

RECEIPT

Page 1 of 1

337/17528
Monday, December 06, 2021
1:39 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39
Regn.: 391

पावती क्र.: 19597 दिनांक: 06/12/2021

गावाचे नाव: भाईंदर
दस्तऐवजाचा अनुक्रमांक: टनन7-17528-2021
दस्तऐवजाचा प्रकार: सेल डीड
सादर करणाऱ्याचे नाव: राकेश किशोर वडके --

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 560.00
पृष्ठांची संख्या: 28

एकूण: रु. 30560.00

आपणास मूळ दस्त, पंढनेल प्रिंट, सूची-२ अंदाजे
1:59 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 7

बाजार मूल्य: रु. 3888189 /-
मोबदला रु. 4000000 /-
भरलेले मुद्रांक शुल्क : रु. 240000 /-

सद. दुय्यम निबंधक, थाने
नाणे क्र. (२०२१/२०२१)

- 1) देयकाचा प्रकार: DHC रकम: रु. 560 /-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0612202102914 दिनांक: 06/12/2021
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000 /-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009133342202122P दिनांक: 06/12/2021
बँकेचे नाव व पत्ता:

Rabale

मुळदस्त परत मिळाला

1L7Z

12/6/2021



CHALLAN
MTR Form Number-6



GRN	MH0091333422021221	BARCODE	[Barcode]		Date	24/11/2021-10:54:43	Form ID	252
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA			PAN No.(If Applicable)	AFGPV0245K			
Location	THANE			Full Name	MR RAKESH KISHOR WADKE			
Year	2021-2022 One Time			Flat/Block No.	SHOP NO 06, RAMDEV CHAITANYA CHSL,			
Account Head Details		Amount In Rs.		Premises/Building	PADMAVATI NAGAR, BHAYANDER WEST			
0030046401	Stamp Duty	240000.00		Road/Street	150 FEET ROAD, NEAR MAXUS MALL			
0030063301	Registration Fee	30000.00		Area/Locality	BHAYANDER WEST			
				Town/City/District				
				PIN	4 0 1 1 0 1			
				Remarks (If Any)	<p>PAN2=ALHPA3145J Second Party Name = MR. POOJA DEEPESH SANGHVI-</p> <p>दस्ता क्रमांक 9/22L/2022</p> <p>9/22L</p>			
Total		2,70,000.00		Amount In Words	Two Lakh Seventy Thousand Rupees Only			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502021112400512 5397956316413		
Cheque/DD No.				Bank Date	RBI Date	24/11/2021-10:55:44 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 : Mobile No. : 9820271665
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल दृश्य निबंधक कार्यालय नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालान लागू नाही.

Sanghi

Rakhele
Modale

[1]

SALE DEED

THIS SALE DEED ("Agreement") is made and executed at Mira-Bhayander on this 24 day of November, 2021, **BY AND BETWEEN;**

MRS. POOJA DEEPESH SANGHVI [PAN No: ALHPA3145J & Aadhar No: 7760 8195 3499], aged 34 years, Indian Inhabitant, residing at B/210, Narmada Deep, Cabin Road, Near Rawal Nagar, Bhayander (East), Thane- 401 105, Maharashtra; hereinafter referred as "**THE VENDOR / TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her legal heirs, executors, representatives, administrators and assigns) ...**PARTY OF THE FIRST PART.**

ट.न.न. = ७
दस्त क्रमांक १०५२८/२०२१
२ / २८

AND

1. MR. RAKESH KISHOR WADKE [PAN No: AFGPV0245K & Aadhar No: 8621 1863 5483], aged 39 years,

2. MR. MUKESH KISHOR WADKE [PAN No: ADZPV4940Q & Aadhar No: 9184 1414 5943], aged 40 years, both Indian Inhabitants, both having address at Flat No. 302, Name Chaitanya CHS Ltd., Padmavati Nagar, Near Maxus Mall, 150 Feet Road, Bhayander (West), Thane- 401 101, Maharashtra; hereinafter referred as "**THE PURCHASERS / TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/their legal heirs, executors, representatives, administrators and assigns) ...**PARTY OF THE OTHER PART.**

(The Vendor / Transferor and the Purchasers / Transferees collectively referred to as "Parties" and individually as "Party").

RECITALS:-

- By virtue of an Agreement for Sale dated 27th December, 2007 registered in the office of Sub-Registrar of Assurances at Thane district bearing document Serial No. TNN4-01623-2008 dated 14/02/2008 entered between M/s. Mac Enterprises, a Partnership Firm registered under the provisions of the Indian Partnership Act,

Baghi

Rakub

Madale

ट.न.न. 1972	भयण्डेर (East), Thane- 401 105.
दस्ता नमांक 901/22	श्री. गोविंद मिथलाल पटेल
3	श्री. गोविंद मिथलाल पटेल

having its office at A/6, Sujata Shopping Centre, Navghar Road, (East), Thane- 401 105, referred as the Developers/ Promoters therein of the One Part AND Shri. Govind Mithalal Patel referred as the Premises Purchaser/s(1st Purchaser) therein on the Other Part wherein the Premises Purchaser/s therein had purchased a Shop premises bearing **Shop No. 06**, on the Ground Floor in the building of the society known as "RAMDEV CHAITANYA CO- OPERATIVE HOUSING SOCIETY LTD.", admeasuring **472** Sq. Feet Built-up area equivalent to **43.86** Sq. Meters Built-up area constructed on the plot of Land bearing Old Survey No. 662, New Survey No. 252, Hissa No. 2, situated, lying and being at Revenue Village- Bhayander, Taluka and District: Thane- 401 101. (hereinafter to be referred as "**The said Shop / Property**") more particularly described in the schedule written herein under on "OWNERSHIP BASIS" and for the lump sum price and on the Terms and conditions stipulated and covenants therein contained and followed by delivery of vacant and peaceful possession of the said Shop.

- **AND WHEREAS**, by virtue of an Agreement for Sale dated 03/01/2020 registered in the office of Sub-Registrar of Assurances at Thane district bearing document Serial No. TNN4-104-2020 dated 03/01/2020 entered between Shri. Govind Mithalal Patel through his constituted power of Attorney ~~Shri. Pankaj Manoj Purohit~~ referred as the Vendor thereof of the First Part, Shri. Pankaj Manoj Purohit referred as the Co-Selling Party therein of the Second Part AND Mrs. Pooja Deepesh Sanghvi referred as the Purchaser therein of the Third Part and the Vendor/Transferor herein respectively, wherein the Purchaser absolutely purchased the said Shop on payment of full and final sale consideration and on the Terms and conditions stipulated and covenants therein contained and followed by delivery of vacant and peaceful possession of the said Shop.

- **AND WHEREAS**, incidental to the holding of the said Shop, the Vendor is entitled to membership rights of "RAMDEV CHAITANYA CO-OPERATIVE HOUSING SOCIETY LTD." a society formed and duly registered under the Maharashtra Co-operative Societies Act, 1960

Shri. Govind Mithalal Patel

Rahul Modole

ट.न.न. - ७	
सं. क्र. 104/L/2023	दि. 25/11/23
2L	

and bearing Registration No. TNA / (TNA) / HSG 2013 (hereinafter referred to as "THE SAID SOCIETY") and as such, The Vendor is holding 05 fully paid up shares of Rs. 50/- each in the said society bearing distinctive Nos. 156 to 160 both numbers are inclusive issued under Share Certificate No. 034 (hereinafter for the sake of brevity referred to as "THE SAID SHARES"). However the name of the Vendor has yet not been updated in the share certificate and the same has been conveyed to the Purchasers, therefore the Vendor and Purchasers herein will co-operate with each other for the same.

- **AND WHEREAS**, the Vendor confirms that the above referred Agreement executed between the respective parties are legally valid, existing, subsisting and has not been cancelled, terminated, revoked and the Vendor herein has absolute, quiet, vacant and peaceful physical possession of the said Shop till date and entitled to membership rights of the said society since the date she purchased.
- **AND WHEREAS**, on coming to know the intention of the VENDOR regarding sale of the said Shop, the PURCHASERS approached VENDOR and negotiated for sale and transfer of the said Shop said shares in their favour on the basis of representations made by the Vendor as mentioned in this agreement.
- **ANDWHEREAS**, relying upon the representations made by the VENDOR, the PURCHASERS agreed to purchase the said Shop admeasuring area 472 Sq. Feet Built-up area equivalent to 43.86 Sq. Meters Built-up area of **Shop No. 06**, on the Ground Floor on ownership basis for the full and final sale consideration arrived after negotiation and fair market value for the total consideration of **Rs.40,00,000/-** (Rupees Forty Lakhs only) which is inclusive of all fitting and fixtures in the said Shop, and on the terms and conditions appearing hereinafter. The amount of consideration is below the limit specified under section 194-I-A of IT Act, 1961 therefore TDS deduction as per Section 194-I-A of the IT Act 1961 is not applicable.



Baghi

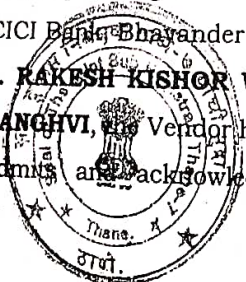
Rahul Madale

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by
& between the parties hereto as follows:

ट.न.न. - ७	The Recitals mentioned hereinabove shall be deemed, presumed and treated as the internal part of this Sale Deed in verbatim as if the same are set out and incorporated herein. The recitals shall also be deemed, presumed and treated as a declaration and representation of
दस्ता क्रमांक १०५६	
५	the Vendor and relying upon the declaration, representation of Vendor, the Purchasers are purchasing the said Shop.

2. The VENDOR hereby agrees to sell and assign to the PURCHASERS the said Shop and the VENDOR further hereby agrees to sell, transfer and convey to the PURCHASERS, the said Shop for the full and final and total sale consideration of **Rs.40,00,000/-** (Rupees Forty Lakhs only) ("**The Consideration**"). The said amount of the consideration has been paid by the **PURCHASERS** to the **VENDOR** in the following manner:

- a) **Rs.10,00,000/-** (Rupees Ten Lakhs only) has been paid as part payment for the said Shop through RTGS bearing Reference ID No. 0220380681 from ICICI Bank, Bhayander (West) Branch as on dated 01/10/2021 by **MR. RAKESH KISHOR WADKE** in favour of **MRS. POOJA DEEPESH SANGHVI**, the Vendor herein. (Receipt whereof the VENDOR hereby admits and acknowledges in the presence of witnesses).
- b) **Rs.10,00,000/-** (Rupees Ten Lakhs only) has been paid as part payment for the said Shop through RTGS bearing Reference ID No. 0220537485 from ICICI Bank, Bhayander (West) Branch as on dated 01/10/2021 by **MR. RAKESH KISHOR WADKE** in favour of **MRS. POOJA DEEPESH SANGHVI**, the Vendor herein. (Receipt whereof the VENDOR hereby admits and acknowledges in the presence of witnesses).
- c) **Rs.10,00,000/-** (Rupees Ten Lakhs only) has been paid as part payment for the said Shop through RTGS bearing Reference ID No. 0220384997 from ICICI Bank, Bhayander (West) Branch as on dated



Sanghvi

Raksh
Madale

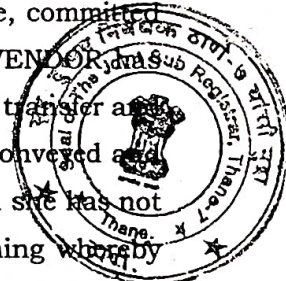
01/10/2021 by **MR. MUKESH KISHOR WADKE** in favour of **MRS. POOJA DEEPESH SANGHVI**, the Vendor herein. (Receipt whereof the VENDOR hereby admits and acknowledges in the presence of witnesses).

In favour of MRS. POOJA DEEPESH SANGHVI	
(Receipt whereof the VENDOR hereby admits and acknowledges in the presence of witnesses)	
दस्ता क्रमांक	0422/2021
Σ	22

d) Balance Full and Final Payment of sale consideration for the said Shop of **Rs.10,00,000/-** (Rupees Ten Lakhs only) has been paid through RTGS bearing Reference ID No. 0221273720 from ICICI Bank, Bhayander (West) Branch as on dated 02/10/2021 by **MR. MUKESH KISHOR WADKE** in favour of **MRS. POOJA DEEPESH SANGHVI**, the Vendor herein. (Receipt whereof the VENDOR hereby admits and acknowledges in the presence of witnesses).

4. The Vendor hereby represents, covenants, warrants, **undertakes and declares that;**

a) The VENDOR declares that he is the absolute owner and enjoying rights, title and interest of the said Shop quietly without any claim or obstruction from any other person/s. The VENDOR further declares that notwithstanding any act, deed, matter or thing whatsoever by the VENDOR or any person or persons lawfully or equitably claiming by, from, through, under or in trust for her, made, done, committed or omitted or knowingly suffered to the contrary, the VENDOR has good rights, full power and absolute authority to convey, transfer and assure the said Shop hereby agreed to be transferred, conveyed and assigned in favour of the PURCHASERS as aforesaid and she has not done, committed or omitted any act, deed, matter or thing whereby the ownership, possession or occupation and enjoyment of the said Shop may be rendered void or voidable or the Vendor would be prevented from selling, assuring, conveying, transferring the said Shop / said shares in the manner herein provided to and unto the Purchasers.



b) That the VENDOR declares that the said Shop is free from all encumbrances and the same is not mortgaged or in any manner charged for payment of any money to any person or Financial

Sanghvi

Wadke
Madake

the non-breaching party shall be entitled to enforce this agreement by injunctive and other available relief, including specific performance.

ट.न.न. - ७	
एन.न.न. १०११/२०२१	
११	२८

14. This Agreement shall always be subject to the provision contained in Maharashtra Ownership Flats, Act 1963, Maharashtra Ownership Flat Rules, 1964 or any provision of law for the time being which is applicable hereto.

15. Any dispute amongst the parties hereto shall be subject to and shall be covered under the jurisdiction of the Thane District Court.

THE SCHEDULE ABOVE REFERRED TO:

All THAT COMMERCIAL PREMISES bearing Shop No. 06, on the Ground Floor in the building of the society known as "RAMDEV CHAITANYA CO-OPERATIVE HOUSING SOCIETY LTD.", admeasuring 472Sq. Feet Built-up area equivalent to 43.86Sq.

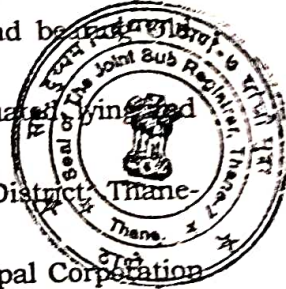
Meters Built-up area constructed on the plot of Land bearing Survey No. 662, New Survey No. 252, Hissa No. 2, situated being at Revenue Village- Bhayander, Taluka and District Thane- 401 101. Within the limits of Mira Bhayander Municipal Corporation

and in the Registration District, Sub- Registration District: Thane.

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

Baghi

Rekul Madale



ट.न.न. - ७
 SIGNED SEALED AND DELIVERED
 दस्ता सं. १०७२८ १९००५
 १३ / २

"VENDOR/TRANSFEROR"

Party of the First Part

MRS. POOJA DEEPESH SANGHVI



In the presence of Witnesses:

1. *Alkesh*
2. *Naksh*

SIGNED SEALED AND DELIVERED

By the within named

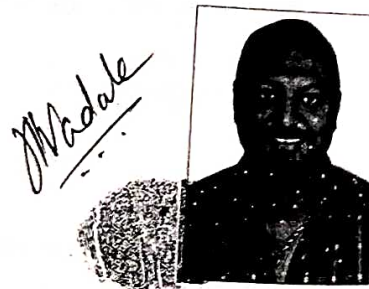
"PURCHASERS / TRANSFEREES"

Party of the Other Part

1. MR. RAKESH KISHOR WADKE



2. MR. MUKESH KISHOR WADKE



In the presence of Witnesses:

1. *Alkesh*
2. *Naksh*



दूरध्वनी : २८१९२८२८ / २८१९३०२८ / २८१८१९८३ / २८१८१३५३ / २८१४५९८५
फॅक्स : २८१९०६३६

मिरा-भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAYANDAR MUNICIPAL CORPORATION

छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), पिन कोड - ४०१, १०१.

नं. मी.प।/नं./३४८८/०६-०७

दिनांक २३/१/०७

- वाचले - १. मे. दिशा डिझाईन कन्सलटंट यांचा दि.२१/१२/२००६ चा दाखला अर्ज.
२. मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचे कडील आदेश क्र. यु.एल.सी./टि.ए./प्रमाणपत्र-२०००/२५२, दि.२३/१०/२००० व यु.एल.सी./टि.ए./प्रमाणपत्र-१९९८/२०२१ एच.एस.-२०/एसआर-१२३५, दि.१६/०८/०२ अन्वयेची मंजूरी.
३. मे. जिल्हाधिकारी, ठाणे यांचेकडील आदेश क्र. महसुल/क-१/टे-१/एनएपी/एसआर-०५/२००५, दि.०१/१०/०५ व एसआर-३६/०२, दि.०७/०२/०३ ची अकृषिक मंजूरी.
४. मिरा भाईंदर महानगरपालिका पत्र क्र. मनपा/नर/१८६/२००६-०७, दि.१३/०४/२००६ अन्वये सुधारीत बांधकाम परवानगी.
५. मे. दिशा डिझाईन कन्सलटंट यांचा दि.११/१२/२००६ अन्वये इमारत पुर्णत्वाचा दाखला.
६. मे. रेन प्रोफाईल यांचा दि.३०/११/२००६ अन्वये इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला.
७. श्री. राकेश अ. पटेल यांचे दि.२७/१०/२००६ अन्वये इमारतीच्या प्लंबींग बाबतचा दाखला.
८. अग्निशमन विभागाकडील नाहरकत दाखला क्र. मनपा/अग्नि/३९४अ/०६-०७, दि.२२/१२/०६

ट.न.न. - ७	
१७५८४२०२१	
१८	२८

// भाग भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - भाईंदर, स.क्र. २५२/२ (नविन), स.क्र. ६५८/१ (जुना), २५१/१ (नविन) येथील मंजूर रेखांकन नकाशासंदीर्घ इमारत प्रकार - अ वास्तुविशारद प्रस्तावित "रामदेव चैतन्य" या (पार्ट तळ + ७) या इमारतीचे बांधकाम बांधकामाच्या As built नकाशा प्रमाणे पुर्ण झाल्या बाबतचा दाखला वास्तुविशारद मे. दिशा डिझाईन कन्सलटंट यांनी सादर केला आहे. इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला मे. रेन प्रोफाईल यांनी व इमारतीचे प्लंबींगबाबतचा दाखला श्री. राकेश अ. पटेल यांनी सादर केला आहे. यास्तव संदर्भिय क्र. ४ व ८ मधील अटीचे पालन करण्याच्या अटीवर उपरोक्त इमारत प्रकार - "अ" "रामदेव चैतन्य" या (पार्ट तळ + ७) या इमारतीचा वापर करणेस व सदर इमारतीस आवश्यक तेवढा विद्युत, पुरवठा इत्यादी महानगरपालिकाची हरकत नाही. शहरातील पाणी टंचाई लक्षात घेता आपणास नळ कनेक्शन मिळेलच याची हमी महानगरपालिका देत नाही. सदरचा वापर परवाना हा मंजूर नकाशा, अनुज्ञेय वापर व मंजूर क्षेत्राच्या मर्यादित आहे.



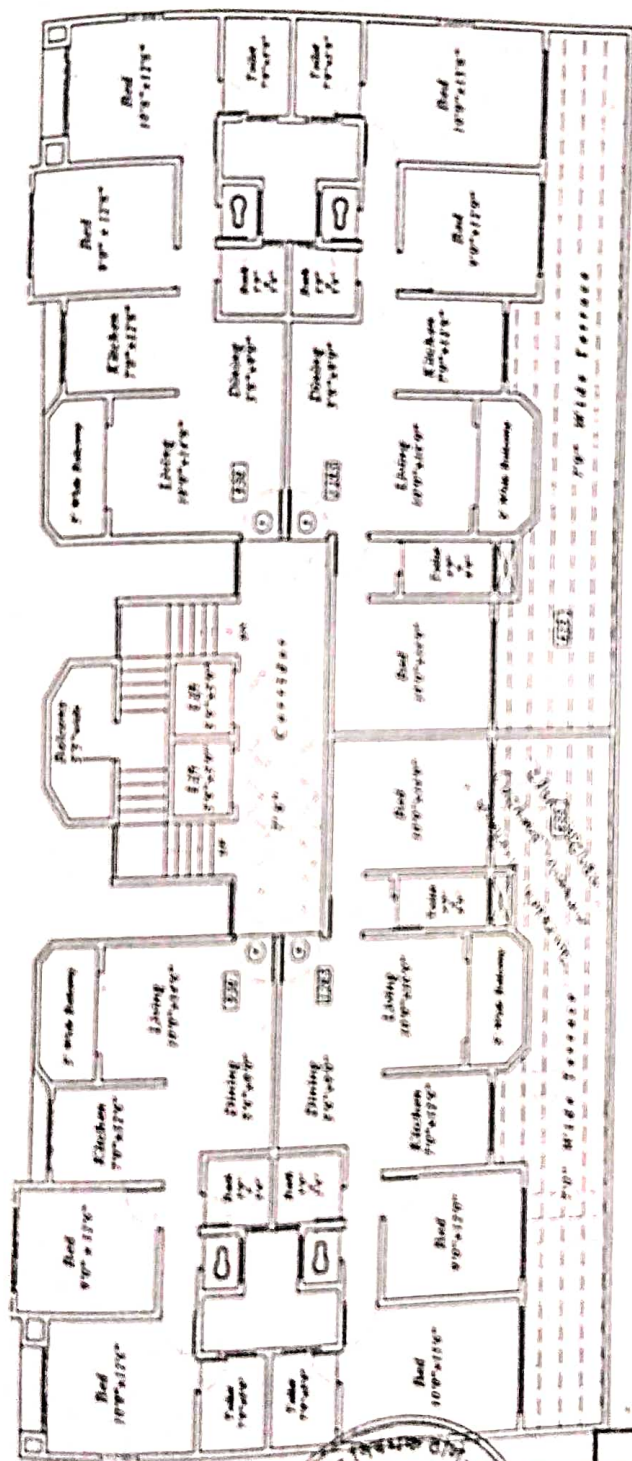
- प्रत - १) विकासक
२) कर विभाग

आयुक्त

मिरा भाईंदर महानगरपालिका

१ ६६० ७७१

ट.न.न. - ४
१७५८४२०२१
१७ / ५३

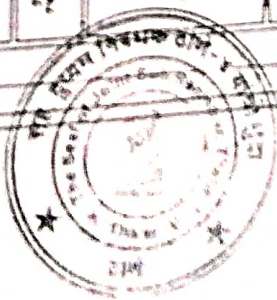


TYPICAL FLOOR PLAN (Second Floor)

Rander-Chaitanya

Vishesh Associates
 P-3, Naraina, New Delhi, 110028
 Telephone No. Tel. 2612 8754

Mac Enterprises
 P-3, Naraina, New Delhi, 110028
 Telephone No. Tel. 2612 8754



2701-8
 9824/2006
 25/56

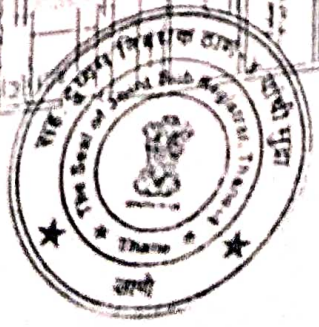


TYPICAL FLOOR PLAN (Third to Seventh Floor)

Architects
Tishesh, Associates.
 22, Naraina Avenue, New, Naraina, New Delhi
 Telephone No. 247, 248, 249
 Mobile: 9876543210

Rander-Chaitanya

Architects
Rander Enterprises.
 22, Naraina Avenue, New, Naraina, New Delhi
 Telephone No. 247, 248, 249
 Mobile: 9876543210



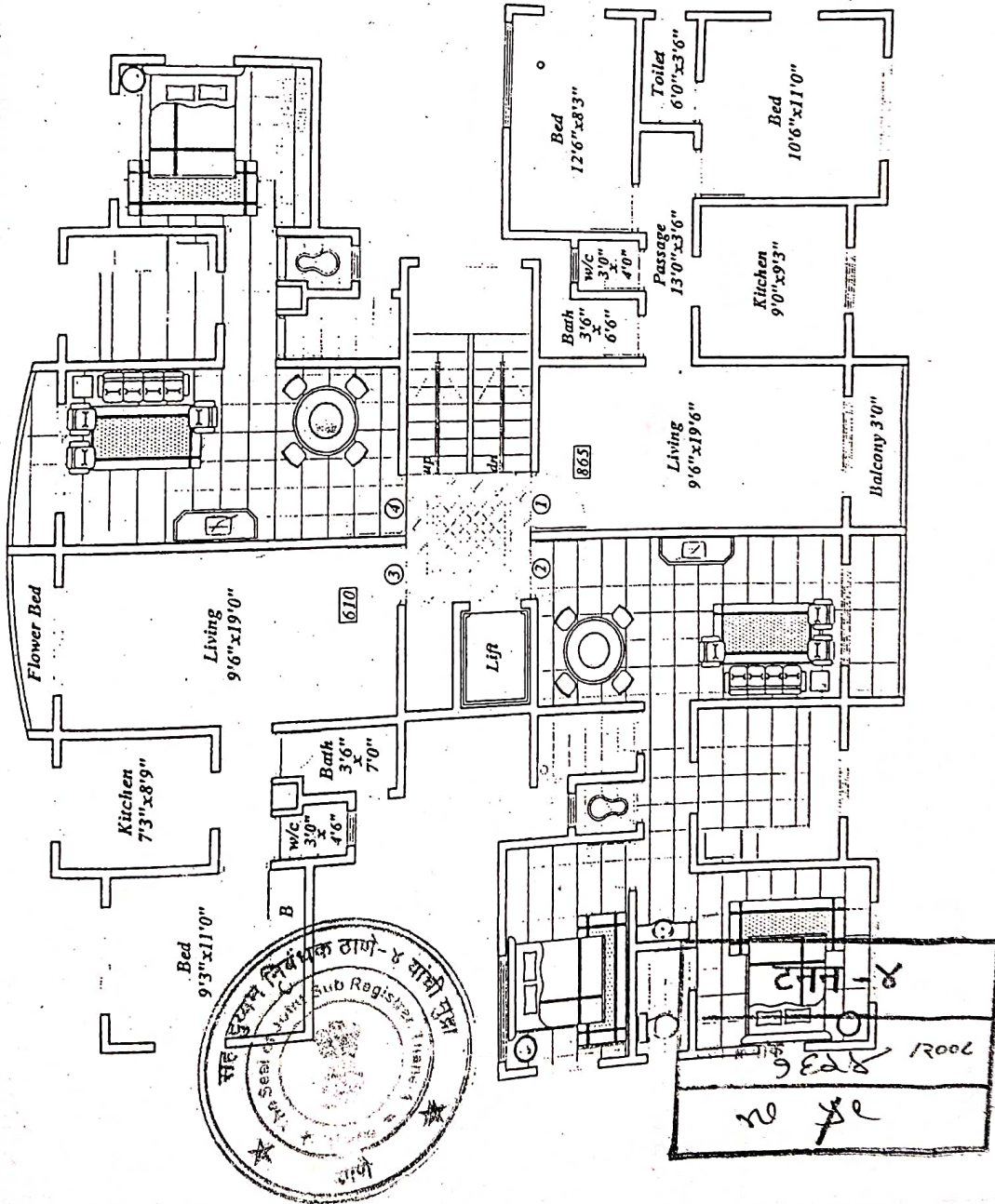
रजम - ४
 दस्तावेज क्रमांक १२२४/२००८
 २२/१८

RANUJA - RAMDEV

TYPICAL FLOOR PLAN

Builders,
MAC ENTERPRISES.
1-2, Narayan Smruti,
Govt. Hospital Road,
Bhayandar (w), Tel. 2819 8794.
Mobile - 3819 0880, 38150345

Architects,
VISHESH ASSOCIATES
1-2, Narayan Smruti,
Govt. Hospital Road,
Bhayandar (w), Tel. 2819 8794.
Mobile - 3819 0880



RANUJA - RAMDEV

TYPICAL FLOOR PLAN
(2nd to 7th floor)

Builders,
MAC ENTERPRISES.
1-2, Narayan Smruti,
Govt. Hospital Road,
Bhayandar (w), Tel. 2819 8794.
Mobile - 3819 0880, 38150345

Architects,
VISHESH ASSOCIATES
1-2, Narayan Smruti,
Govt. Hospital Road,
Bhayandar (w), Tel. 2819 8794.
Mobile - 3819 0880

