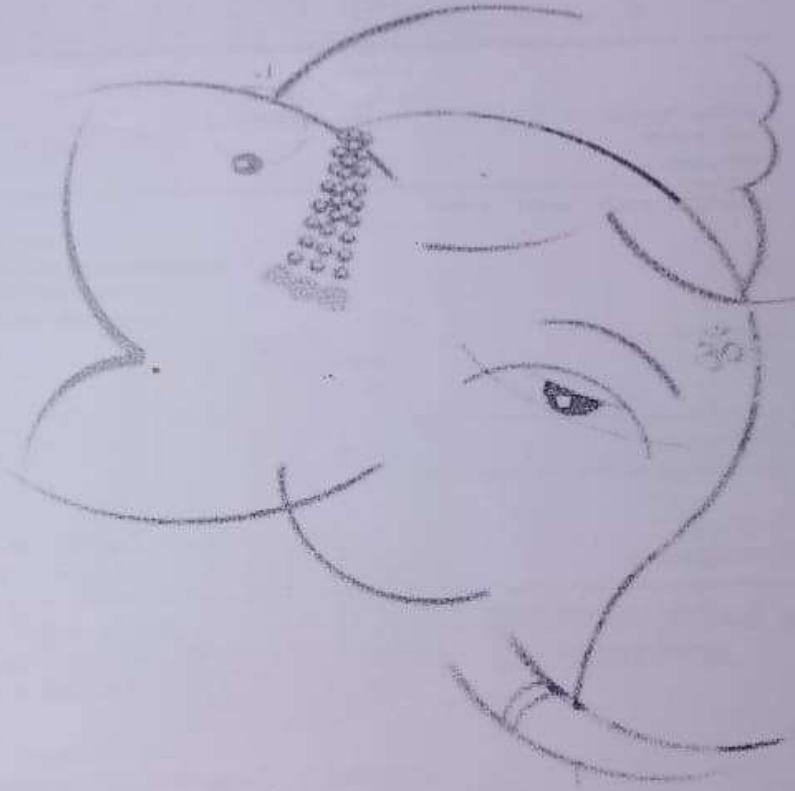
Digitally signed by  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURIES MUMBAI 02  
 Date: 2024.07.11 00:22:00 IST  
 Reason: GRAS Secure Document  
 Location: India



9930301517



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## AGREEMENT FOR SALE

Tenement No.94, Chawl No.9,  
"MAHAVIR NAGAR SANSKAR CO-OP. HOUSING SOC. LTD."  
Code No.035, M.H.B. Colony, Mahavir Nagar,  
Kandivali (West), Mumbai- 400 067.

WHEREAS the Bombay Housing and Area Development regional unit of Maharashtra Housing and Area Development Authority (MHADA) (hereinafter referred to as "the said Board") had a scheme of construction of tenements allotment and sale thereof to individual allottee under its LIG/EWS Housing Scheme.

AND WHEREAS the said Board had constructed Chawls consisting several tenements including Tenement No.94 in Chawl No.9, Mahavir Nagar Sanskar Co-operative Housing Society Ltd., Code No.035, M.H.B. Colony, Mahavir Nagar, Kandivali (West), Mumbai- 400 067 (hereinafter referred to as "the said Tenement") on the plot or piece or parcel of land bearing G.T.S.No.128A, Survey No.163 (part) at Village Kandivali, Taluka Borivali, M.S.D. under its Housing Scheme to One MR. DATTATRAYA V. MANJREKAR.

AND WHEREAS the said MR. DATTATRAYA V. MANJREKAR assigned and transferred all his rights, title and interests in respect of the Tenement No.94 in Chawl No.9, Mahavir Nagar Sanskar Co-operative Housing Society Ltd., Code No.035, M.H.B. Colony, Mahavir Nagar, Kandivali (West), Mumbai- 400 067 in favor of MR. SHANI KUMAR BHOLANATH JAISWAL- "THE VENDOR" herein, vide Agreement For Sale dated 31/03/2021 was duly stamped and registered before the Office of Sub Registrar Borivali- 7 M.S.D. under Document No.BRL7-2656-2021 dated 27/04/2021. The MHADA Authorities vide Letter bearing Ref.No.722-2021 dated 25/6/2021 transferred the said flat in the name of MR. SHANI KUMAR BHOLANATH JAISWAL.

AND WHEREAS "THE VENDOR" herein became the sole, absolute and exclusive owner, fully seized, possessed of, well and sufficiently entitled to the Tenement No.94 in Chawl No.9 of Mahavir Nagar Sanskar Co-operative Housing Society Ltd., Code No.035, M.H.B. Colony, Mahavir Nagar, Kandivali (West), Mumbai - 400067, and holding all relevant papers, documents, etc. in support of his title in respect hereof.

Shani

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d. All rights, benefits and advantages available to the VENDOR and/or to which the VENDOR is entitled to as the Tenants/Occupants/Owners of the said Tenement in records of M.H. & A.D. Board (hereinafter referred to as "the said rights").

at or for the price of **Rs.56,00,000/- (RUPEES FIFTY SIX LAKHS ONLY)**. That the said consideration is inclusive of the value of the Tenement and is also inclusive of the value of the relevant deposits (if any), with the MHADA and other concerned authorities including deposit with Adani Electricity/Tata Power House etc. (hereinafter collectively referred to as "the said Deposits"). THE PURCHASERS shall also, on completion of THIS TRANSACTION, be entitled to rebates, interest, incomes, profits, that may at any time HEREAFTER, be paid by the MHADA and/or any other concerned authorities and otherwise (in respect of the said TENEMENT/deposits) and the benefit of the legal and beneficial exclusive ownership unconditional, possession and occupation and unrestricted use of the said Tenement and all rights/privileges appurtenant thereto.

2. The VENDOR shall apply to get the TRANSFEREES admitted and enrolled as the members of the said Mahavir Nagar Sanskar Co-operative Housing Society Ltd., and as the owner of the said Flat in the records of the said Society and have also agreed to execute in favour of the TRANSFEREES such documents for enrollment as may be required by the TRANSFEREES for vesting the said Shares in the said Mahavir Nagar Sanskar Co-operative Housing Society Ltd. and the said Flat in the names of the TRANSFEREES.



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[Handwritten signature]

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12. This Agreement for Sale shall be deemed to be the Sale Deed upon payment of the said entire consideration amount by THE PURCHASERS'S and upon handing over the vacant and peaceful physical possession of the said property by THE VENDOR to THE PURCHASERS.

**THE SCHEDULE ABOVE REFERRED TO:**

Tenement No.94 admeasuring 25 sq.mtrs. Built up area in Chawl No.9, Mahavir Nagar Sanskar Co-operative Housing Society Ltd., Code No.035, M.H.B. Colony, Mahavir Nagar, Kandivali (West), Mumbai- 400 067 CONSTRUCTED ON All that piece or parcel of land bearing Survey No.163 (Part), C.T.S.No.128A of Village : Kandivali, Taluka : Borivali and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

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IN WITNESS WHEREOF the  
subscribed their respective  
written.

SIGNED AND DELIVER

withinnamed THE V

MR. SHANI KUMA  
P.A.N. : AXNPJ02

in the presence

SIGNED

withi

MR  
P.A.

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(MHADA UNIT)

म्हाडा  
MHADA



जा.क्र.मि.व्य./बोरीवली/मु.म./722/2021

दिनांक- 25/06/2021

प्रति,

श्री शनिकुमार भोलानाथ जैसवाल,

सदनिका क्र.९/९४,

संस्कार सह.गृह.नि.संस्था,(मर्या.),

महावीर नगर, कांदिवली (प),

मुंबई-४०००६७.

विषय:- सदनिका क्र.९/९४, कोड क्र.०३५, महावीर नगर संस्कार सह.गृह.नि.संस्था,(मर्या.), महावीर नगर,  
कांदिवली (प), मुंबई-४०००६७. चे नियमितीकरण करण्याबाबत.

संदर्भ:- १.आपला ऑनलाईन टोकन क्र.१००१२१२२०००१३४५, दि.२१.०५.२०२१.

२.या कार्यालयाचे चलान क्र मि.व्य./बोरीवली/ मु. मं./४००२२०२१०००१४८१

दि.१६.०६.२०२१.

महोदय/महोदया,

उपरोक्त संदर्भ क्र.१ अन्वये आपण विषयांकित सदनिका आपले नावे नियमितीकरण करण्यासाठी अर्ज सादर केलेला होता. तसेच संदर्भ क्र. २ अन्वये सदर सदनिका नियमितीकरण करण्यासाठी अधिमूल्य रु.१६५३६/- चा भरणा केल्यामुळे मुंबई गृहनिर्माण व क्षेत्र विकास मंडळाच्या धोरणानुसार महावीर नगर,कांदिवली (पश्चिम), वसाहती मधील श्री नारायण हरी मेरिया यांचे नावे वितरित केलेला निवासी सदनिका क्र. ९/९४ महावीर नगर, हा गाळा श्र मती हेतल राहुल शहा व श्री शनिकुमार भोलानाथ जैसवाल, (अर्जदार) यांचे नावे दि.२१.०६.२०२१ पासून गाळा ाच्या मुळ क्षेत्रफळापुरते नियमितीकरण करण्यात येत आहे. वरील गाळ्याचे दरमहा प्रमाणे मासिक सेवाआकारापोटी दरमहा महिन्याच्या १० तारखेच्या आत संबंधित भाडेवसुलीकारांकडे भरणा करावा, अन्यथातरतुदीनुसार कारवाई करण्यात येईल. तसेच मंडळामार्फत सेवा शुल्कात वेळोवेळी होणारी वाढ झाल्यास भरणे बंधनकारक राहिल.

आपल्या नावे नियमितीकरण करण्यांत आलेल्या वरील गाळ्याच्या मुळ गाळेधारकांकडून कायदेशीर दावा उपस्थित झाल्यास अथवा सदर गाळा मुळ गाळेधारकांचे आणि मंडळाची फसवणुक करून आपल्या नावे नियमितीकरण केलेला भाडे, असे सिध्द झाल्यास या गाळ्याचे नियमितीकरण आदेश रद्द करण्याचा अधिकार मंडळाकडे राखून ठेवण्यात येत असून भ्रश्या प्रकारच्या कृत्यास मंडळाचा कर्मचारी/अधिकारी जबाबदार राहणार नाही.



मिळकत व्यवस्थापक बोरीवली

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

Gruha Nikman Bhawan, Kalanagar, Bandra (East), Mumbai - 400 051.

Phones : 66405000 / 26592877 / 26592881

Fax No. : 022-26592058

व, कलानगर, बांद्रे (पूर्व), मुंबई - ४०० ०५१.

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EXTRACT FROM THE PROPERTY REGISTERED CARD  
 SURVEY नंदिपुणे TALUKA DONGARDI  
 DIST. MUMBAI SUBURBAN DIST.

Survey	Area Sq. Mtrs.	Tariff	वदर-२/
१६६०-४	१६६०-४	गेजरी	१६६० पे १४

Particulars of agreement between the Government and when due for renewal

Date	Transaction	Vol. No.	Deed No. (1) or Lease (2) or Encumbrance (3)	Amount
	श्री. विठ्ठल विठ्ठल विठ्ठल	गा. नं. २३	श्री. विठ्ठल विठ्ठल विठ्ठल	
	श्री. विठ्ठल विठ्ठल विठ्ठल	२६ मुकी	श्री. विठ्ठल विठ्ठल विठ्ठल	
	श्री. विठ्ठल विठ्ठल विठ्ठल	श्री. विठ्ठल विठ्ठल विठ्ठल	श्री. विठ्ठल विठ्ठल विठ्ठल	



वदर-६
१६६० ११
२००६

१६६० २३	२३	२०२३	वदर-७/
२०२४			

वदर-११/
१६२४ ११
२०१२

वदर - ७/
१६५६ ३२ १२
२०२१

प्रत : कनिष्ठ लिपीक सौ. माटीक नंदिपुणे नदिपुणे तालुका श्री. विठ्ठल विठ्ठल विठ्ठल

*J. Dongare*

JAGDISH TRYAMBAK DONGARDIVE  
 B.S.L., LL.B (SPL. Hen's)  
 Advocate & Notary Govt. of India

CERTIFIED TRUE COPY

*A. Kalam Khan*

A. KALAM KHAN  
 Advocate & Notary Govt. Of  
 603/A, Green View CHS Ltd., Palai Ch  
 Behind Amar Palace Hotel,  
 Mira Thane, Maharashtra Sta