



13/10/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 13958/2022

नोदणी :

Regn 63m

गावाचे नाव : परेल-शिवडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	14500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11639132.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ़ळाट नं 305, इमारतीचे नाव: साई अपार्टमेंट,स्वराज्य भुवन को-ऑप हौ सो लि, ब्लॉक नं: 64 - बि भगवंतराव परळकर मार्ग , रोड : परेल व्हिलेज,परेल मुंबई- 400 012, इतर माहिती: सदनिकाचे क्षेत्रफळ 635 चौ.फुट बिल्टअप .*** सदर दस्तातील मिळकत महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये शासन आदेश क्र.मुद्रांक -2021/अनौ.संक्र.12/प्र.क्र.107/म-1(धोरण)दि.31/03/2021/अन्वये 1टक्के सवलत देण्यात आली आहे.((C.T.S. Number : 314 ;))
(5) क्षेत्रफळ	1) 635 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रविंद्र सिताराम सावंत - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 3/305, स्वराज्य भुवन को-ऑप. हाऊसिंग सोसायटी, साई अपार्टमेंट, रोड नं: भगवंतराव परळकर मार्ग, समोर. शिवसेना शाखा,परेल व्हिलेज, परेल, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-APTPS7069B 2): नाव:-समिधा रविंद्र सावंत - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 3/305, स्वराज्य भुवन को-ऑप. हाऊसिंग सोसायटी, साई अपार्टमेंट, रोड नं: भगवंतराव परळकर मार्ग, समोर. शिवसेना शाखा,परेल व्हिलेज, परेल, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-CINPS9831G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अल्का चंद्रकांत नाईक - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 220, श्री सिद्धिविनायक को-ऑप. हौसिंग सोसायटी , ब्लॉक नं: संमाजी नगर, एस.एन.रोड, अंधेरी (प), मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-ACVPN6909N
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/10/2022
(10)दस्त नोंदणी केल्याचा दिनांक	13/10/2022
(11)अनुक्रमांक,खंड व पृष्ठ	13958/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	725000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(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.



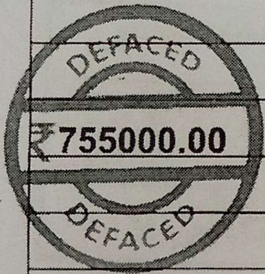


CHALLAN
MTR Form Number-6



GRN	MH009187442202223E	BARCODE			Date	12/10/2022-22:06:31	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	BOM5_JT SUB REGISTRAR MUMBAI 5			PAN No.(If Applicable)	ACVFN6909N			
Location	MUMBAI			Full Name	MS ALKA CHANDRAKANT NAIK			
Year	2022-2023 One Time			Flat/Block No.	FLAT NO. 305, SAI APARTMENT, SWARAJYA			
				Premises/Building	BHUVAN CO-OP. HOUSING SOCIETY LTD.,			

Account Head Details	Amount In Rs.							
0030045501 Stamp Duty	725000.00	Road/Street	64-B, BHAGWANTRAO PARELKAR MARG, PAREL VILLAGE, PAREL,					
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI					
		Town/City/District						
		PIN	4	0	0	0	1	2
		Remarks (If Any)	PAN2=APTPS7069B-SecondPartyName=MR RAVINDRA SITARAM SAWANT and MRS SAMIDHA RAVINDRA SAWANT-					
		Amount In	Seven Lakh Fifty Five Thousand Rupees Only					
Total	7,55,000.00	Words						



Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	02300042022101270457	222859346833		
Cheque/DD No.	Bank Date	RBI Date	12/10/2022-22:07:59	Not Verified with RBI		
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch	21013, 13/10/2022					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
राष्ट्र चटल केवल सुरयम निवंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजांसाठी आहे. नोंदणी न करावयाच्या दस्तऐवजांसाठी राष्ट्र चटल लागू नाही.
Mobile No. : 9867365970



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-509-13958	0004557279202223	13/10/2022-20:11:01	IGR550	30000.00

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Print Date 13-10-2022 08:11:47

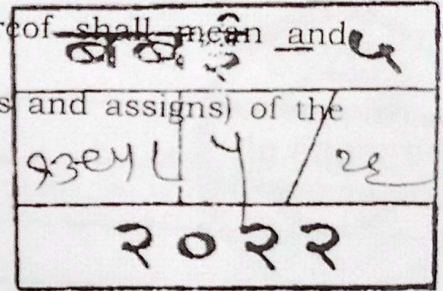
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 13th day of October, 2022, **BETWEEN** (1) **MR. RAVINDRA SITARAM SAWANT**, aged about 52 years, Pan Card No. **APTPS7069B**, AND (2) **MRS. SAMIDHA RAVINDRA SAWANT**, aged about 50 years, an adult, Indian inhabitant, having Pan Card No. **CINPS9831G**, residing at **3/305, SWARAJYA BHUVAN CO-OP. HOUSING SOCIETY, SAI APARTMENT, BHAGWANTRAO PARALKAR MARG, OPP. SHIVSENA SHAKHA, PAREL VILLAGE, PAREL, MUMBAI - 400 012**, hereinafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the One Part;

AND

MS. ALKA CHANDRAKANT NAIK, aged about 40 years, Indian Inhabitant, Pan Card No. **ACVPN6909N**, residing at **220, SHRI SIDDIVINAYAK CO-OP. HOUSING SOCIETY, SAMBHAJI NAGAR, S.N.ROAD, ANDHERI (E), MUMBAI - 400 069**, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors administrators and assigns) of the Other Part;

WHEREAS the VENDORS are the member of **SAI APARTMENT, SWARAJYA BHUVAN CO-OP. HOUSING SOCIETY LTD.**, a society registered under the Maharashtra Co-operative Societies Act, 1960 vide **Registration No. MUM/W-FS/HSG/TC/8501/2004-2005** by virtue of Five shares of **Rs.50/-** each



Handwritten signatures: Sawant, Sawant, Naik

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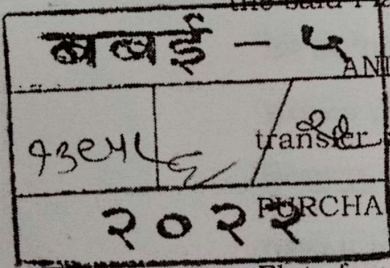
numbered from 71 to 75 both inclusive issued by the said society vide **Share Certificate No. 15** and as such a member, the VENDORS is the Owner of the ownership **FLAT NO. 305, SAI APARTMENT, SWARAJYA BHUVAN CO-OP. HOUSING SOCIETY LTD., 64-B, BHAGWANTRAO PARELKAR MARG, PAREL VILLAGE, PAREL, MUMBAI - 400 012**, (Herein after referred and called to as the "**Said Flat Premises**", more specifically described in the Schedule hereunder written); AND WHEREAS all the relevant documents in respect of the abovesaid Flat premises stands in the name of the VENDORS;

AND WHEREAS Originally the abovesaid Flat premises has



purchased from M/s. VINAYAK SAI DEVELOPER by executing an Agreement for Sale before Sub Registered Office No. 2 bearing Document No. BBE2/0393/2005 Dated : 21/10/2005 by the Vendor since when the VENDORS are now in absolutely seized and possessed of or otherwise well and sufficiently entitled to deal with

the said Flat premises in any manner whatsoever.



AND WHEREAS the VENDORS has now agreed to sell, transfer and assign the said Flat to the PURCHASER and the PURCHASER has now agreed to purchase and acquire the said Flat, free from all encumbrances claims and demands for a total consideration of **Rs. 1,45,00,000/- (Rupees One Crore Forty Five Lakhs Only)**. AND WHEREAS the parties now wish to put on record the terms and conditions of this agreement in writing which appear hereinafter.

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The VENDORS hereby agrees to sell and transfer and the PURCHASER hereby agrees to purchase and acquire the

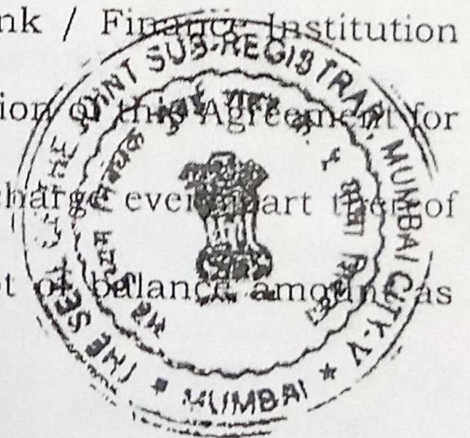
(Handwritten signatures and initials)

Ownership FLAT NO. 305, SAI APARTMENT, SWARAJYA BHUVAN CO-OP. HOUSING SOCIETY LTD., 64-B, BHAGWANTRAO PARELKAR MARG, PAREL VILLAGE, PAREL, MUMBAI - 400 012, alongwith membership and shares of the said society for total consideration of **Rs.1,45,00,000/- (Rupees One Crore Forty Five Lakhs Only)**.

2. The PURCHASER has paid to the VENDORS a sum of (i) **Rs.2,25,000/-** by Cheque No. 000070, Dated : 25/08/2022, Drawn on Standard Chartered Bank, Juhu Branch, Mumbai, (ii) **Rs.7,75,000/-** by Cheque No. 000072, Dated : 09/10/2022, Drawn on Standard Chartered Bank, Juhu Branch, Mumbai (iii) **Rs.30,00,000/-** by Cheque No. 000073, Dated : 09/10/2022, Drawn on Drawn on Standard Chartered Bank, Juhu Branch, Mumbai and (iv) **Rs.1,45,000/- T.D.S Certificate**, as and by way of Part Payment out of total consideration amount of the said Flat Premises, the receipt of which the VENDORS doth hereby admit and acknowledges.

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3. It is agreed by and between the parties that the PURCHASER shall pay the balance consideration amount of **Rs.1,03,55,000/- (Rupees One Crore Three Lakhs Fifty Five thousand only)** to the VENDORS by obtaining loan from Bank / Finance Institution within 60 days from the date of the execution of this Agreement for Sale. The VENDORS acquit release & discharge every part thereof to the purchaser forever only after receipt of balance amount as mentioned herein above.



4. As the VENDORS i.e. **MR. RAVINDRA SITARAM SAWANT & MRS. SAMIDHA RAVINDRA SAWANT** who will receive total sale consideration is an Indian resident, the Purchases are liable to

SAWANT
B. Sawant

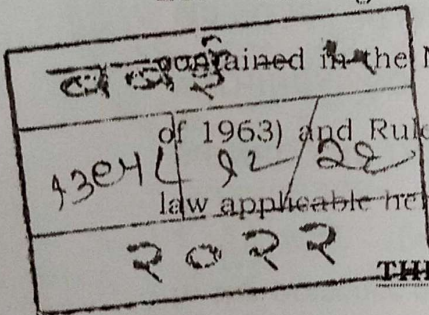
regulations as framed by the said Society and bye-laws of the said Society.

18. The VENDORS agrees and undertakes to keep PURCHASER indemnified from all action, charges, claims, demands and suit by person claiming any interest in respect of the said Flat. The VENDORS shall be liable for any tax or duty if payable prior to execution of this agreement.

19. That the VENDORS has No Objection for transfer of the Electricity Meter together with deposit if any and documents of the said Flat premises to the name of PURCHASER and also No Objection for transfer to Share Certificate to the name of the PURCHASER.

The Stamp Duty and Registration Charges on this agreement shall be payable by the PURCHASER and Society Transfer Fees shall be payable by PURCHASER.

21. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 (No.XLV of 1963) and Rules framed there under or any other provisions of law applicable hereto.



THE SCHEDULE OF THE PROPERTY

The Self contained **FLAT NO. 305, SAI APARTMENT, SWARAJYA BHUVAN CO-OP. HOUSING SOCIETY LTD., 64-B, BHAGWANTRAO PARELKAR MARG, PAREL VILLAGE, PAREL, MUMBAI - 400 012**, admeasuring area **635** Sq.ft Built up area, on the piece or parcel of land bearing **C.S.NO. 314** of **PAREL - SEWREE DIVISION** within the Registration District and Sub - District at **Mumbai City and Mumbai Sub urban**.

Handwritten signatures:
1. A signature that appears to be 'Munt'.
2. A signature that appears to be 'Rawant'.
3. A signature that appears to be 'Wah'.

SAI APARTMENT
Swarajya Bhuvan Co-operative Housing Society Ltd.

Regn. No. MUM / W-FS / HSG / TC / 8501 / 2004-2005 of 2005

64-B, Bhagwantrao Paralkar Marg, Parel Village, Mumbai - 400 012.

Certificate No. 15

Share Certificate

Flat/Shop/Garage No. 305

Authorised Capital Rs. 1,00,000/- divided into 2000 shares of Rs. 50/- each.

This is to Certify that ~~Smt~~ / ~~Mrs~~ Ravindra Sitaram Sawant

Sarnidha R. Sawant

of 71 is the Registered Holder of 71 Shares from No. 71

to 75 of Rs. 250/- [Two hundred Fifty only]

both inclusive in SAI APARTMENT, SWARAJYA BHUVAN CO-OP. HOUSING SOCIETY LTD. subject to the Bye laws of the said Society and that upon each or such Share the sum of Rupees Fifty has been paid.

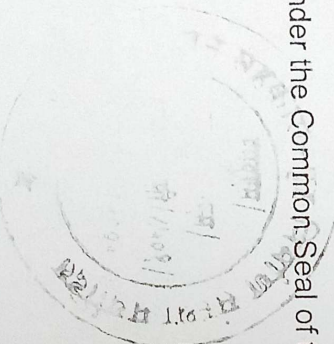
GIVEN under the Common Seal of the said Society on MUMBAI this 13 day of SEPT. 2009

For Sai Apartment, Swarajya Bhuvan Co-op. Hsg. Soc. Ltd.

Sarnidha R. Sawant
CHAIRMAN

[Signature]
HON. SECRETARY

[Signature]
M. C. MEMBER



Received Share of Rs. 250/-
13-11-09
[Signature]

69/1

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. 127/2004/PS/1A of 4/8/06

To,
Chief Promoter,
Swarajya Bhavan Co. Op. Hsg. Soc.,
Swarajya Bhavan,
Bhagwantrao Paralkar Road,
Parel Village,
Mumbai 400 012.

Sub: Redevelopment of Municipal Acquired property on plot bearing C.S. No. 314 Parel Village known as Swarajya Bhavan for Swarajya Bhavan Co. Op. Hsg. Soc. Ltd.

Ref: Your Architect's letter No. SA/64/131/2006 dated 03.06.2006.

WITHOUT PREJUDICE

Sir,

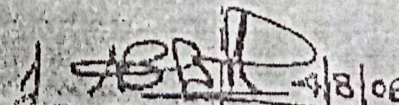
With reference to above letter, this is to inform you that there is no objection to occupy the rehab & sale Building under reference for not residential on ground floor part and residential user on 1st to 7th floor, which is constructed under supervision of Architect Shri Rajan Bagwa (Regn. No. CA/82/7127) and Regd. Structural Engineer Shri K.C. Shah (Regn. No. STR/S/103) subject to following conditions :-

1. That the separate P.R. Card for the setback area which is already handed over to the Corporation shall be submitted.
2. That the certificate u/Sec.270A of M.M.C Act from H.E. Department for adequacy of water supply shall be submitted.

This occupation permission is granted without prejudice to rights of M.C.G.M. take action under section 303-A of M.M.C. Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,


Dy. Chief Engineer
Building Proposals (City)

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

If Yes, CIF No/ Account No.

Name:

Date of Birth: PAN:

Mobile:

e-mail:

Name of Spouse:

Name of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident India

Person Of Indian Origin (PIO)

Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme