

(pavti)

513/1842

Monday, February 06, 2023

3:52 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1991 दिनांक: 06/02/2023

गावाचे नाव: मोगरा

दस्तऐवजाचा अनुक्रमांक: बदर17-1842-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मनीषा दयाशंकर मिश्रा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

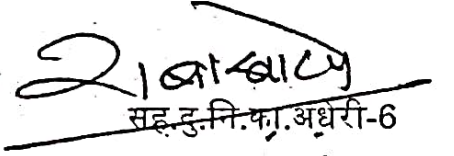
पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:09 PM ह्या वेळेस मिळेल.

  
सह. दु. नि. का. अधी-6

बाजार मूल्य: रु. 9560362.8 /-

मोबदला रु. 8750000/-

भरलेले मुद्रांक शुल्क : रु. 574000/-

सह. तुषाम नियंत्रक, अंदाजी - ६  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0602202306311 दिनांक: 06/02/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014803539202223M दिनांक: 06/02/2023

वैकेचे नाव व पत्ता:

Manisha.  
Manisha.  
ABWish.

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON... 06/02/2023

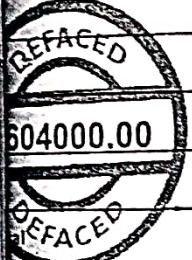


CHALLAN  
MTR Form Number-6

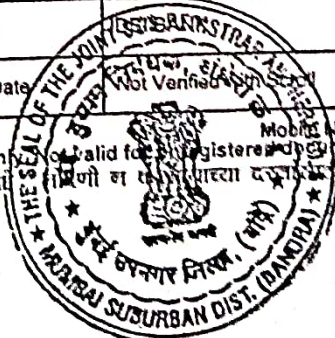


|     |                    |         |      |                     |         |     |
|-----|--------------------|---------|------|---------------------|---------|-----|
| SRN | MH014803539202223M | BARCODE | Date | 04/02/2023-12:45:11 | Form ID | 252 |
|-----|--------------------|---------|------|---------------------|---------|-----|

|                      |                                    |               |                        |   |  |  |
|----------------------|------------------------------------|---------------|------------------------|---|--|--|
| Department           | Inspector General Of Registration  |               | Payer Details          |   |  |  |
| Type of Payment      | Stamp Duty<br>Registration Fee     |               | TAX ID / TAN (If Any)  |   |  |  |
| Office Name          | BDR1_JT SUB REGISTRAR ANDHERI NO 1 |               | PAN No.(If Applicable) | BZFPM3680M  |  |  |
| Location             | MUMBAI                             |               | Full Name              | MANISHA DAYASHANKAR MISHRA and others   |  |  |
| Year                 | 2022-2023 One Time                 |               | Flat/Block No.         | Flat No. 104, First Floor, JEKIN RESIDENCY  |  |  |
| Account Head Details |                                    | Amount In Rs. | Premises/Building      |   |  |  |
| 330045501            | Stamp Duty                         | 574000.00     | Road/Street            | Old Parsi Panchayat Road, Andheri (East)  |  |  |
| 330063301            | Registration Fee                   | 30000.00      | Area/Locality          | Mumbai  |  |  |
|                      |                                    |               | Town/City/District     |   |  |  |
|                      |                                    |               | PIN                    | 4 0 0 0 6 9   |  |  |
|                      |                                    |               | Remarks (If Any)       | PAN2=AANPM5995M-Second Party Name-MIRZA IMAN BAIG<br>जदर-१७/<br>9682 2 30<br>2023<br>Six Lakh Four Thousand Rupees Only |  |  |
|                      |                                    |               | Amount In Words        | 6,04,000.00   |  |  |



|                   |           |                   |                           |                      |                       |  |
|-------------------|-----------|-------------------|---------------------------|----------------------|-----------------------|--|
| Payment Details   | IDBI BANK |                   | FOR USE IN RECEIVING BANK |                      |                       |  |
| Cheque/DD Details |           | Bank CIN          | Ref. No.                  | 69103332023020611857 | 722486629             |  |
| Cheque/DD No.     |           | Bank Date         | RBI Date                  | 06/02/2023-13:48:23  | Not Verified with RBI |  |
| Name of Bank      |           | Bank-Branch       |                           |                      |                       |  |
| Name of Branch    |           | Scroll No. , Date |                           |                      |                       |  |



Department ID :  
This challan is valid for document to be registered in Sub Registrar office only.  
This challan is valid for document to be registered in Sub Registrar office only.  
This challan is valid for document to be registered in Sub Registrar office only.

| Challan Defaced Details |         |                  |                     |                   |
|-------------------------|---------|------------------|---------------------|-------------------|
| No.                     | Remarks | Defacement No.   | Defacement Date     | Defacement Amount |
| (IS)-513-1842           |         | 0007375856202223 | 06/02/2023-15:52:09 | 30000.00          |
| (IS)-513-1842           |         | 0007375856202223 | 06/02/2023-15:52:09 | 574000.00         |
| Total Defacement Amount |         |                  |                     | 6,04,000.00       |

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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 6<sup>th</sup> day of February 2023

**BETWEEN**

(1) MR. MIRZA SHAHABUDDIN BAIG TAJAMMULLA HUSAIN, aged 70 years, PAN: AAEPM1807H (2) MR. MIRZA GAYASUDDIN BAIG TAJAMMULLA HUSAIN, aged 56 years, PAN: AAMPM4354K, (3) MR. MIRZA IMAM BAIG TAJAMMULLA HUSAIN, aged 52 years, PAN: AANPM5995M, all adults, Indian Inhabitants, Owners of Flat No. 104, First Floor, in the building known as "JEKIN RESIDENCY", situated at Old Parsi Panchayat Road, Andheri (East), Mumbai 400069, hereinafter called and referred to as the "TRANSFERORS" (which expression shall, unless it be repugnant to the subject context or meaning thereof be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns etc.) of the ONE PART;



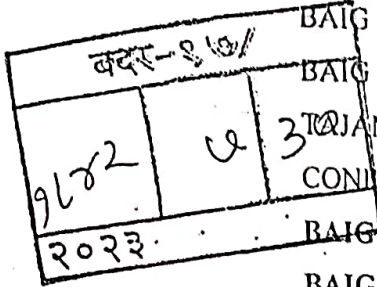
AND

(1) MS. MANISHA DAYASHANKAR MISHRA, aged 29 years, PAN: BZFPM3680M, having address at Bhimwada, Opp. Khira Nagar, S. V. Road, Fatimabai Chawl Room No. 10, Santacruz (West), Mumbai 400054, (2) MR. ASHISH KUMAR PANDEY, aged 30 years, PAN: BHMPP1930J, having address at Chawl No. 29, Room No. J, Vishwanath Yadav Chawl, Old Nagardas Road, Gundavali Hill, Andheri (East), Mumbai 400069, both adults, Indian Inhabitants, hereinafter called and referred to as the "TRANSFEREES" (which expression shall, unless it be repugnant to the subject context or meaning thereof be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns etc.) of the OTHER PART;

*Manisha  
Ashish*

*[Signatures]*  
*Manisha*

I. WHEREAS by Permanent Alternate Accommodation Agreement executed at Mumbai dated 7<sup>th</sup> day of February 2022 Between MR. MUKESH B. SHAH Proprietor of M/s Jekin Residency (therein referred to as "THE DEVELOPERS") and (1) MR. MIRZA SHAHABUDDIN BAIG TAJAMMULLA HUSAIN (2) MR. MIRZA GAYASUDDIN BAIG TAJAMMULLA HUSAIN (3) MR. MIRZA IMAM BAIG TAJAMMULLA HUSAIN (therein referred to as "THE OWNERS / CONFIRMING PARTIES") & (1) MR. MIRZA SHAHABUDDIN BAIG TAJAMMULLA HUSAIN (2) MR. MIRZA GAYASUDDIN BAIG TAJAMMULLA HUSAIN (3) MR. MIRZA IMAM BAIG TAJAMMULLA HUSAIN (therein referred to as "THE FLAT OWNERS"). The said MR. MUKESH B. SHAH Proprietor of M/s Jekin Residency had sold the possession, right, title and ownership in respect of Flat No. 104, admeasuring 445.09 square feet RERA carpet equivalent to 712.15 square feet saleable area, First Floor, in the building known as "JEKIN RESIDENCY", situated at Old Parsi Panchayat Road, Andheri (East), Mumbai 400069 to (1) MR. MIRZA SHAHABUDDIN BAIG TAJAMMULLA HUSAIN (2) MR. MIRZA GAYASUDDIN BAIG TAJAMMULLA HUSAIN (3) MR. MIRZA IMAM BAIG TAJAMMULLA HUSAIN, as the Owners, thereof in respect of Flat No. 104, First Floor, as per the terms and conditions mentioned in the said Agreement. The said Agreement has been registered with the Registrar Office of Assurance vide Registered No. BDR1-1836-2022 DT. 08.02.2022.



II. AND WHEREAS the TRANSFERORS duly complied with the terms and conditions of the Permanent Alternate Accommodation Agreement and was put in possession of the Said Flat and as such the TRANSFERORS (herein) became the absolute owners of the Said Flat.



WHEREAS in the circumstances the TRANSFERORS are seized and possessed and/or otherwise well and sufficiently entitled to and of the Said Flat No. 104, admeasuring 445.09 square feet RERA carpet equivalent to 712.15 square feet saleable area, First Floor, in the building known as "JEKIN RESIDENCY", situated at Old Parsi

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

Panchayat Road, Andheri (East). Mumbai 400069, (hereinafter called and referred to as the "Said Flat" for the sake of brevity;)

IV. The TRANSFERORS have represented to the TRANSFEREES that the aforesaid Agreement for sale is subject to the provisions of Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") & this Agreement for sale also shall be subject to the provision of the Maharashtra Ownership Flats Act, 1963 and the rules made there under.

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V. WHEREAS the TRANSFEREES being desirous of acquiring Flat in the building "JEKIN RESIDENCY" approached the TRANSFERORS and inspected the said Flat and verified the title documents and on being satisfied and further in pursuance to the negotiations by and between the TRANSFERORS and TRANSFEREES. the TRANSFERORS have agreed to sell the said Flat to the TRANSFEREES and the TRANSFEREES have agreed to purchase the said Flat from the TRANSFERORS.

VI. AND WHEREAS the TRANSFERORS have agreed to sell and transfer and assign all their right, title and interest in respect of the above Said Flat in favour of the TRANSFEREES on certain terms and conditions mutually agreed by and between the parties and the parties hereto hereunto reduced the same in writing which are as under



**NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-**

1. The TRANSFERORS herein have agreed to sell and transfer, and the TRANSFEREES have agreed to purchase from the TRANSFERORS the Said Flat No. 104, admeasuring 445.09 square feet RERA carpet equivalent to 712.15 square feet saleable area. First Floor, in the building known as "JEKIN RESIDENCY". situated at Old Parsi Panchayat Road, Andheri (East), Mumbai 400069 and all the beneficial rights, title and interest, property claim and demand of the TRANSFERORS as members of the said society into and upon the Said Flat together with the permanent and absolute right of use and occupation thereof AND ALSO together with all electrical, gas pipeline along with meter, allotted to Said Flat, water, sanitary installations and furniture and furnishings fittings and all rights and

*[Handwritten signatures]* Marisha.

claims on and upon the sinking fund of the said society relating to the said Flat at or for a consideration of Rs.87,50,000/- (Rupees Eighty Seven Lakhs Fifty Thousand Only) and the TRANSFEREES have agreed to pay the sum in the following manner :-

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

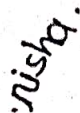
a) That TRANSFEREES have paid a sum of Rs.46,62,500/- (Rupees Forty Six Lakhs Sixty Two Thousand Five Hundred Only), to the TRANSFERORS i.e. equally to each TRANSFEROR, before execution of this agreement as and by way of token amount of the agreed total consideration of Rs.87,50,000/- (Rupees Eighty Seven Lakhs Fifty Thousand Only). The TRANSFERORS duly acknowledge the receipt at the foot thereof.

Manisha  
  
  


b) It is further agreed by and between the parties that the TRANSFEREES shall pay the balance amount of Rs.40,00,000/- (Rupees Forty Lakhs Only) to the TRANSFEROR after sanctioning the loan from the concerned reputed Bank / Financial Institution, on or before 30 (Thirty) bank working days from the date of registration of the said Agreement for Sale. It is agreed by and between the parties hereto that the balance payment of Rs.40,00,000/- (Rupees Fourty ~~Five~~ Lakhs Only) shall be made by the TRANSFEREES to the TRANSFERORS in stipulated time.

c) The TRANSFEREES shall deduct a sum of Rs.87,500/- (Rupees Eighty Seven Thousand Five Hundred Only), as TDS @ 1% from total consideration amount of Rs.87,50,000/- (Rupees Eighty Seven Lakhs Fifty Thousand Only) which the TRANSFEREES shall deposit with the Income Tax Department (Government of India). The TRANSFEREES shall produce to the TRANSFERORS proof of such TDS payment deposited with IT Department, Mumbai and issued a certificate for the same to the TRANSFERORS within 15 (Fifteen) days from the date of registration of this Agreement for Sale.



THE SCHEDULE OF THE FLAT REFERRED TO BELOW

Flat No. 104, admeasuring 445.09 squarefeetRERA carpet equivalent to 712.15 square feet saleable area, First Floor, in the building known as "JEKIN RESIDENCY", situated at Old Parsi Panchayat Road, Andheri (East), Mumbai 400069, Village:Mogra, Taluka - Andheri, in the Registration District of Mumbai City and Mumbai Suburban District. The building consists of Ground Plus 07 (Seven) upper floors without basement and with one lift.

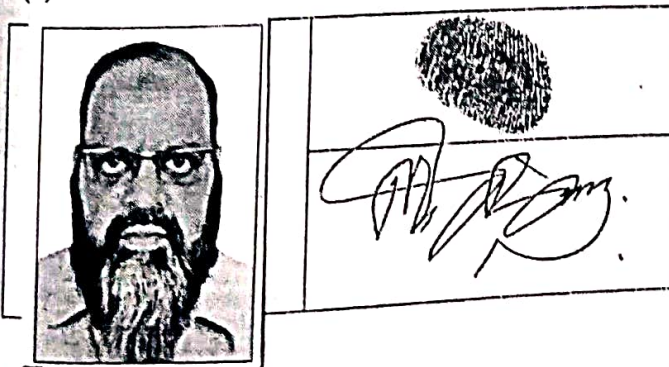
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| वदर-२७/           |    |    |
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| सं. प्र. अभिलेखित |    |    |

IN WITNESS WHEREOF the parties hereto have hereunto their respective hands on the day and the year first hereinabove written.

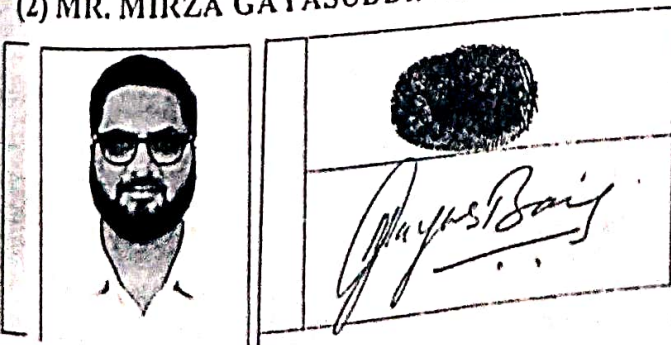
SIGNED SEALED AND DELIVERED by

The within named "TRANSFERORS"

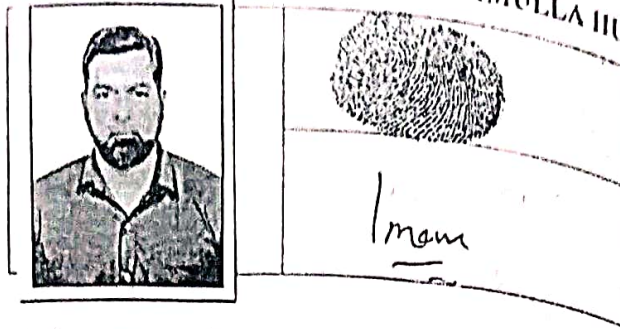
(1) MR. MIRZA SHAHABUDDIN BAIG TAJAMMULLA HUSAIN



(2) MR. MIRZA GAYASUDDIN BAIG TAJAMMULLA HUSAIN



(3) MR. MIRZA IMAM BAIG TAJAMMULLA HUSAIN



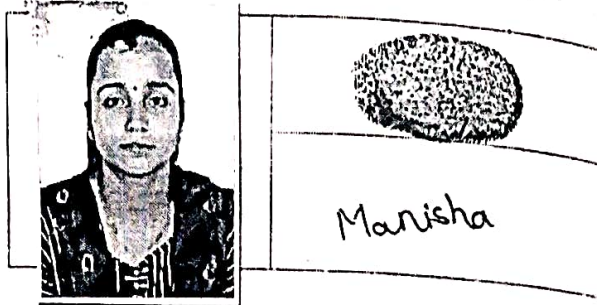
In the presence of .....

1. Suresh

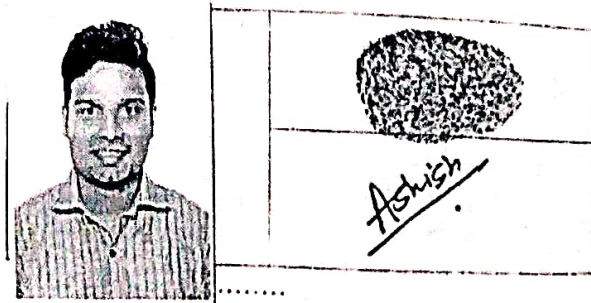
SIGNED SEALED AND DELIVERED by

Within named "TRANSFEREES"

(1) MS. MANISHA DAYASHANKAR MISHRA



(2) MR. ASHISH KUMAR PANDEY



1. Manisha Manoj Pandey  
*Manisha*

|          |    |    |
|----------|----|----|
| 4437-36/ |    |    |
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MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/WS/1126/K/337(NEW)/OCC/1/New of 01 February 2022]

To,  
Mukesh B. Shah  
202, Victory Park, Roshan Nagar, Borivali(W)-92.

Dear Applicant/Owners,

The full development work of Residential building comprising of Stilt + 1 st to 7th upper floors on plot bearing C.S.No./CTS No. 23/b of village Mogra at Parsi Panchayat Road, Andheri (East), Mumbai is completed under the supervision of Shri. JEEGAR J. TANNA , Licensed Surveyor , Lic. No. T/139/LS , Shri. Haresh S Patel , RCC Consultant, Lic. No. STR/P/163 and Shri. Mr. Rajesh Chawda , Site supervisor, Lic.No. C/79/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/WS/1126/K/337(NEW)-CFO/1/New dated 18 August 2021 . The same may be occupied and completion certificate submitted by you is hereby accepted.

By To :  
Asstt. Commissioner, K/E Ward  
A.A. & C. , K/E Ward  
K/E (V), Western Suburb I  
A.I. , K/E Ward  
A.E.W.W. , K/E Ward  
Licensed Surveyor, JEEGAR J. TANNA , A/402, JEEVAN PRABHA CHSL CHANDRA  
Information please

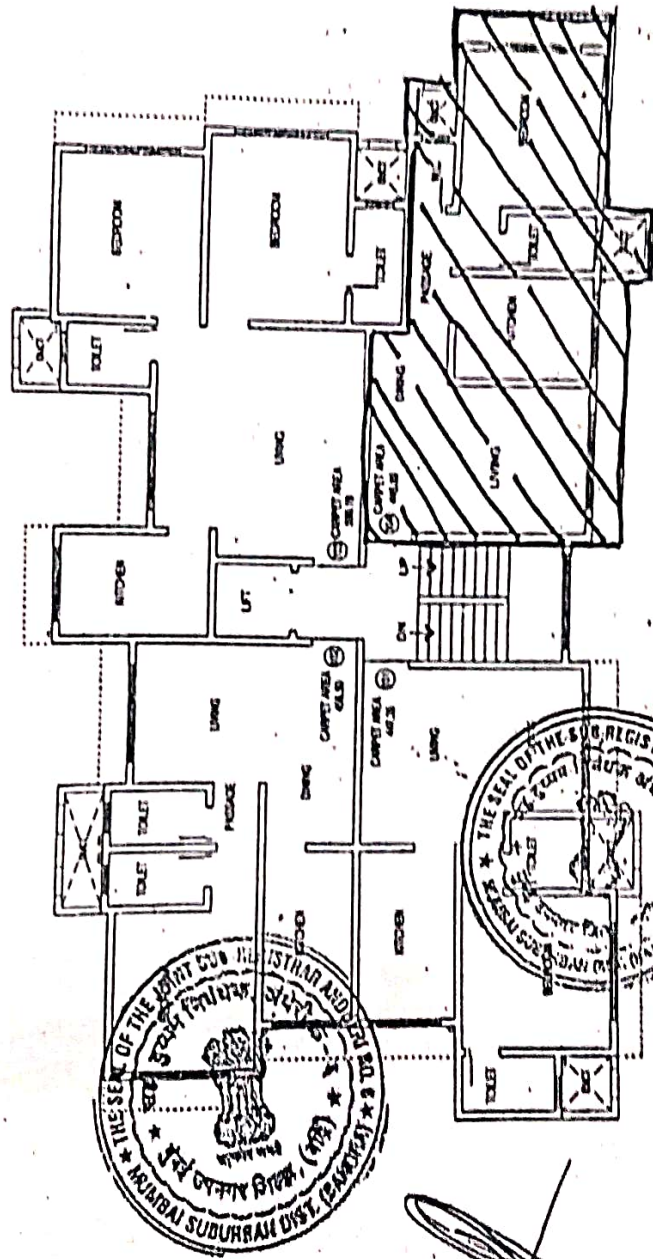
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| २०२२ BORIVALI WEST MUMBAI |    |    |

Manisha-  
Abhishek

Name : Navnath Sopanrao Ghadge  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 01-Feb-2022 19:26:51

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
K/E Ward

# 1st FLOOR PLAN



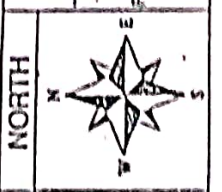
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| २०२४       |    |    |

PURCHASERS SIGNATURE DEVELOPER'S SIGNATURE

JEAN RESIDENCY  
- CA TO DWG

1st FLOOR PLAN

PLAT NO. 104



DESCRIPTION OF PROPERTY

PROCEEDING DOCUMENT ON PLOT BEARING CTS NO. 123... EAST WING, PARSIPADA ROAD, ANCHER EAST, MUMBAI-69, EAST WING.

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पु.सं. 1842/2023

सं. 17  
पु.सं. 1842/2023

क्र. 1 पक्षकाराचे नाव व पत्ता  
 नाव: मनीषा रघुशंकर मिश्रा  
 पत्ता: प्लॉट नं. क्रम नं. 10, माळा नं. -, इमारतीचे नाव: फातिमाबाई  
 चाळ, ब्लॉक नं: श्रीमवाडा, धिरा नगर मंगोर, एम.व्ही., रोड नं:  
 गांताकडा (पश्चिम), मुंबई, महाराष्ट्र, मुंबई,  
 पिन नंबर: BZFPM3680M

पक्षकाराचा प्रकार  
 विहव देणार  
 वय :- 29  
 स्वाक्षरी:-

Manisha



क्र. 2 नाव: अशीष कुमार पाण्डेय  
 पत्ता: प्लॉट नं. क्रम नं. 1, माळा नं. -, इमारतीचे नाव: चाळ नं. 29,  
 वि.स.नाथ बादन चाळ, ब्लॉक नं: जुना पारम्यी पंचायत रोड, मुंदवनी हिल्स,  
 रोड नं: अंधेरी (पूर्व), मुंबई, महाराष्ट्र, मुंबई,  
 पिन नंबर: BHMPP1930J

विहव देणार  
 वय :- 30  
 स्वाक्षरी:-

Ashish



क्र. 3 नाव: मिरजा शाहबुद्दीन वेग ताजामुल्ला हुसैन  
 पत्ता: प्लॉट नं. फ्लॅट नं. 104, माळा नं: पहिल्या मजला, इमारतीचे नाव:  
 जेकिन रेसिडेन्सी, ब्लॉक नं: जुना पारम्यी पंचायत रोड, रोड नं: अंधेरी  
 (पूर्व), मुंबई, महाराष्ट्र, MUMBAI.  
 पिन नंबर: AAPEM1807H

विहव देणार  
 वय :- 70  
 स्वाक्षरी:-

Mirza



क्र. 4 नाव: मिरजा गयामुद्दीन वेग ताजामुल्ला हुसैन  
 पत्ता: प्लॉट नं. फ्लॅट नं. 104, माळा नं: पहिल्या मजला, इमारतीचे नाव:  
 जेकिन रेसिडेन्सी, ब्लॉक नं: जुना पारम्यी पंचायत रोड, रोड नं: अंधेरी  
 (पूर्व), मुंबई, महाराष्ट्र, MUMBAI.  
 पिन नंबर: AAMP4354K

विहव देणार  
 वय :- 58  
 स्वाक्षरी:-

Mirza



नाव: मिरजा इमाम वेग ताजामुल्ला हुसैन  
 पत्ता: प्लॉट नं: फ्लॅट नं. 104, माळा नं: पहिल्या मजला, इमारतीचे नाव:  
 जेकिन रेसिडेन्सी, ब्लॉक नं: जुना पारम्यी पंचायत रोड, रोड नं: अंधेरी  
 (पूर्व), मुंबई, महाराष्ट्र, MUMBAI.  
 पिन नंबर: AANPM5995M

विहव देणार  
 वय :- 52  
 स्वाक्षरी:-

Imam



पु.सं. 1842/2023  
 क्र. 3 ची वेळ: 06 / 02 / 2023 03 : 53 : 03 PM

पु.सं. 1842/2023  
 क्र. 4 ची वेळ: 06 / 02 / 2023 03 : 53 : 48 PM

क्र. 1 नाव: दिनेश मेहता  
 वय: 50  
 पत्ता: फ्लॅट क्रमांक 17/1, हरे राम हरे कृष्णा, प्लॉट क्रमांक 117, सरोजिनी नायडू रोड, मुंबई  
 मयूर सिनेमाजवळ, बॉम्बे वि.स.नाथ पश्चिम, मुंबई  
 पिन कोड: 400067

Divyesh K. Mehta



क्र. 2 नाव: निवेश मिश्रा  
 वय: 39  
 पत्ता: शॉप नं. 2092 ई म्रोन मॉल, मालाड पश्चिम, मुंबई  
 पिन कोड: 400064

Nisheth



पु.सं. 1842/2023  
 क्र. 4 ची वेळ: 06 / 02 / 2023 03 : 53 : 48 PM

पु.सं. 1842/2023  
 क्र. 4 ची वेळ: 06 / 02 / 2023 03 : 53 : 48 PM

क्र. 4 ची वेळ: 06 / 02 / 2023 03 : 53 : 48 PM





MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/WS/1126/K/337(NEW)/OCC/1/New of 01 February 2022]

To,  
Mukesh B. Shah  
202, Victory Park, Roshan Nagar, Borivalli(W)-92.

Dear Applicant/Owners,

The full development work of Residential building comprising of Stilt + 1 st to 7th upper floors on plot bearing C.S.No./CTS No. 123/b of village Mogra at Parsi Panchayat Road, Andheri (East), Mumbai is completed under the supervision of Shri. JEEGAR J. TANNA , Licensed Surveyor , Lic. No. T/139/LS , Shri. Haresh S Patel , RCC Consultant, Lic. No. STR/P/163 and Shri. Mr. Rajesh Chawda , Site supervisor, Lic.No. C/79/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/WS/1126/K/337(NEW)-CFO/1/New dated 18 August 2021 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :  
Asstt. Commissioner, K/E Ward  
A.A. & C. , K/E Ward  
EE (V), Western Suburb I  
M.I. , K/E Ward  
A.E.W.W. , K/E Ward  
Licensed Surveyor, JEEGAR J. TANNA , A/402, JEEVAN PRABHA CHSL CHANDRA PRAKASH ROAD, BORIVALI WEST MUMBAI  
For information please

|                           |    |    |
|---------------------------|----|----|
| बदर-१७/                   |    |    |
| १६४२                      | २९ | ३० |
| २०२२ BORIVALI WEST MUMBAI |    |    |

Manisha  
Aishwarya

Name : Navmath Sopanrao Ghadge  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 01-Feb-2022 19:26:51

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
K/E Ward