

lders & Developers Pvt. Ltd.

A/203, K. K. TOWER, PAREL TANK ROAD, PAREL, MUMBAI - 400 012. TEL: 3263 3659 / 2417 4555 / 9322668822 • TELE FAX: 2417 4553

E-mail: rkbuilder_developer@rediffmail.com

दिनांक:- २१/१०/२०१२

ताबा पत्र:-

(Possession Letter)

श्री / श्रीमती उत्तम लक्ष्मण झाड हे विभाग अधिकारी, एफ् /उत्तर विभाग, वृहन्मुंबई महानगरपालिका यांचेकडून दिनांक ०४/०९/१९९८ नूसार निर्गमित केलेल्या परिशिष्ट -२ मध्ये निवासी करीता श्री गणेश नगर एस. आर .ए. सहकारी गृहनिर्माण संस्था मर्यादित. प्लॉट नं.२१/६(पार्ट), श्री गणेश मंदिर मार्ग, युगांडा पेटोल पंपाच्या मागे,वंडाळा (प.) मुंबई नं.४०००३१ रजि.नं एम्.यू.एम्/ एस्.आर.ए./ एच्.एस्.जी./ (टी.सी.) / ११७४८/ २०१०). या संस्थेच्या, झोपडपट्टी पुनर्वसन योजनेत पात्र झोपडीधारक असून त्यांना मा. सहाय्यक निबंधक, सहकारीसंस्था, झोपडपट्टी पुनर्वसन प्राधिकरण, बांद्रा (पूर्व), मुंबई-४०००५१ यांचे प्रतिनिधीचे उपस्थित दिनांक १८/१०/२०१२. रोंजी सोडतं/लॉटरी पद्धतीने पुनर्वसन इमारत क्रमांक बी; सदानिका क्रमांक ५०५ चे वाटण रितसर करण्यात आले आहे . परिशिष्ट -२ मधील पात्रतेनूसार त्यांना दिनांक २१/१०/२०१२ रोजी सदनिकेचा ताबा सर्व सुंखसीयी व सुविधा युक्त विकासक म्हणून मे प्रग्रेल मिड हेव्हलपर्स प्रा. लि. चे सचांलक श्री. राजेश्वर विष्णू खरात यांचेकडून रितसर देण्यात येत इ

मुंबई. ठिकाण:

२१/१०/२०१२ दिनांक:

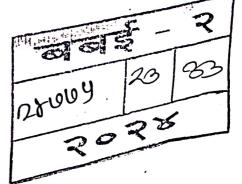
्रैताबा घेणाऱ्याची स्वाक्षरी/ अंगठा

उत्तम लक्ष्मण झाड

ताबा देताना उपस्थित संस्थेचे प्रतिनिधी/पदाधिकारी श्री गणेश नगर एस. आर .ए. सहकारी गृहनिर्माण संस्था मर्यादित.

M. A. मिन्न सम्बन

ताबा देणाऱ्याची सहस्राह्म मे.प्रगतेज बिल्डर्स ॲन्ड डेव्हलपर्स प्रा. लि. सचांलक.



SALE DEED

THIS SALE DEED is made and entered into at Mumbai on this 18 day of October, 2024 BETWEEN MR. DENZIL GABRIEL FERNANDES, aged 40 years, (PAN AAIPF1536C) Indian Inhabitant of Mumbai, residing at Flat No.505, 5th Floor, B-Wing, Shree Ganesh Nagar S. R. A. Co-Operative Housing Society Ltd., Shree Ganesh Mandir Marg, Wadala, Mumbai-400031, hereinafter referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors administrators and assigns) of the One Part.

$\underline{\mathbf{A} \mathbf{N} \mathbf{D}}$

MR. NAGENDRA RAM AVADH GUPTA, aged 36 Years, (PAN NO. AJYPG1619C) Indian Inhabitant, residing at Room No 7, Adarsh Nagar, Rafi Ahmed Kidwai Road, Opp Hari Masjid, Wadala, Mumbai-400031, hereinafter referred to as the "TRANSFEREE" (which expression shall urless it be repugnant to the context or meaning thereof shall mean and repugnant to the context or meaning thereof shall mean and repugnant to the context or meaning thereof shall mean and repugnant to the context or meaning thereof shall mean and repugnant to the context or meaning thereof shall mean and repugnant to the context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning thereof shall mean and repugnant to the Context or meaning the context or mea

Allotted Flat No.505, William Wing, Shree Ganesh Nagar
S. R. A. Co-Operative Housing Society Ltd., Shree Ganesh
Mandir Marg, Wadala, Mumbai-400031 (Herein after referred

15. The stamp duty and registration charges of this Agreement shall be payable by Transferee only and Society Transfer charges shall be payable by the Transferee alone.

16. 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

Flat No.505, admeasuring area about 269 sq. ft. Carpet on 5th Floor, B-Wing, Shree Ganesh Nagar S. R. A. Co-Operative Housing Society Ltd., Shree Ganesh Mandir Marg, Wadala, Mumbai-400031, bearing Plot No.21/5 and 21/6 of Sewree Wadala Estate C.S. No. 314 of Dadar Naigaon Division, within the Registration District and Sub-District at Mumbai City and Mumbai Suburban Building Construction years.

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23/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक: 24775/2024

नोदंणी: Regn:63m

गानाचे	नात •	दादर-नायगाव
गापाप	719.	QIQ (-III 4 III 4

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सेल डीड (1)विलेखाचा प्रकार (2)मोबदला

5200000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते 5779770

नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 505, माळा नं: 5 वा मजला,बी-विंग, इमारतीचे नाव: श्री गणेश नगर एस.आर.ए को-ऑप हौिसंग सोसायटी लि., ब्लॉक नं: श्री गणेश मार्ग, रोड : वडाळा,मुंबई 400031 ((C.T.S. Number : 314 ; Final Plot Number : 21/5, AND 21/6 ;))

(5) क्षेत्रफळ

1) 30 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव र्किवा दिवाणी न्यायालयाचा हुकुमनामा र्किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-डेंझिल गॅब्रियल फर्नांडीस वय:-40; पत्ता:-प्लॉट नं: 505, माळा नं: 5 वा मजला,बी-विंग, इमारतीचे नाव: श्री गणेश नगर एस.आर.ए को-ऑप हौिसंग सोसायटी लि, ब्लॉक नं: श्री गणेश मार्ग, रोड नं: वडाळा, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400031 पॅन नं:-AAIPF1536C

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व र्किवा दिवाणी न्यायालयाचा हुकुमनामा र्किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-नागेंद्र राम अवध गुप्ता वय:-36; पत्ता:-प्लॉट नं: रूम नं.7, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: , आदर्श नगर, रफी अहमद किडवाई रोड, हरी मस्जिदच्या जवळ, रोड नं: वडाळा, मुंबई, महाराष्ट्र, MUMBAI.

पिन कोड:-400031 पॅन नं:-AJYPG1619C

(9) दस्तऐवज करुन दिल्याचा दिनांक

18/10/2024

(10)दस्त नोंदणी केल्याचा दिनांक

18/10/2024

(11)अनुक्रमांक,खंड व पृष्ठ

24775/2024

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

347000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदबही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily It is necessary to update Relevant records of Property/ Property tax after registration of document. Details of this transaction have been forwarded by Email (dated 20/10/2024) toMunicipal Corporation of Greater Mumbal. No need to spend your valuable time and energy to submit this documents in person.





Slum Rehabilitation Authority

Administrative Building Pr Anant Kanokar Marg Dandin (East), Mumbai-51 Email: Info@sra.gov.in

No. SRA/ENG/2144/FN/ML/AP Date: 23 OCT 2014,

M/s. Prakash Sankpal Architects 1 to 4, 1st Floor, C.I.T. School Bldg., Mahilashram Road, King's Circle, Matunga (E), Mumbai - 400 019.

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Sub :- Part Occupation Certificate for Rehab bldg. comprising of Wing 'A' for "Sanjay Gandhi Nagar CHS Ltd" and wing B' for "Shree Ganesh Nagar CHS Ltd." in the proposed S. R. Scheme on plot bearing no. 21/5 Estate (South) between Road No. 37A and R.A. Kidwai Road, Wadala, F/N Ward for "Sanjay Gandhi Nagar CHS Ltd." and "Shree Ganesh Nagar CHS Ltd."

Ref: Your letter dated 23/08/2012.

With reference to above, the part occupation plans submitted by Sir, you for the rehab bldg., are hereby approved by this office. The development work of Rehab Bldg. under S.R. Scheme on plot Nos. 21/5 and 21/6 of Sewree Wadala Estate (South) between Nos. 21/5 and 21/6 of Sewree Wadala Estate (South) 37A and R.A. Kidwai Road, Wadala, F/N Ward for "Sanjay/Candhi Wa CHS Ltd." and "Shree Ganesh Nagar CHS Ltd." is completed ting supervision of M/s. Prakash Sankpal Architects vige CA/86/10314, the Structural Engineer Smt. Madhura Man Dr. Kelkar Designs Pvt. Ltd. vide Licence No. STR/MQQ Supervisor Shri Charudatt Samant vide Licence No. S/789 occupied on the following conditions.

That occupation permission is granted for part portion of ground floor of wing 'A' for Sanjay Gandhi Nagar CHS Ltd. i.e. 12 nos. of rehab commercial shops & 1 no. of sale commercial 1. shop and entire wing 'B' for Shree Ganesh Nagar CHS Ltd. i.e. 69 nos. of rehab residential t/s., 01 no. of Balwadi, 01 nos. of Welfare Centre, 01 no. of Society Office from Ground to 7th

upper floor) in the rehab bldg.

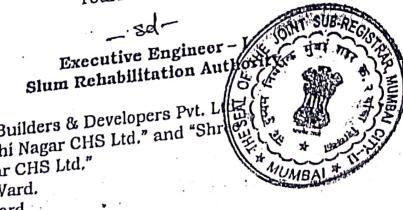
That the payment of extra water charges, sewerage charges and assessment charges if any payable to M.C.O.M. shall be paid before applying for water connection.

That you shall develop the layout R.O. before occupation certificate to sale bldg.

That the single P.R. Cards for the subdivided plot shall be 4.

- That the setback area/D.P. Road shall be duly developed as per the specific to MCGM the specification of MCGM and shall be handed over to MCGM transferring to 5. transferring the same in the separate P.R. Cards and certificate to that effect shall be submitted from the M.C.G.M.
- That S.W.D. work shall be carried out and completion certificate for the same from E.E. (SWD) of M.C.G.M. shall be duly . 6. completed before occupation certificate to sale bldg.
 - The completion certificate from S.P. (P & D) shall be submitted 7. before O.C. to sale bldg.
 - That you shall pay all dues towards Infrastructure charges at 8.
 - That you shall execute tri-partite Registered agreements comprehensive maintenance of the electro mechanical systems 9. such as pumps. Lifts etc. and for obtaining renewal/clearance certificate from Competent Authority as per rules for a period of ten years from the date of issue of occupation certificate to the

A set of certified completion plan is returned herewith please.



opy to

Owner: M/s. Pragatej Builders & Developers Pvt. L Society - "Sanjay Gandhi Nagar CHS Ltd." and "Shr

Ganesh Nagar CHS Ltd."

Asst. M.C. (F/North) Ward. 3)

A.A. & C. (F/North) Ward. 4)

A.E. W.W. (F/North) Ward. For information please.

Slum Rehabi