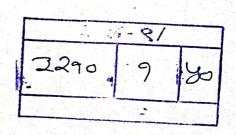
Original/Duplicate पावती 517/3210 नोंदणी क्रं. : 39म Wednesday, March 18, 2020 larch 2020,04:23:28 PM Regn.:39M 5:24 PM पावती क्रं.: 3434 दिनांक: 18/03/2020 गावाचे नाव: आकुर्ली दस्तऐवजाचा अनुक्रमांक: बरल9-3210-2020 दस्तऐवजाचा प्रकार : करारनामा सादर करणाऱ्याचे नाव: विश्वजीत मधुसिंग राजपुरोहित रु. 30000.00 ाजमापनाचे एकक दस्त हाताळणी फी रु. 1000.00 रस मीटर पृष्ठांची संख्या: 50 बांधीव Rs.120400/-दर -रु. 31000.00 एकूण: आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे BRL9 5:44 PM ह्या वेळेस मिळेल. बाजार मुल्यः रु.5795092.8 /-विधिया, बीरीवली क्रा.-९, मोबदला रु.8000000/-भरलेले मुद्रांक शुल्क : रु. 481000/-मुंबी उपनगर जिल्हा 1) देयकाचा प्रकारः eChallan रक्कमः रु.30000/-डीडी/धनादेश/पे ऑर्डर क्रमांकः MH013533994201920M दिनांकः 18/03/2020 बँक्चे नाव व पत्ताः वा दर) 2) देयकाचा प्रकार: DHC रक्कम: रु.1000/-ड्रीडी/धनादेश/पे ऑर्डर क्रमांक: 1803202013012 दिनांक: 18/03/2020 बँकेचे नाव व पत्ताः इस्त वाहन 神話 三元 · 三元







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ent ID : 98927899 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. तन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु

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AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Mumbai, ___ day of March, Two Thousand Twenty, between Mr. GANESH NAGESH NAYAK (Age: 28 years, having PAN AJSPN0691H), Mrs. DIPIKA NAGESH NAYAK (Age: 58 years, having PAN ACAPN4052F) & Mr. NAGESH KRISHNA NAYAK (Age: 60 years, having PAN ACAPN4051G), all Adults, Indians, Inhabitants of Mumbai, presently residing at and also the absolute and joint owners of residential premises addressed at : Flat No.B-901, Bhoomi Legend Cooperative Housing Society Ltd., Opp. Samata Nagar Police Station, Off Western Express Highway, Akurli Road, Kandivali (East), Mumbai-400101, hereinafter jointly referred to as 'the Transferors' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assignees) of the One Part; Mr. VISHWAJEET MADHUSINGH RAJPUROHIT (Age : 24 /ears PAN BXXPR7310D), Mrs. SHEETAL MADHUSINGH RAJPUROHIT (Age: 40 years, having PAN ANJPP7865J) & Mr. MADHUSINGH JOGSINGH RAJPUROHIT (Age: 48 years, having PAN ACYPP7928C), both Adults, Indians, Inhabitants of Mumbai, presently residing at: Room No.44, Lokmanya Chawl No.1, Wadar Pada, Akurli Cross Road, Hanuman Nagar, Kandivali (East), Mumbai-400101, hereinafter jointly referred to as "the Transferees" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors. administrators and permitted assignees) of the Other Part;

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WHEREAS

(i) Bhoomi Shashwat Estate Private Limited, a Private Limited Company registered under the Companies Act 1956 and having its Administrative Office at: Bhoomi Legend, C.T.S.No.163A (Pt), Akurli Road, Off Western Express Highway, Kandivali (East), Mumbai-400101, developed the land more particularly described in the Schedule hereunder and constructed residential flats/shops therein in a building named as 'Bhoomi Legends' situated at: Opp. Samata Nagar Police Station, Off Western Express Highway, Akurli Road, Kandivali (East), Mumbai-400101.

Pursuant to Agreement for Sale dated 19th August, 2015 made and (ii) entered into between the said Bhoomi Shashwat Estate Private Limited. therein referred to as 'the Builders' of the One Part and Mr. Ganesh Nagesh Nayak, Mrs. Dipika Nagesh Nayak & Mr. Nagesh Krishna Nayak lihe Transferors herein], therein referred to as "The Purchaser" of the Other Part [Registered with the Joint Sub Registrar, Borivali-4, Mumbai, under Registration No. BRL-4/6680/2015 dated 21.08.2015], the said Bhoomi Shashwat Estate Private Limited agreed to sell and the said Mr. Ganesh Nagesh Nayak, Mrs. Dipika Nagesh Nayak & Mr. Nagesh Krishna Nayak [the ransferors herein] agreed to purchase and accordingly purchased a residentia remises bearing Flat No.901 [admeasuring 38.20 Sq. Mtrs. Carpet Area on the 9th Floor in 'B' Wing of the said building known as Bhoomi Legends' situated at : Opp. Samata Nagar Police Station, Off Western Express Highway, Akurli Road, Kandivali (East), Mumbai-400101 more particularly described in the Schedule hereunder and hereinafter referred to as 'the said premises', together with all rights, tile. interest and benefits thereof, on the terms and conditions and at the consideration mentioned therein; The said building 'Bhoomi Legends' was

constructed in the year 2012 with Basement plus Ground plus Thirteen Upper

Floors (with Lift facility).

(iii) The said Mr. Ganesh Nagesh Nayak, Mrs. Dipika Nagesh Nayak & Mr. Nagesh Krishna Nayak [the Transferors herein], in terms of the said

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Agreement for Sale dated 19th August, 2015, having paid the entire agreed consideration amount to the said Bhoomi Shashwat Estate Private Limited for 'the said premises', was put in vacant possession of 'the said premises', Accordingly, the said Mr. Ganesh Nagesh Nayak, Mrs. Dipika Nagesh Hayak & Mr. Nagesh Krishna Nayak (the Transferors herein) have ever since been holding 'the said premises' as its absolute and joint owners thereof.

- A Co-operative Housing Society of the Flat/Shop Owners of the said (ivi building 'Bhoomi Legends' was formed and registered under the name and style of 'Bhoomi Legend Co-operative Housing Society Ltd.', a Society duly registered under the Maharashtra Co-operative Societies Act XXIV of 1960 under Registration No. MUM/SRA/HSG/(T.C.)/12914/Year 2018 dated 30,08,2018 (hereinafter referred to as 'the said Society'); And the said Mr. Ganesh Nagesh Nayak, Mrs. Dipika Nagesh Nayak & Mr. Nagesh Krishna Nayak (the Transferors herein) were admitted as members of the said registered Society and, as such members, are eligible to be attotted and entitled to hold 5 (Five) Fully Paid Up shares of Rs.50/- each in the capital of the said Society, Share Certificate for which is yet to be issued by the said Bociety.
- The Transferors herein had availed Home Loan against the security of 'the said premises' from Union Bank of India. The Transferors confirm that the said Home Loan has been fully liquidated by them, details in which are given hereunder.
- The Transferors further covenant with the Transferees as under: (VI)
- (8) That in the premises aforesaid, having fully liquidated the Home Loan availed by them against the security of 'the said premises' from Union Bank of India, the Transferors are now legally entitled to 'the said premises' and the said shares together with benefits attached to it and that neither the Transferors herein personally nor through any of their agent/s or Constituted Attorney have or had at any time heretofore either created of agreed to create any other third party rights or right, title, interests or claim whatsoever in respect of 'the said premises'.

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- The Transferees shall not be called upon by the Transferers to news additional payment of any other sum of money other than that has been additional payment of any other sum of money other than that has been additional payment of any other sum of money other than that has been additional payment of any other sum of money other than that has been additional payment of any other sum of money other than that has been additional payment of any other sum of money other than that has been additional payment of any other sum of money other than that has been additional payment of any other sum of money other sum of money other sum of money other sum of money other than that has been additional payment of any other sum of money other sum of mon expressly agreed upon with the Transferors in these presents.
- It is hereby agreed by and between the parties hereto that on payment of the full and final consideration for the said premises a payment of these presents, this Agreement for Sale shall be deemed as Sale Deed.
- The Transferors herein hereby admit, confirm and undertake that all the points mentioned above are true and correct and will be binding on them at all times after execution of these presents and that nothing has been hidden.

SCHEDULE

Flat No.B-901 [admeasuring 38.20 Sq. Mtrs. - Carpet Area] on the 9th Floor in Bhoomi Legend Co-operative Housing Society Ltd., situated at : Opp. Samata Nagar Police Station, Off Western Express Highway, Akurli Road, Kandivali (East), Mumbai-400101 constructed in the year _____ with Basement plus Ground plus Thirteen Upper Floors (with 'Lift' facility) on the land bearing C.T.S.No.163-A, lying and being at Village Akurli, Taluka Borivali in the Registration District and Sub District of Mumbai City and Mumbai Suburban, within the assessment jurisdiction of "R-South Ward of the Brihanmumbai Mahanagar Palika

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

Signed and Delivered by the within named Transferors Mr. Ganesh Nagesh Nayak (PAN AJSPN0691H) Mrs. Dipika Nagesh Nayak (PAN ACAPN4052F) Mr. Nagesh Krishna Nayak (PAN ACAPN4051G) in the presence of ्रल-९ Signed and Delivered by the within named Transferees 40 Mr. Vishwajeet Madhusingh Rajpurchit (PAN BXXPR7310D) Mrs. Sheetal Madhusingh Rajpurohit (PAN ANJPP7865J) Mr. Madhusingh Jogsingh Rajpurohit (PAN ACYPP7928C) in the presence of Vinoels.W. MERON



SLUM REHABILITATION AUTHORITY

No: SRA/ENG/1847/RS/ML/GL/AP.
Date 3 1 MAR 2017/

To.

Shri. Anil Toshniwal of M/s. Samarth Associates., 9C/207, Lucky Appt. Irani wadi, Goregaon (E), Mumbai-4000 063.

Sub: Part OCC for Sale building No.3 of Slum Rehabilitation Scheme proposed on slum plot bearing part of C.T.S No. 163-A, part of S. No.13 of village- Akurli at Akurli road, Kandivali (E), Mumbai 400 101.

Ref: Your letter dated 27/12/2016.

With reference to the above letter of License Surveyor & completion certificates the part development work of sale building No.3 to the sale wing 'A', 'B' & 'C' comprising of Basement + part 1st floor + part Podium floor + 2nd to 13th upper floors for sale tenements on plot of land bearing part of C.T.S No. 163-A, part of S. No.13 of village- Akurli at Akurli road, Kandivali (E), Mumbai 400 101, Mumbai Suburban District. Completed wilder floor vision of License Surveyor Shri. Anil Toshniwal vide License No. 1773 SS-1454 Strangistal Engineer Shri. Hiren M. Tanna vide License No. STE/17 35 respectively with plan submitted by you may be occuppied on the following conditions.

1) The part Occupation permission is granted to wing Andrew 143

Nos. of Sale residential tenements & 01 No of Gymnasium of sale

Building No.3.

2) The Balance condition of LOI's & IOA's shall be complied with being asking full OCC of Sale Building No.3 U.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbal-400051

Tel.: 022-26565800/26590405/1879 Fax: 91-22-26590457 Website: www.sra.gov.in E-mail: info@sra.gov.in

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3) That the certificate U/s. 270A of BMC Act shall be obtained to A.E.W.W (R/S) and a certified copy of the same shall be submitted to office.

A set of certified completion plan is returned herewith please.

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Yours faithfully,

Executive Engineer-II.
Slum Rehabilitation Authority



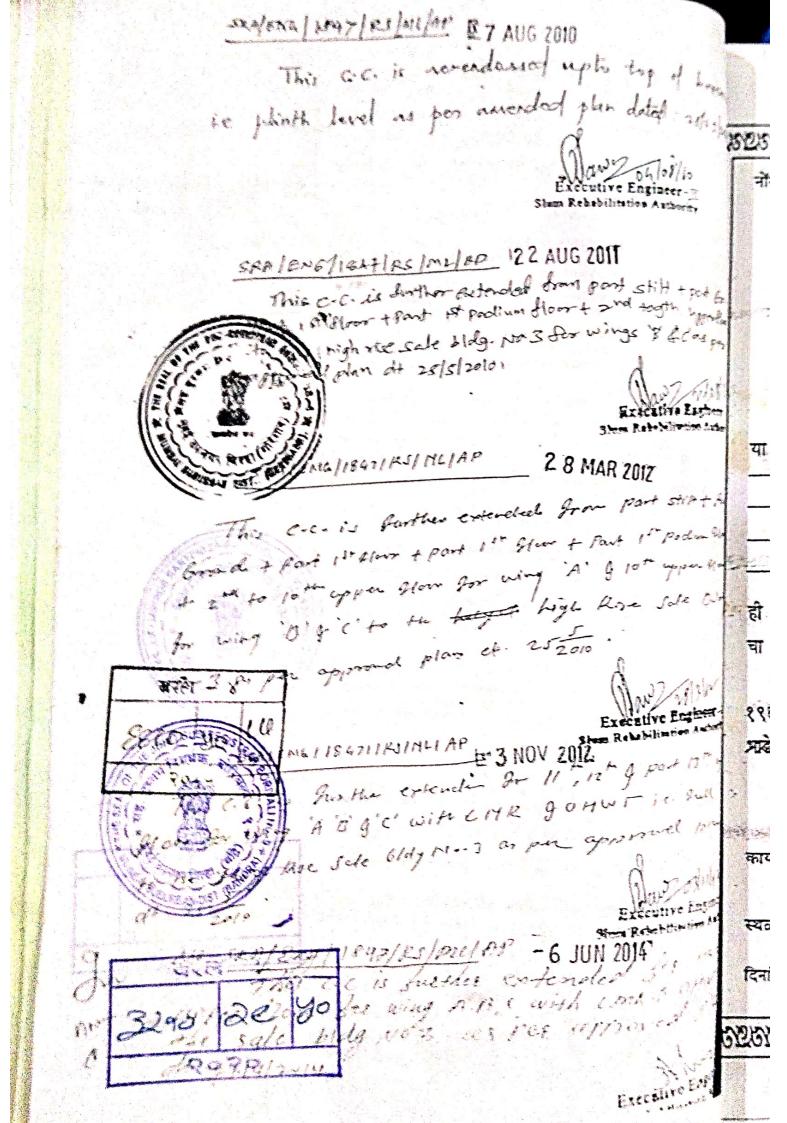
SLUM REHABILITATION AUTHORITY
5th floor, Griba Nirman Bhavan, Bandra (E) Mumbal - 400 051.

MAHARASHTRA REGIONAL AND TOWN FLANNING ACT, 1988 (FORM "A")

No. SRA/ENG/1847/RS/ML/AP

COMMENCEMENT CERTIFICATE 2 3 MAY 2007

M/s. Nishchit Associates,
R. V. J. BKRT. NIWAS AKUIII RUUU,
Sambhaji Nagar, Kandivli(E) Mumbai . 101.
With reference to your application No. 6773 dated 30. 208 to 137 compared to 100 to 10
Commission and grant of Commencement Certificate under season under se
Bigining Act, 1966 to Carry Planning Act, 1966 to erect a building on plot No.
6.15. No. 103 A structed t Kandivali(E) Mumbai 400, 101
The Commencement Certificate/Building Permit is granted subject to compliance of mentioned
FIGUI/BNO. SRA/ENG/553/RS/ML/LUI
SRA/ENG/1847/RS/ML/AP
and on following conditions.
1. The land vacated in consequence of endorsement of the setback line/road widening line shall
form part of the Public Street. 2. That no new building or part thereof shall be occupied or allowed to be occupied or used.
or permitted to be used by any reason that constraint and the seal to be used for one water than
the date of its issue. However the constraint
months from the date of its issue. 4. This permission does not entitle you to develop land which does not vest in region of except Zone Management plan.
contravention of the provision of coastal 2010 management Contitonto le renewable every part
5. If construction is not commenced this Commencement Certificate to the such extended period shall be in no case exceed three years provided (where the such extended period shall be in no case exceed three years provided (where the such extended period shall be in no case exceed three years provided (where the such extended period peri
lapse shall not bar any subsequent approach to the shall not be sh
8. This Certificate is liable to be revoked by the C.E.O. (Sharing and under his certificate is not).
(a) The development work in respect of accordance with the sanctioned plans. carried out or the use thereof is not had the sanctioned plans.
(b) Any of the condition subject to which the same is grant as well as the same of the sam
(c) The C.E.O. (SHA) is satisfied that the development the through of uncertainties
The second to paye called out the decimal the second to paye called out the decimal the second to paye called the second to pay expect the second to paye called the second to pay expect the second to paye called the second to pay expect the second to paye called the second the second to paye called the second the second to paye called the second to paye called the second the second to paye called the second to paye called the second to paye called the second the second to paye called the second the second the second to paye called the second the second the second to paye called the second the second the secon
of section 43 and 45 of the Maharashira Regional and Tomic Maharashira Avaculars
The conditions of this certificate shall be binding not only on the applicant but on his trens, executed, assignees, administrators and successors and every person deriving title through or under him assignees, administrators and successors and every person deriving title through or under him.
The C.E.O. (SRA) has appointed Shri. A.S. Khade
Executive Engineer to exercise his powers and functions of the Planning Authority under section with the said Act.
This C.C. is granted for work up to Tpp of base ment slab for builting No. 3.
a coop and of an under No. SRA/ENS/ 184//85 ML/FILL AFOLD
For and on behalf of Local Authority The Slum Rehabilitation Authority
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Diniste
Exocutive Engineer (SHA)
ON CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)





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द्रप्पम निर्वधक : सह दू.नि.बोरीवली 9

दस्त क्रमांक : 3210/2020

नोदंणी : Regn:63m

 *******	आकर्ल

(1)वितेखाचा प्रकार

करारनामा

(2)मोबदला

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(3) बाजारभाव(भाडेपटटयाच्या बावतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

5795092.8

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

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: 901 वी विंग भूमि लेजन्ड सी एव एस लीमीटेड ऑप समता नगर पोलीस स्टेशन ऑफ वॅसरने एक्स्प्रेस हाईवे अकुली रोड कांदियली ईस्ट मुंबई 400101((C.T.S. Number : 163-A;))

(5) क्षेत्रफळ

1) 45.84 ची.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-गणेश नागेश नापक वय:-28; पत्ता:-901/बी, 9, भूमि लेजन्ड सी एच एस लीमीटेड , ऑपज़िट समता नगर पोलीस स्टेशन कांद्रिवर्ण ईस्ट मुंबई, अकुर्ली रोड , , MAHARASHTRA, MUMBAI, Non-Government. पिन

कोड:-400101 पॅन नं:-AJSPN0691H 2): नाव:-दीपिका नागेश नायक वय:-58; पता:-901/वी, 9, भूमि लेजन्ड सी एच एस लीमीटेड , ऑपज़िट समता नगर पोलीस स्टेशन कांदिवली ईस्ट मुंबई, अकुर्ली रोड , , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन ने-ACAPN4052F

ानः। पाठः:-मध्याधाः पन नः-ACAPN4U52F 3): नावः-नागेश कृष्णा नायक वयः-60; पताः-901 बी विंग , 9, भूमि लेजन्ड सी एव एस लीमीटेड , ऑपज़िट समता नगर पोलीस स्टेशन कॉदिवली ईस्ट मुंबई, अकुर्ली रोड , , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-ACAPN4051G

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

1): नाव:-विश्वजीत मधुसिंग राजपुरोहित वय:-24; पता:-रूम नं 44, -, लोकमान्य चाल नं 1, वडार पाडा हनुमान नगर कंदिवली ईस्ट मुंबई, अकुर्ली क्रॉस रोड , , MAHARASHTRA, MUMBAI, Non-Government. पिन केंड:-400101 पॅन नं:-BXXPR73100 । । नाव:-श्वीतल मधुसिंग राजपुरोहित वय:-40; पता:-रूम नं 44, -, लोकमान्य चाल नं 1, वडार पाडा हनुमान नगर कंदिवली ईस्ट मुंबई, अकुर्ली क्रॉस रोड , , MAHARASHTRA, MUMBAI, Non-Government. पिन केंड:-400101 पॅन नं:-ANJPP7865J): नाव:-मधुसिंग जोगसिंह राजपुरोहित वय:-48; पत्ता:-रूम नं 44, -, लोकमान्य चाल नं 1, वडार पाडा हनुमान नगर कंदिवली ईस्ट मुंबई, अकुर्ली क्रॉस रोड , , MAHARASHTRA, MUMBAI, Non-Government. पिन कंड:-400101 पॅन नं:-ACYPP7928C

(9) दस्तऐवज करुन दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ 3210/2020 (12)वाजारभावाप्रमाणे मुद्रांक शुल्क 481000

(13)वाजारभावाप्रमाणे नोंदणी शुक्क

18/03/2020

18/03/2020

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.

सह. दुय्यम निवंधक सारीकरी क.- %, Fis:20 मुंबई उपनार जिल्हा INDIA

> धक, बोरीवली-९, नगर जिल्हा.