

2( सूची - २ )



01/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 1111/2019

नोदणी :

Regn:63m

गावाचे नाव : मालाड

विलेखाचा प्रकार	करारनामा
मोबदला	28600000
बाजारभाव(भाडेपट्ट्याच्या तितपट्टाकार आकारणी देतो की पट्टेदार ममुद करावे)	21123648
भू-मापन,पोटहिस्सा व घरक्रमांक सल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं.402, माळा नं: 4 था मजला, इमारतीचे नाव: न्यू लिंक एंवेन्यू सीएचएस लीमीटेड, ब्लॉक नं: ग्रीन्स डार्टच्या समोर, ऑफ लिंक रोड, रोड : मालाड(वेस्ट), मुंबई - 400064( ( C.T.S. Number : 1162A ; ) )
क्षेत्रफळ	1) 131.04 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करुन देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-कमलेश - शर्मा वय:-41; पत्ता:-प्लॉट नं: 402, माळा नं: 4 था मजला, इमारतीचे नाव: न्यू लिंक एंवेन्यू सीएचएस लीमीटेड, ब्लॉक नं: चिंचोली बंदर, ऑफ लिंक रोड, रोड नं: मालाड प मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AMUPS9441B
दस्तऐवज करुन घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा देश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिलीप राम कमल मिश्रा वय:-55; पत्ता:-प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: न्यू लिंक एंवेन्यू सीएचएस लीमीटेड, ब्लॉक नं: ग्रीन्स डार्टच्या समोर, ऑफ लिंक रोड, रोड नं: ऑफ लिंक रोड, मालाड (वेस्ट), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AEIPM3953N
दस्तऐवज करुन दिल्याचा दिनांक	25/01/2019
दस्त नोंदणी केल्याचा दिनांक	25/01/2019
अनुक्रमांक,खंड व पृष्ठ	1111/2019
बाजारभावाप्रमाणे मुद्रांक शुल्क	1430000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	



कनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारण तपशील दस्तप्रकारनुसार आवश्यक नाही

क शुल्क आकारताना निवडलेला र्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.

BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/7341/BP(W.S)/AP-8 JUN 2004

To,

Shri Afzal J. Ladhak,  
Owner.

Office of the  
Ex. Engr. Bldg. Prop. (W.S.) P & K/W Wards  
St. Sahasrabai Ambedkar Market Bldg  
Central (West), Bombay - 400 057

Subject : Permission to occupy the completed  
building No.2 on plot bearing C.T.S.  
No. 1162, 1092 & 1163 of village  
Malad (South), situated at Link Road,  
Malad (West).

Reference : Your Arch's letter dated 23.01.2004.

\*\*\*\*\*

The development work of building No.2 comprising of Stilt +  
7 upper floors on plot bearing C.T.S. No.1162, 1092 & 1163 of village  
Malad (South) situated at Link Road, Malad (West) is completed under  
the supervision of Shri R.B. Bhalwankar, Licenced Architect having Lic.  
No. CA/77/3652, Shri Dilip K. Mehta, Licenced Structural Engineer,  
having licence No.STR/M/35 and Lic. Site Supervisor, Shri G.A. Belver-  
kar, having licence No.B/70/SS-III, may be occupied on the following  
conditions.

1. That the certificates U/s 270A of B.M.C.Act shall be obtained  
from A.E.W.W.P/South and a certified copy of the same shall be  
submitted to this office.
2. That the water supply for premises for which occupation is  
granted shall be restricted to 50% or normal requirements and  
no complaint for short supply of water shall be entertained  
in future.

A set of plan duly signed is returned herewith in token  
of approval.

Yours faithfully,

Ex. Engineer - Bldg. Proposal  
(Western Suburbs) P & K/W Wards

8 JUN 2004



- Copy to :
1. Architect, Shri R.B. Bhalwankar,
  2. Asstt. Commissioner, P/South,
  3. E.E.V.,
  4. Dy.A.&C. (W.S.) Bandra,
  5. A.E.W.W.P/South,
  6. A.H.S. (R-III),
  7. City Survey Office.

For information please.

Ex. Engr. Bldg. Proposals  
(Western Suburbs) P & K/W Wards.

C:\0\0\7341\SG

CERTIFIED  
TRUE COPY

*R. B. Bhalwankar*  
R. B. BHALWANKAR  
ARCHITECT  
CA/77/3652

बरल - १		
११११	२०	३५
२०११		

BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/7341/BP(WS)/AP=8 JUN 2004

To,

Shri Afzal J. Ladak,  
Owner.

Office of the  
Ex. Engr. Bldg. Prop. (W.S.) P & K/W Wards  
Dr. Maheshob Amrokar Market Bldg  
Candivall (West). Bombay - 400 067

Subject : Permission to occupy the completed  
building No.2 on plot bearing C.T.S.  
No. 1162, 1092 & 1163 of village  
Malad (South), situated at Link Road,  
Malad (West).

Reference : Your Arch's letter dated 23.01.2004.

\*\*\*\*\*

The development work of building No.2 comprising of Stilt +  
7 upper floors on plot bearing C.T.S. No.1162, 1092 & 1163 of village  
Malad (South) situated at Link Road, Malad (West) is completed under  
the supervision of Shri R.B. Bhalwankar, licenced Architect having Lic.  
No. CA/77/3652, Shri Dilip K. Mehta, Licenced Structural Engineer,  
having Licence No.STR/M/36 and Lic. Site Supervisor, Shri C.A. Belve-  
kar, having Licence No.B/70/S3-III, may be occupied on the following  
conditions.

1. That the certificates U/s 270A of B.M.C.Act shall be obtained  
from A.E.W.W.P/South and a certified copy of the same shall be  
submitted to this office.
2. That the water supply for premises for which occupation is  
granted shall be restricted to 50% or normal requirements and  
no complaint for short supply of water shall be entertained  
in future.

A set of plan duly signed is returned herewith in token  
of approval.

Yours faithfully,

Ex. Engineer, Bldg. Proposal  
(Western Suburbs) P & K/W Wards.

8 JUN 2004



- Copy to :
1. Architect, Shri R.B. Bhalwankar,
  2. Asstt. Commissioner, P/South,
  3. E.E.V.,
  4. Dy.A.&C. (W.S.) Bandra,
  5. A.E.W.W.P/South,
  6. A.H.S. (R-III),
  7. City Survey Office.

For information please.

Ex. Engr. Bldg. Proposals  
(Western Suburbs) P & K/W Wards.

C:\0\0\7341\SG

CERTIFIED  
TRUE COPY

R. B. BHAWANKAR

बरल - १		
११११	२०	३५
२०११		

# New Link Avenue Co-op Hsg. Society Ltd.

(Regd No. MUM/WP/HSG/TC/12927 - Dt. 10/05/2005)

Link Avenue, Opp. Greens Diet, Off. Link Road, Malad (West), Mumbai 400 064

January 24, 2019

## TO WHOMSOEVER IT MAY CONCERN

This is to certify that **Mr. Kamlesh Sharma** is a member of the *New Link Avenue Co-operative Housing Society Ltd.* situated *Opp. Greens Diet, Off. Link Road, Malad (West), Mumbai 400 064* and has been staying in **Flat No. 402** since **February 2004**, which is in his name.

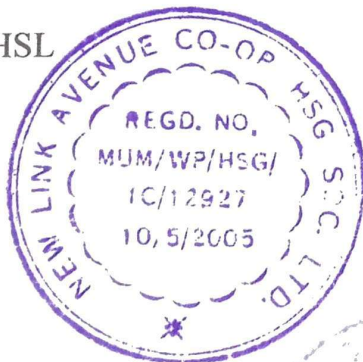
We certify that that he has cleared all his maintenance charges, dues in respect to the said flat till date.

We have no-objection in his selling his flat to the purchaser, **Mr. Dilip Ram Kamal Mishra**.

For and On Behalf of  
New Link Avenue CHSL

*B. B. Kar*

Hon. Secretary



बंदरा - १		
७७७७	०२	३८

# New Link Avenue Co-op. Hsg. Society Ltd.

(Regd. No. MUM/WP/HSG/TC/12927 - Dt. 10/05/2005)

Link Avenue, Opp. Greens Diet, Off. Link Road, Malad (West), Mumbai 400 064.

S.R. No. 22

Date: 10 NOV 2005

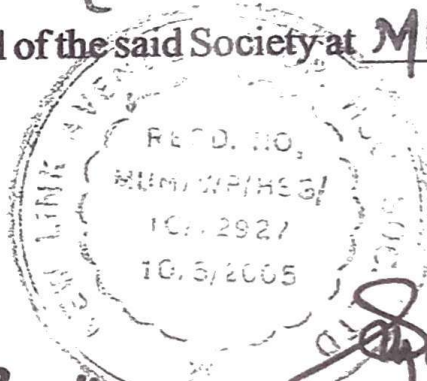
Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares each of Rs. 50/- only. Member's Registration No. 8

This is to certify that Shri/Smt. Kamlesh sharma

of Flat - 402 is the Registered Holder of 5 (Five) Shares from No. 036 to 040 of Rs. 50/- each (Rs. Fifty only - )

In New Link Avenue Co-op. Hsg. Society Ltd., Link Avenue, Opp. Greens Diet, Off. Link Road, Malad (West), Mumbai 400 064, subject to the Bye-laws of the said Society and that upon such Shares the sum of Rs. 250/- (Rupees Two hundred fifty only - ) has been paid.

Given under the Common Seal of the said Society at Mumbai this 10th Day of Nov. 2005



[Signature]  
Chairman

[Signature]  
Hon. Secretary

[Signature]  
Member of the Committee



Memorandum of the transfers of the within - mentioned Shares

Sr. No. Of Transfer	Date of General Body / Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Registered at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Registered at which the name of the Transferee is recovered
1	2	3	4	5
1	Chairman	Hon Secretary		Committee Member
2	Chairman	Hon Secretary		Committee Member
3	Chairman	Hon Secretary		Committee Member
4	Chairman	Hon Secretary		Committee Member
5	Chairman	Hon Secretary		Committee Member

मालाड (द)  
शिट नंबर  
1092/अ  
[श्री. मुने]

श्रीमत्  
मा. मा.  
दि. ५  
२१/०५/१९७२  
०१/०२/१९७३  
१८/०७/१९७८  
२१/१२/१९८०

बरल-१  
११११  
२०११



०५/०९/१९८३  
१३/०७/१९८४

# मालमत्ता पत्रक

तालुका/न.भु.मा.का. --न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराचा किंवा प्रमाणाचा तपशील आणि त्याच्या फेर तपासणीची निष्पत्ती

मालाड (द)

प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार चौ.मी.

४४३.९ क (१)  
-३४१.६ रस्तारूंदी  
१०२.३

[रु. पै. १०.६० ता.१/८/७१ पासून.]  
[३१.८० दि.१/८/७१ पासून.]  
रु.१९०.८० दि.१/८/७१ पासून.

धिकार

मुख्य धारक  
१९६९

[श्रीमती सुशीलाबाई देवरूखकर.]

[श्री.मनोहर अप्पा हळदणकर -इमला मालक.]

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
श्रीमती सुशीलाबाई यांना भाडेपट्टा करार ९८ वर्ष मा.भाडे रु.३०/- र.जि.झालेप्रमाणे व इकडील दि.५/४/७२ चे जबाबाप्रमाणे नोंद केली.	S.I. Bom/R २१०२-१/१/१९६९ dt.२७/५/६९	(L) श्री.मनोहर अप्पा हळदणकर	सही - न.भू.अ.क्र.५
उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील ए.डी.सी./एल.एन.डी.सी./५७३ दि.२५/४/७२ प्रमाणे सुधारीत बि.शे.सारा नोंद घेतली.सारा र.रु.१०.६० दि.१/८/७१ पासून.	-	-	सही - सही XXX न.भू.अ.क्र.५
उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील ए.डी.सी./एल.एन.डी.सी./VI - ५७३ दि.२४/७/७८ प्रमाणे बि.शे.सारा नोंद घेतली.	-	-	सही - सही XXX न.भू.अ.क्र.५
श्रीमती सुशीलाबाई देवरूखकर मयत सबब मा.न.भू.अ.क्र.५ यांचेकडील आदेश क्र.प.भू.५/अ-१९/८४ दि.२३/७/८४ अन्वये वारसाचे नाव दाखल केले.	S.I.	चंद्रकांत अबरनाथ देवरूखकर	सही - सही XXX न.भू.अ.क्र.५,मु.उ.जि.
उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील ए.डी.सी./एल.एन.डी.सी./VI-५७३ दि.१५/१२/८१ प्रमाणे सुधारीत बि.शे.सारा नोंद घेतली.	-	-	सही - ५/९/८३ सही XXX न.भू.अ.क्र.५,मु.उ.जि.
श्री.चंद्रकांत अबरनाथ देवरूखकर मयत सबब मा.न.भू.अ.क्र.५ मुं.उ.यांचेकडील आदेश क्र.प.भू.५/अ-१९/८४ दि.२३/७/८४ अन्वये वारसांची नावे दाखल केली.	S.I.	H. १) श्रीमती देवीबाई चंद्रकांत देवरूखकर २) कुमारी धनलक्ष्मी चंद्रकांत देवरूखकर	सही - १५/८/८४ जि.नि.भू.अ. तथा न.भू.अ.क्र.५,मु.उ.जि.



बरल - ९  
१०४८ ३०  
२०१३

बरल - १  
११११ २८ ३०  
२०१९

मालमल्ला पत्रक

विभाग -- मालाड (द)

तालुका/न.भु.मा.का. --न.भु.अ.मालाड

जिल्हा --

मुंबई उपनगर जिल्हा शासनाला दिलेल्या आकरणांचा किंवा पाहण्यात तपशील आणि त्याच्या फेर तपशीलांचे निवृत्तपत्र

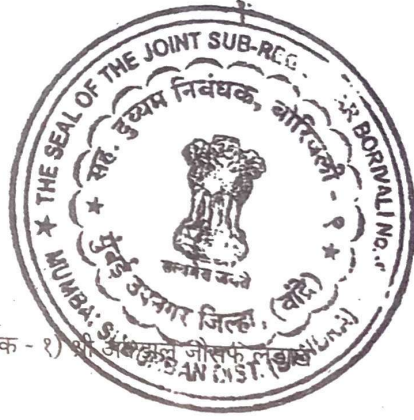
शिट नंबर प्लॉट नंबर क्षेत्र चौ.मी.

धारणाधिकार

न.भु.अ.मालाड क्र.मा.प. न. १९६३/अ

१०९२/अ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	सासाकिन
३०/१२/२००२	अपील निर्णय - मा.अधिक्षक भूमि अभिलेख मुंबई उपनगर यांचेकडील अपील निर्णय क्रमांक न.भू.सं.७/अपील एस.आर.४५९/०१/६१३३ दिनांक १७/१०/०२ अन्वये न.भू.क्र.१०९२ या मिळकतीवरील दिनांक १/५/७२ व २३/७/८४ चे नोंदी कमी केल्या व धारक सदरी एफ.ई.दिनशा यांचे नाव दाखल केले व भाडेपट्टेदार सदरी १०२.३चौरस मीटर क्षेत्रासाठी श्री.मनोहर आप्पा हळदणकर यांचे नावाची नोंद घेतली. १०२.३ चौ.मीटर क्षेत्रास	-	धा. एफ ई दिनशा चॅरीटीज (L) मनोहर आप्पा हळदणकर	के रफार क्र.८० प्रमाणे सही - १२/८/०४ न.भू.अ.मालाड
३०/१२/२००२	खरेदीने क्षेत्र ३४१.६ चौ.मीटर	-	धा. अफझल जुसाद लडाक	के रफार क्र.८० प्रमाणे सही - १२/८/०४ न.भू.अ.मालाड
३१/१२/२००२	बृहन्मुंबई महानगर पालीका यांचेकडील सहाय्यक अभियंता (परिरक्षण) पी दक्षिण वार्डचे पत्र व मोरनं.घ-२३/०२ चा नकाशा व नोंदणीकृत जाहीरनामा तथा क्षतीपूर्ती बंधपत्र व सूची क्र.२ उतारा क्रमांक बदर ०७३१४/०२ दिनांक ५/१२/०२ अन्वये ३६.६ चौ.मीटर रूंदीच्या रस्त्याकडे वर्ग होणारे क्षेत्र ३४१.६ चौ.मीटरची नवीन मिळकत पत्रिका उघडून त्यास न.भू.क्र.१०९२ब असा शेज दिला धारक सदरी बृहन्मुंबई महानगरपालीका हे नाव दाखल करून सत्ताप्रकार F दाखल केला व मुळ न.भू.क्र.१०९२ ला न.भू.क्र.१०९२ अ असा शेज दुरुस्ती केली व १०२.३ चौ.मीटर क्षेत्र दाखल केले व दिनांक ३०/१२/०२ ची नोंद कमी केली.	-		के रफार क्र.८२ प्रमाणे सही - १२/८/०४ न.भू.अ.मालाड
३०/०८/२००४	मा.दुय्यम निबंधक बोरीवली यांचेकडील दस्तऐवज बदर -२/६२४५/२००४ व खरेदीखत व न.भू.अ.मालाड यांचेकडील आदेश दिनांक ३०/८/२००४ वरून एफ.ई.दिनशा चॅरीटीज यांचे नाव कमी करून खरेदी घेणार श्री.अफजल जोसफ लडाख यांचे नाव दाखल केले व दिनांक ३०/१२/२००२ ची नोंद कमी केली.	-	धारक - १) श्री.अफजल जोसफ लडाख (मुंबई)	के रफार क्र.१२१ प्रमाणे सही - १२/८/०४ न.भू.अ.मालाड
३०/०८/२००४	मा.दुय्यम निबंधक बोरीवली यांचेकडील दस्तऐवज व खरेदीखत व न.भू.अ.मालाड यांचेकडील आदेश दिनांक ३०/८/२००४ वरून श्री.अफझल जोसफ लडाख यांचे नाव नोंद घेतली व न.भू.अ.मालाड यांचेकडील आदेश दिनांक ३०/८/२००४ वरून श्री.मनोहर आप्पा हळदणकर यांचे नाव नोंद घेतली.	-	धारक - श्री.मनोहर आप्पा हळदणकर	के रफार क्र.१३० प्रमाणे सही - १२/८/०४ न.भू.अ.मालाड



बरल - १  
११११  
११/०५/२००५  
२०११

बरल - १  
०४८ २२  
०१३  
श्री.घिनोद एल.ठकुरान.

विविधाधिकार  
विकाचा मुळ ध  
वर्ष  
हेदार  
तर भार  
तर शरे  
नांक

२७/०४

१७/०१

त्यासणी करणारा -

खरी नकल -  
११११  
११/०५/२००५  
२०११

न.भू.अ.मालाड  
मुंबई उपनगर जिल्हा



जिल्हा	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारपोंचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वेळ
--------	----------	------------	----------------	------------	--

२२८६.० [AGR] [२९.९० व १.१७० ते ३१.७.७१]  
 -६३५.४/ डि.पी.रोडकडे क ६२.३० ता.१/८/७१ पासून.  
 नभूक्र.११६३ब  
 १६५०.६  
 + १३२.० न.भू.क्र.११५५इ  
 मधून वर्ग  
 झालेले क्षेत्र.  
 १७८२.६

विधाधिकार

काचा मुळ धारक

[शेती.]

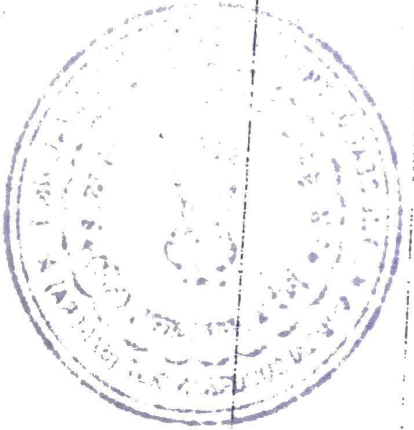
नांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
------	---------	-------------	---	-------------

२७/०४/१९७९  
 मा.अप्पर उपजिल्हाधिकारी अंधेरी यांचेकडील  
 क्र.ADC/LND -D/ ६७५०दि.२४/१०/७८  
 ने न.भू.क्र.११६३ पै.४१५.५ चौ.मी.क्षेत्र विनशेतीकडे  
 वर्ग केले. दि.१/१/७० ते ३१/७/७१ पावेतो सारा रू.  
 २९.९० व दि.१/८/७१ पासून सारा रू. ६२.३०

सही -  
 २७/०४/१९७९  
 न.भू.अ.क्र.५ सही XXX

१७/०१/१९९८  
 मा.जिल्हाधिकारी मु.उपनगर जि.यांचेकडील आदेश क्र.सी/कार्या  
 ७अ/एकत्रिकरण/पो.वि./एस.आर.३०४०दि.१०/११/९७,मो.र.नं.  
 १२९७/९७ अन्वये नं.भू.क्र.११६३ क्षेत्र २२८६.०चौ.मी.मधून  
 नियोजित डी.पी.रोडकडे वर्ग क्षेत्र ६३५.४ चौ.मी. कमी करून त्या  
 क्षेत्राची नवीन मिळकत पत्रिका उघडून त्यास नभूक्र.११६३ब  
 असा शोज दाखल केला व सत्ताप्रकार शेती, दाखल करून  
 नियोजित डी.पी.रोड असे दाखल केले.व शिल्लक क्षेत्र १६५०.६  
 चौ.मी.न.भू.क्र.११६३ ला न.भू.क्र.११६३अ अशी शोजदुरुस्ती केली.

सही -  
 १७/०१/१९९८  
 न.भू.अ.क्र.५ मुं.उ.जि.  
 मुंबई सही XXX



बरल-१  
 ७७७७ ३० ३५  
 २०१९

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (द)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा --

मुंबई उपनगर जिल्हा

विभाग/मोजे --  
नगर भूमापन  
क्रमांक / फा. प्लॉ. नं.  
११६२/अ

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार  
क्रमांक / फा. प्लॉ. नं. चौ.मी.

शासनाला दिलेल्या अकराव्या किंवा भाष्याच्या तपशील आणि त्याच्या फेर तपसणीची निवत वे

११६३/अ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२१/०५/१९९८	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा मुंबई यांचेकडील बिनशेती आदेश क्र.सी./डेस्क ७अ/LND/NAP/SR/६२७०दि.१०/११/९७ व दुरुस्ती आदेश सम दि.२८/५/९८ अन्वये वाणिज्य प्रयोजनासाठी २०७.२६ चौ.मी.व निवासी प्रयोजनासाठी १४४३.३४ चौ.मी.बिनशेती कडे वर्ग झाल्याची नोंद घेतली व शेती सत्ताप्रकार कमी करून सत्ताप्रकार " सी " दाखल केला. ७/१२ व खरेदीखताप्रमाणे धारकाचे नाव दाखल केले.		H) अफझल जुसाब लाडख	सही - २१/५/९८ नगर भूमापन अधि
२२/०७/२००४	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील एकत्रिकरण/पोटविभाजन आदेश क्र.सी./कार्या-७अ/एकत्रिकरण/पोटविभाजन/एस.आर.३६२०/दि.४/२/२००४ व शुध्दीपत्रक दि.२/७/२००४ अन्वये व मो.र.नं.घ-६३/२००४ वरून व न.भू.अ.मालाड यांचे कडील आदेश दिनांक २२/७/२००४ वरून न.भू.क्र.११५५३ मधून पोटविभाजनाने वर्ग होणारे १३२.०० चौ.मी. क्षेत्र न.भू.क्र.११६३ चे मिळकत पत्रिकेवर दाखल असलेल्या १६५०.६ चौ.मी.क्षेत्रामध्ये समाविष्ट करून न.भू.क्र.११६३ चे मिळकतीस एकूण १७८२.६ चौ.मी. क्षेत्र दाखल केले.			विधाधिकार क्राचा मुळ धार वर्ष के रफार क्र.२२७ प्र सही - २२/७/०४ न.भू.अ.मालाड र भार र शेरे नांक
०७/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू.मालाड (द)/फे.क्र.८४४दि. ०७/१२/२०१५ अन्वये एकत्री/पो.वि./क्षे.दु./बि.शे.मोजणीनुसार क्षेत्र कायम केले असलेले व सदरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी अंक हजार सातशे ब्यारेंशी पुर्णक सहा दशांश चौ.मि.दाखल केले.			के रफार क्र.८४४ प्र सही - २८/०२/२ न.भू.अ.मालाड

तपसणी करणारा

खरी नक्कल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

मुंबई उपनगर मुंबई

२२/०७/१६

अर्ज क्रमांक

७५

एकूण नोंदी/एकूण खर्च ७६

अर्ज दाखल तारीख

११/०६/२०१६ नकलेचे शुल्क १२०/-

अर्ज तयार तारीख

११/०६/२०१६

अर्ज निकाली तारीख

12 AUG 2016 कागद शुल्क

अर्ज तयार करणारा

११/०६/२०१६

११११	३९	३५
२०१९		

एकूण शुल्क



सत्य प्रतिलिपी

११/०६/२०१६

नगर भूमापन अधिकारी

११/०६/२०१६

प्रमुख लिपीक

नगर भूमापन अधिकारी

मालाड

मालाड (द)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

१४०५.९ शेती  
-१३२.० न.भू.क्र.११५५इ मध्ये  
समाविष्ट होणारे क्षेत्र.

१२७३.९  
- ५९६.४ नभूक्र.११६२ ब  
कडे वर्ग.

६७७.५  
- २८९.८ नभूक्र.११६२ क  
कडे वर्ग.

३८७.७

विधाधिकार

काचा मुळ धारक

र्व

धार

र भार

शेरे

क

व्यवहार

खंड क्रमांक

नविन धारक (धा)  
पट्टेदार (प) किंवा भार (भा)

साक्षात्कन

२८/०२/२००१

नगर भूमापन मालाड (द) नभूक्र.११६२ या मिळकत पत्रिकेवर क्षेत्र दाखल नसलेने ते दाखल करणेकामी म.ज.म.अधिनियम १९६६चे कलम २५८ मधील तरतुदीनुसार पुनर्विलोकन करणोस मा.अ.भू.अं.मुंबई उपनगर यांनी २१/१२/२००० रोजी दिलेल्या आदेशानुसार व मा.न.भू.अ.मालाड यांचा आदेश क्र.न.भू.अ.मालाड/न.भू.क्र.११६२ मालाड (द) दि.२८/२/२००१ अन्वये मूळ वसलेवाराप्रमाणे क्षेत्र १४०५.९ चौ.मी.दाखल करून सत्ताप्रकार शेती दाखल केला.



फेरफार क्र. ३१ प्रमाणे  
सही -  
२८/२/०१  
नगर भूमापन अधिकारी मालाड

२१/०७/२००४

मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील एकत्रिकरण/पोटविभाजन आदेश क्र.सी./कार्या-७अ/एकत्रिकरण/पोटविभाजन/एस.आर.३६२०दि.४/२/२००४ व शुध्दीपत्रक दिनांक २/७/२००४ अन्वये व मो.रं.नं.घ-६३/२००४ वरून व न.भू.अ.मालाड यांचे आदेश दि.२२/७/२००४ वरून न.भू.क्र.११६२ चे मिळकत पत्रिकेवर दाखल असलेल्या १४०५.९ चौ.मी.क्षेत्रामधून पोटविभाजनाने वर्ग होणारे १३२.०० चौ.मी.क्षेत्र कमी करून १२७३.९ चौ.मी.दाखल केले.

फेरफार क्र.१२७ प्रमाणे  
सही -  
२२/७/०४  
न.भू.अ.मालाड

बरल - १  
११११ २३८  
२०१९

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (द)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा --

मुंबई उपनगर जिल्हा

नगर प्रमाण शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार क्रमांक / स. प्लो. नं. चौ.मी.

शासनाला दिलेल्या आकराची किंवा धाक्या तपशील आणि त्याच्या फेर तपसणीची निवत

११६२/अ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
२२/०८/२००५	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी./कार्या -७अ/एकत्री./पो.वि./एस.आर.अ. ३७६५/२००५ अन्वये व मोरनं.घ -१५०/२००५ वरून नभूक्र.११६२ चे एकूण १२७३.९चौ.मी. क्षेत्रामधून पोटविभाजनाने वर्ग होणा-या ५९६.४चौ.मी.क्षेत्राची नवीन मिळकत पत्रिका उघडून त्यावर सत्ताप्रकार शेती दाखल केला व त्यात नभूक्र.११६२ब असा शेजबदल केला. डी.पी.रोड तसेच २८९.८चौ.मी. क्षेत्राची नवीन मिळकत पत्रिका उघडून त्यावर सत्ताप्रकार शेती दाखल केला व शिल्लक क्षेत्राची नोंद केली व त्यास नभूक्र.११६२कक असा शेजबदल केला. व मूळ नभूक्र.११६२ याला नभूक्र.११६२अ असा शेजबदल केला व ३८७.७चौ.मी.क्षेत्र कायम केले.			(1) के रफार क्र.१६९ सही - २२/८/०५ न.भू.अ.मालाड (2) (3) बाब (4) धारक
०७/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू.मालाड (द)/फे.क्र.८४४दि. ०७/१२/२०१५ अन्वये एकत्री/पो.वि./क्षे.दु./बि.शे.मोजणीनुसार क्षेत्र कायम केले असलेने व सदरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी तीनशे सत्याऐशी पुर्णांक सात दशांश चौ.मि.दाखल केले.			(5) के रफार क्र.८४५ सही - न.भू.अ.मालाड (6) (7) तेव्हा (8) धारक

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.मालाड

अर्ज क्रमांक ७४ एकूण नोंदी/एकूण रक्कम ०५  
 अर्ज दाखल तारीख ८/०८/२०१६ एकलेचे शुल्क १००/-  
 अर्ज तयार तारीख ८/०८/२०१६  
 अर्ज निकाली तारीख 12 AUG 2016 कागद शुल्क ०४/-  
 अर्ज तयार करणार [Signature]  
 अर्ज तपासणी करणार [Signature] एकूण शुल्क १०४/-



बरल - १		
११११	३	३५
२०१९		

प्रमुख लिपीक  
 नगर प्रमाण अधिकारी  
 मालाड  
 ११०९



वस्तु प्रतिलिपि  
 [Signature]  
 नगर प्रमाण अधिकारी  
 मालाड  
 12/08/16

# New Link Avenue Co-op. Hsg. Society Ltd.

(Regd. No. MUM/WP/HSG/TC/12927 - Dt. 10/05/2005)

Link Avenue, Opp. Greens Diet, Off. Link Road, Malad (West), Mumbai 400 064.

S.R. No. 22

Date: 10 NOV 2005

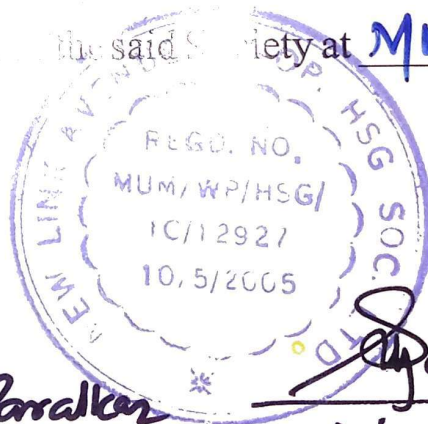
Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares each of Rs. 50/- only. Member's Registration No. 8

This is to certify that Shri/Smt. Kamlesh sharma -

of Flat - 402 is the Registered Holder of 5 (Five) Shares from No. 036 to 040 of Rs. 50/- each (Rs. Fifty only -)

In New Link Avenue Co-op. Hsg. Society Ltd., Link Avenue, Opp. Greens Diet, Off. Link Road, Malad (West), Mumbai 400 064, subject to the Bye-laws of the said Society and that upon such Shares the sum of Rs. 250/- (Rupees Two hundred fifty only -) has been paid.

Given under the Common Seal of the said Society at Mumbai this 10th Day of Nov. 2005



[Signature]  
Chairman

[Signature]  
Hon. Secretary

[Signature]  
Member of the Committee

**Memorandum of the transfers of the within - mentioned Shares**

Sr. No. Of Transfer	Data of General Body / Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. In the Share Registered at which the transfer of shares held by the transferor are registered	Sr. No. In the Share Registered at which the name of the Transferee is recovered
1	2	3	4	5
1	30/09/2023	<p><i>Mr. Dilip Ram</i> <i>Kamal Mishra</i></p> <p align="center">Hon Secretary</p>	<p>NEW LINK AVENUE CO-OP HSG SOC</p> <p><i>Accepted</i></p> <p align="center">Committee Member</p>	<p><i>Panchu Seno</i></p> <p align="center">Committee Member</p>
2	-	Hon Secretary		Committee Member
3	:	Hon Secretary		Committee Member
4		Hon Secretary		Committee Member
5		Hon Secretary		Committee Member

324/1111  
Friday, January 25, 2019  
9:59 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1218 दिनांक: 25/01/2019

गावाचे नाव: **मालाड**

दस्तऐवजाचा अनुक्रमांक: **बरल-१ -1111-2019**

दस्तऐवजाचा प्रकार : **करारनामा**

सादर करणाऱ्याचे नाव: **दिलीप राम कमल मिश्रा**

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

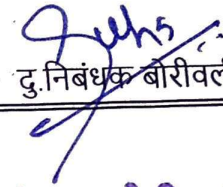
रु. 740.00

पृष्ठांची संख्या: 37

एकूण:

रु. 30740.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
10:21 AM ह्या वेळेस मिळेल.

  
दु.निबंधक बोरीवली 1

बाजार मुल्य: रु.21123648 /-

मोबदला रु.28600000/-

भरलेले मुद्रांक शुल्क : रु. 1430000/-

**सह. दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.**

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

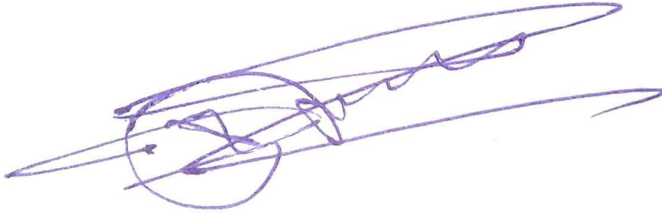
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010733957201819E दिनांक: 25/01/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2401201908916 दिनांक: 25/01/2019

बँकेचे नाव व पत्ता:



**सह दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.**

  
मुंबई उपनगर जिल्हा  
MUMBAI SUBURBAN



**CHALLAN**  
**MTR Form Number-6**



<b>GRN</b> MH010733957201819E	<b>BARCODE</b>	<b>Date</b> 17/01/2019-15:21:09	<b>Form ID</b> 25.2
<b>Department</b> Inspector General Of Registration		<b>Payer Details</b>	
<b>Type of Payment</b> Stamp Duty Registration Fee		<b>TAX ID (If Any)</b>	
<b>Office Name</b> BRL1_JT SUB REGISTRAR BORIVALI 1		<b>PAN No.(If Applicable)</b>	AEIPM3953N
<b>Location</b> MUMBAI		<b>Full Name</b>	DILIP RAM KAMAL MISHRA
<b>Year</b> 2018-2019 One Time		<b>Flat/Block No.</b>	402, 4TH FLOOR, NEW LINK AVENUE CHSL,
<b>Account Head Details</b>		<b>Premises/Building</b>	
0030045501 Stamp Duty	Amount In Rs. 1430000.00	<b>Road/Street</b>	OPP. GREEN RESTAURANT, OFF LINK ROAD
0030063301 Registration Fee	30000.00	<b>Area/Locality</b>	MALAD (W), MUMBAI
		<b>Town/City/District</b>	
		<b>PIN</b>	4 0 0 0 6 4
		<b>Remarks (If Any)</b>	SecondPartyName=KAMLESH SHARMA~
		<b>Amount In</b>	Fourteen Lakh Sixty Thousand Rupees Only
<b>Total</b>	14,60,000.00	<b>Words</b>	
<b>Payment Details</b> INDIAN BANK		<b>FOR USE IN RECEIVING BANK</b>	
<b>Cheque-DD Details</b>		<b>Bank CIN</b>	02608672019011785047
		<b>Ref. No.</b>	1478358435
<b>Cheque/DD No.</b>		<b>Bank Date</b>	17/01/2019-15:22:47
		<b>RBI Date</b>	Not Verified with RBI
<b>Name of Bank</b>		<b>Bank-Branch</b>	INDIAN BANK
<b>Name of Branch</b>		<b>Scroll No. , Date</b>	Not Verified with Scroll

Department ID :

**NOTE:-** This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी घेतलेले चलन लागू नाही.

Mobile No. : 9869580115



*(Handwritten signature)*

*(Handwritten signature)*

**बरल - १**

७७७७	२	३६
२०१९		



# AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE AT MUMBAI

On this 25<sup>th</sup> day of January, 2019

## BETWEEN

**MR. KAMLESH SHARMA** age about 41 years and holder of Income Tax Pan No. AMUPS9441B, an adult, Indian Inhabitant of Mumbai residing at 402, New Link Avenue CHS Ltd, Off Link Road, Chincholi Bunder, Malad West, Mumbai 400064, hereinafter referred to as **the "VENDOR/TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of **the ONE PART;**

## AND

**MR. DILIP RAM KAMAL MISHRA** age about 55 and holder of Income Tax Pan No. AEIPM3953N & an adult Indian Inhabitant of Mumbai commonly residing at Flat No.401, 4<sup>th</sup> floor, 'New Link Avenue CHSL' Opp. Green Restaurant, Off Link Road, Malad (West), Mumbai - 400064 hereinafter referred to as **the "PURCHASER/TRANSFeree"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the **OTHER PART;**

## WHEREAS



बरल-१		
११११	८	३५
२०१९		

A. Pursuant to the Agreement for Sale Dated 15<sup>th</sup> December, 2003 made and between **M/s. LADAK DEVELOPERS** (therein referred to as **"the Promoters/Builders"**) of the One Part and **MR. KAMLESH SHARMA S/O LT. CDR. (RETD) JHABARMAL SHARMA** (therein referred to as **"the Purchasers"**) of the other part, agreed to purchased the **Flat No. 402**, on the **4<sup>th</sup> floor**, **admeasuring 1175 sq. ft. Carpet area i.e. equivalent to 131.04 sq.mtr Built-up area** in the Building known as **'LINK AVENUE'** situated at Off Link Road, Near Shakti Ford Showroom, Link Road, Malad (West), Mumbai - 400064 and bearing Survey No.434, Hissa No.2, CTS No. 1162 of Village Malad South, Taluka Borivali, Sub-Registration District of Mumbai Suburban(hereinafter referred to as **"The Said Flat/Premises"**) and more particularly described in the schedule hereunder written for the consideration on the terms and condition contained therein.



The Promoters/Builders/Owners of the Flat purchasers of the building formed themselves into a Co-operative Housing Society named as **"NEW LINK AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED"** and registered it under the provisions of the Maharashtra Co-operative Societies Act, 1960 under registration No. MUM/WP/HSG/TC/12927 Dated on 10/05/2005 having it's address at Opp. Greens Diet, Off Link Road, Malad (West), Mumbai - 400064 (hereinafter referred to as **"the said Society"**).

वरल-१		
११११	७	३
२०१९		

*(Handwritten signatures and scribbles)*

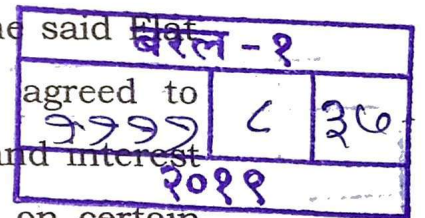
Fifty only) each bearing Distinctive Nos. 36 to 40 (both inclusive) for which Share Certificate No. 22 Member's Regn. No.1, Nos. of Shares 5 (Five) (hereinafter referred to the "**the said Shares**") was issued by the said society to the said on dated 10<sup>th</sup> November, 2005.

D. And thus the Vendor/Transferor herein have clear and marketable title in respect of the said premises and thus the Transferor is well and sufficiently entitled to the said flat premises and have absolute right and power to hold, occupy and to deal with and dispose of the said premises and every part thereof and to dispose of the same to any third party.

E. AND WHEREAS, the Purchasers/Transferees herein are being in need of permanently suitable residential accommodation approached the Transferor herein and requested him to sell and transfer the said Flat and the shares, rights, title in their favor and whereupon the Transferor decided to sell the said Flat on **Ownership Basis** and the shares, rights, title, interest for ever.



F. The VENDOR herein have agreed to sell and transfer his right, title, benefit and interest in respect of the said Flat to the PURCHASER and PURCHASER have agreed to purchase and acquire the right, title, benefit and interest in respect of the said Flat from the VENDOR on certain terms and conditions hereinafter appearing and for which the VENDOR herein have taken **NOC from the society**.



G. Thus **MR. KAMLESH SHARMA** the Owner and now the Vendor/Transferor herein has agreed to sell and transfer to the Purchaser and the Purchasers has agreed to purchase and acquire all rights, title and interest, benefit of the Vendor in the said share and in the **Flat No. 402**

on the 4<sup>th</sup> floor admeasuring 1175 sq. ft. Carpet area i.e. equivalent to 131.04 sq.mtr Built-up area in the Building known as 'LINK AVENUE', situated at Opp. Greens Diet, Off Link Road, Malad (West), Mumbai - 400064 and being lying and bearing Survey No.434, Hissa No.2, CTS No. 1162 of Village Malad South, Taluka Borivali, Sub-Registration District of Mumbai for the **Total Consideration sum of Rs.2,86,00,000/- (Rupees Two Crore Eighty Six Lakh only)** and solemnly declared and represented before the Purchasers that:-

- i. He is solely and exclusively entitled to and seized and possessed of the said shares and the said Flat.
- ii. He has acquired the said Flat absolutely and no other person or persons has/have any right, title and interest, claim or demand into or over or upon the same or any part thereof by way of sale, exchange, trust, inheritance lien or otherwise howsoever.



वरल-१		
११११	e	३६
२०१९		

He has mortgaged his flat with INDIABULLS HOUSING FINANCE LTD. and availed loan which is pending to be paid of Rs.20000000/- (Rupees Two Crores Only). The said pending loan amount will be settled by Vijaya Bank, Goregoan (West) Branch with INDIABULLS HOUSING FINANCE LTD. directly subject to registration of this Agreement of Sale with the Registrar of Mumbai. The details of the payment transactions of this sales agreement **Rs.2,86,00,000/- (Rupees Two Crore Eighty Six Lakh only)** is appearing in Clause 5 of this Agreement of Sale.

- iv. The VENDOR has good right, full power and absolute authority to sell and transfer the said Flat and that neither the VENDOR nor any one on his behalf has

done, committed or omitted any act, deed, matter or thing whereby the said Flat or the right of the VENDOR to own, occupy and possess the said Flat are, is or can be forfeited extinguished or rendered void or voidable and that the title of the VENDOR and their entitlement to the said Flat is absolutely clear and marketable and free from all marketable debts.

AND WHEREAS the parties hereto have agreed to reduce into writing the terms and conditions on which the Vendor have agreed to transfer and the Purchasers have agreed to purchase and acquire the right, title, share, benefit and interest of the Vendor in the said Flat and shares of the said Flat including the entire interest of the Vendor in the said society.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**



1. The Parties hereto agree and confirm that the above recital shall form an integral part of these Agreement for Sale presents and the representations, declarations and statements made hereinabove shall be valid as subsisting and binding.

2. An **Occupation Certificate Dated June 8, 2004** with respect to the building has obtained. A copy such Occupation Certificate has been annexed of this agreement.

वरल-१		
११११	१०	३६
२०११		

3. The Vendor hereby declare that he have truly, honestly and bonafidley disclosed to the Purchasers all the material facts and circumstances in respects of the said flat and the said shares without making any untrue, incorrect, dishonest and or fraudulent representations of anything whatsoever in that behalf in any manner howsoever.

4. The Vendor doth hereby agrees to transfer unto the Purchasers and the Purchasers doth hereby agree to purchase and acquire all the right, title, interest, shares of the Vendor in the said society including the said Flat viz. **Flat No. 402** on the **4<sup>th</sup> floor** admeasuring **1175 sq. ft. Carpet area i.e. equivalent to 131.04 sq.mtr Built-up area** in the Building known as '**LINK AVENUE**', situated at Opp. Greens Diet, Off Link Road, Malad (West), Mumbai - 400064 and being lying and bearing Survey No.434, Hissa No.2, CTS No. 1162 of Village Malad South, Taluka Borivali, Sub-Registration District of Mumbai and more particularly described in the Schedule hereunder written together with all rights, title, benefit and interest of the Vendor in the said society for a **Rs.2,86,00,000/- (Rupees Two Crore Eighty Six Lakh only)** to be paid by the Purchasers to the Vendor in the manner hereinafter mentioned.



वरल - १		
११११	९९	३५
२०१९		

said Total consideration will be paid by the PURCHASER to the VENDORS as follows:-

**Rs.72,00,000/- (Rupees Seventy Two Lacs Only)**

being Token/Earnest Cum Part consideration is paid before January 12, 2019 before the execution of this agreement, the payment and receipt whereof the Vendors doth hereby admit and acknowledge same;

ii) **Rs.2,00,00,000/- (Rupees Two Crore only)** being the Part consideration of loan amount to be paid by Vijaya Bank, Goregoan (West) Branch out of home loan sanctioned to the Purchaser to INDIABULLS HOUSING FINANCE LTD. on or before February 10, 2019 subject to registration of this Agreement of Sale with the Registrar of Mumbai. All Original Title Deeds deposited with INDIABULLS HOUSING

FINANCE LTD. will be handed over to Vijaya Bank for creation of fresh mortgage.

iii) If the Purchaser makes any default in making payment of any of the amounts, payable under the terms of this agreement on their respective due dates the flat Purchaser shall be liable to pay to the Vendor interest of @ 20% per annum on amounts due for the period of delay in payment of such amount.

iv) If the Vendor or his mortgage bank or the bank which has given loan on the said flat delay in submitting any documents required to pay the amount due under the terms of this agreement on due dates, the Purchaser shall not be held responsible for any default.



v) **Rs.286000/- (Rupees Two Lacs Eighty Six Thousand only)** being Part Consideration (i.e. 1% of the Total Consideration Amount of **Rs.2,86,00,000/- (Rupees Two Crore Eighty Six Lakh only)**) by way of the TDS to be deposited by the Purchaser as per section 194I-A of the Income Tax Act and the same shall be deemed to be received by the Vendors and the Purchaser shall be deposit the said TDS and shall produce the TDS Certificate to the Vendors before the completion of the Transaction;

बंदरा - १		
९९९९	९२	३६
२०१९		

vi) **Balance Rs.1114000/- (Rupees Eleven Lacs Fourteen Thousand Only)** are the full and final consideration to be paid by Vijaya Bank out of home loan sanctioned to the Purchase to the Vendor on or before January 31, 2019 subject to registration of this Agreement of Sale with the Registrar of Mumbai.

21

6. On receipt of the above payments, the Vendor do and does hereby admit, acknowledge and confirm that no further consideration is payable towards the purchase of the said Flat, and of and from the same and every part thereof do hereby acquit, release and discharge the Purchasers forever.

7. The Vendor doth hereby declares and covenant with the Purchasers that the said Flat is free from all encumbrances of any nature whatsoever and that the Vendor has full right and authority to assign and transfer his entire right and interest in the said society including the said Flat and said shares to the Purchasers.

8. The Vendor has represented to the Purchasers:-

a. That the Vendor has paid all the dues and all society outgoing, Municipal Property Taxes, Electricity charges and Mahanagar Gas Services in respect of the said Flat up to December 2018.

b. That the said Flat is free from any encumbrances.

c. That the said Flat belongs to the Vendor absolutely and that no other person or persons has any right, title and interest whatsoever therein by way of sale, gift, exchange, inheritance, lease or lien or otherwise in the said shares/said flat.

d. That notwithstanding anything herein contained any act, deed, matter or thing of whatsoever nature done by the Vendor or any person or persons lawfully or equitably aiming by from through or in trust for them, the Vendor has all right, power and absolutely authority to sell or transfer to the Purchasers of the said Flat and his right, title and interest in the said society and the



बरल-१		
११११	१३	३५
२०१९		



Vendor has not done or committed omitted to do any act, deed, matter or thing whereby the Vendor, possession and/or occupation of the said Flat by the Vendor may be rendered illegal and/or unauthorized for any reason or any account.

e. That the Vendor shall obtain the necessary **No Objection Certificate** from the Society for transfer, sale of the interest of the Vendor in the said society, as well as the right, title and interest of the Vendor in the said Flat as herein contained to the Purchasers and also to the admission of the Purchasers to the membership of the said society in place and instead of the Vendor when the sale herein is completed by delivering the vacant and peaceful possession of the said Flat to the Purchasers.

f. That on payment of the entire Purchase price herein reserved the Purchasers shall be entitled to the vacant and peaceful possession of the said flat.



g. That the Vendor shall hand over the vacant and peaceful possession of said flat within 15 days from the receipt of the full and final payment of the total consideration of flat as mutually agreed herein.

9. The Vendor doth hereby agrees and undertakes to sign and execute any deed or writing as well as all other papers and documents as may be required by the Purchasers for transferring the said Flat and the said shares to the name of the Purchasers in pursuance of this agreement.

बरल-१		
९९९९	००	३६
२०१९		

10. The Vendor hereby declares that there are no prohibitory orders by any Government and/or Local Authority or injunction by any Court restraining them from handing over and/or transferring the said Flat, the Vendor further

declares that no attachment has been levied on the said Flat.

11. The Vendor doth hereby agree and confirm to indemnify and keep indemnified the Purchasers against all and any dispute, claim, demand, action or proceeding that may be raised, preferred, made or taken against the Purchasers, solely or jointly and severally with the Purchasers, claiming any right, title and interest or share in or to the said flat and the said shares or any part thereof and in respect of the cost, charges and expenses that the Purchasers may incur or suffer, in defending, resisting and satisfying any such dispute, claim, demand, action or proceeding or any decree, award or order which may be passed in respect thereof.

The Purchasers doth hereby covenant with the Vendor that they shall always abide by the Rules Regulations and Laws of the said society and shall pay the municipal taxes and maintenance charges in respect of the said Flat the day the Vendor deliver possessions of the said Flat to the Purchasers. It is specifically agreed by and between the parties that till the day of possession of the said flat, the Vendor will be liable to pay society bills and electricity bills in respect of the said Flat to the said society.



बारल - १	
११११	११
२०१९	

13. That the Vendor declares that his Membership of the said society is subsisting and is in full force and has not been terminated.
14. The Vendor covenants with the Purchasers that the Vendor shall indemnify and keep indemnified the Purchasers from and against all actions, claims, demands,

charges etc., falling due prior to execution of these presents in respect of the said shares/premises.

15. The Total Transfer/transfer fee/transfer premium/donation payable to the said society for the transfer of the said flat/said shares of the said society in the name of the Purchasers shall be borne and paid by the Purchasers. And it also agreed between the Vendor & Purchasers that the Society Transfer Fee shall be paid equally between them.

16. It is agreed between the Vendor and the Purchasers that the expenses for stamp duty on these presents or on final sale deed/transfer deed and registration charges in respect of this transfer shall be borne and paid by the Purchasers alone and the Vendor shall not be liable for the same or any part thereof. However the stamp duty/registration or duties in respect of all previous transfers in respect of the said Flat shall be the responsibility of the Vendor.



17. The Vendor doth hereby undertakes to handover all the original documents including share certificate, previous chain of sale agreement, papers concerning the said Flat to the Purchasers including the receipt of consideration as therein the agreement mentioned.

बारल - १	
११११	११
२०१९	

18. The Vendor doth hereby undertakes to do and do execute all acts, deeds, matter and things as are or may be necessary, proper or expedient for the purpose of fully and effectually transferring the said Flat and the said shares of the said society to and in favor of the Purchasers in the record of the said society to enable the Purchasers to have and to hold the said Flat and the said shares absolutely.

*[Handwritten signature]*

19. The Vendor hereby agrees that they shall not hold the Purchasers responsible or liable for payment of Capital Gains Tax, if any, arising pursuant to this sale.

20. The Vendor hereby undertakes and declares that in case any Nomination, Assignment, Lien or Charge in respect of the said Flat and the said shares have been made and/or created by the Vendor and / or anyone else claiming through him prior to this day, in favor of any person or persons other than the said Purchasers, the same shall after the execution of **THESE PRESENTS**, be deemed to be null and not binding upon the said Society / Builders / Financial Institute and/or the Purchasers.

21. The Purchasers shall pay the necessary stamp duty and registration charges as applicable by the concerned Government authority on this Agreement and the Vendor shall co-operate with the Purchasers for registration of this Agreement for Sale and the Vendor shall remain present in the Office of Sub-Registrar of Assurances at the time of registration of this Agreement. However the stamp duty/registration or duties in respect of all previous transfers in respect of the said flat shall be the responsibility of Vendor.

बतल-१	११११	११०	११०
	२०११		

23. This Agreement for Sale is subject of the exclusive jurisdiction of the Mumbai court only.

This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats/Shops Act, 1963 and the Maharashtra Ownership Flats/Shops Rules 1964 or any other provisions of law applicable thereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO AS:-**

Flat No. : Flat No. 402

Floor No. : Fourth Floor

Area of Flat : 131.04 sq. mtrs built-up area

Building Name : LINK AVENUE

Society Name : NEW LINK AVENUE CHS LTD.  
Registered Under Reg. No. MUM/WP/HSG/TC/12927

Dated 10/05/2005

बतल-१	११११	११०	११०
	२०११		

Share Certificate No. : 22, Distinctive Nos. 036 to 040


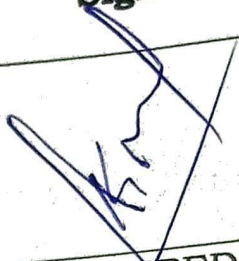
Location of Property : Opp. Greens Diet, Off Link Road, Malad (West), Mumbai - 400064 and being lying and bearing Survey No.434, Hissa No.2, CTS No. 1162A of Village Malad South, Taluka Borivali, Sub-Registration District of Mumbai



IN WITNESS WHEREOF THE PARTIES HERETO have hereunto set  
subscribed their respective hands and seals to this presents on  
SIGNED SEALED AND DELIVERED

By the within named "THE TRANSFEROR/VENDOR"

**MR. KAMLESH SHARMA**

<b>Mr. Left Thumb Impression</b>	<b>Signature</b>
	


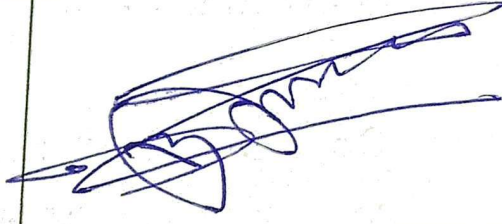


SIGNED SEALED AND DELIVERED

By the within named "THE TRANSFEREES/PURCHASERS"

१ - १७५६
११८५

**1) MR. DILIP RAM KAMAL MISHRA**

<b>Mr. Left Thumb Impression</b>	<b>Signature</b>
	



Witnesses:-

In presence of .....

1. RAHUL DILIP MISHRA
2. Bipin Parulkar



बरल-१	
११११	३६
२०११	



**RECEIPT**

RECEIVED with thanks from **MR. DILIP RAM KAMAL MISHRA "THE PURCHASERS"** sum of **Rs. 72,00,000/-** (Rupees Seventy Two Lakh Only) Flat No. 402 on the 4<sup>th</sup> floor admeasuring 1175 sq. ft. Carpet area i.e. equivalent to 131.04 sq.mtr Built-up area in the Building known as **LINK AVENUE** in the **NEW LINK AVENUE CHS LTD.** situated at Opp. Greens Diet, Off Link Road, Malad (West), Mumbai - 400064 and being lying and bearing Survey No.434, Hissa No.2, CTS No. 1162A of Village Malad South, Taluka Borivali, Sub-Registration District of Mumbai and more particularly described in the Schedule hereunder written together with all rights, title, benefit and interest of the Vendor in the said society as per terms & conditions of the agreement.

**Payment Details as follows:-**

Cheque No / NEFT transaction reference number	Date	Amount	Drawn on
RTGS No.VIJBH19016066399	16-1-2019	Rs.7200000/-	Vijaya Bank, Goregaon (W) Branch
RTGS		Rs.20000000/-	Vijaya Bank, Goregaon (W) Branch
RTGS		Rs.286000/-	Payment of TDS
RTGS		Rs.1114000/-	Vijaya Bank, Goregaon (W) Branch
Total		Rs.28600000/-	



I Say Received Subject to Realization as above mentioned.

बरल - १		
११११	२०	३६
२०१९		

(as herein above)