

324/14355

पावती

Original/Duplicate

Friday, October 11, 2024

नोंदणी क्र.: 39म

11:52 AM

Regn.: 39M

पावती क्र.: 16046 दिनांक: 11/10/2024

गावाचे नाव: मरोशी

दस्तऐवजाचा अनुक्रमांक: बरल-१ -14355-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: विवेक कुमार तरवे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:11 PM ह्या वेळेस मिळेल.

दु. विवेक कुमार बरोवली

वाजार मुल्य: रु. 5730939.6/-

मोवदला रु. 6650000/-

भरलेले मुद्रांक शुल्क: रु. 399000/-

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

1) देयकाचा प्रकार: DHC रकम: रु. 560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024109412663 दिनांक: 11/10/2024

विक्रेते नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009514225202425M दिनांक: 11/10/2024

विक्रेते नाव व पत्ता:

Registered Original Document

Delivered On

11 OCT 2024



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202410112443	11 October 2024, 11:48:04 AM			
मूल्यांकनाचे वर्ष	2024	बरल-१			
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	125-मरोशी-बोरिवली				
उप मूल्य विभाग	भूभाग रॉयल पाम वसाहत सि स क्रं 1627				
सर्व्हे नंबर / न भू क्रमांक	सि टी एस नंबर#1627				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
47870	96060	106670	144680	102120	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	59 66 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	बांधकामाचा दर -	Rs 30250/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख -					
Sale Type - Resale		First Sale Date - 21/11/2017			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100% apply to rate= Rs 96060/-			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= (((96060-47870) * (100 / 100)) + 47870)				
	= Rs 96060/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 96060 * 59 66				
	= Rs 5730939 6/-				
Applicable Rules	= .10.4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील बांधीव मूल्य + उद्दवाहन सुविधाचे मूल्य + तळघराचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांधीव मूल्य + मेकॅनिकल वाहन तळाचे मूल्य + बांधीव मूल्य + मेकॅनिकल वाहन तळाचे मूल्य				
	= A + B + C + D + E + F + G + H + I + J				
	= 5730939 6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs 5730939 6/-				



Home Print

सह. दुय्यम निबंधक, बोरिवली क्र. १,
मुंबई उपनगर जिल्हा.

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CHALLAN
MTR Form Number-6



GRN	MH009514225202425M	BARCODE	[Barcode]		Date	09/10/2024-14:02:38	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)						
Location	MUMBAI			Full Name	VIVEK KUMAR TARVE					
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 405 4TH FLOOR GARDEN VIEW					
Account Head Details				Premises/Building	APARTMENT CHS.LTD.					
0030045501	Stamp Duty	Amount In Rs.	399000.00	Road/Street	AAREY MILK COLONY ROYAL PALMS					
0030063301	Registration Fee	Amount In Rs.	30000.00	Area/Locality	GOREGAON EAST MUMBAI					
				Town/City/District						
				PIN	4	0	0	0	6	5
				Remarks (If Any)	SecondPartyName=AKSHAY WAMANRAO A...					
				Amount In Words	Four Lakh Twenty Nine thousand Rupees Only					
				Amount In Words	4,29,000.00					
Payment Details				FOR USE IN RECEIVING BANK						
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172024100900725	101024M104771			
Cheque-DD Details				Bank Date	RBI Date	10/10/2024-10:46:43	Not Verified with RBI			
				Bank-Branch	PUNJAB NATIONAL BANK					
				Scroll No. , Date	Not Verified with Scroll					



Department ID :
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
 चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू

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CHALLAN
MTR Form Number-6



GRN	MH009514225202425M	BARCODE		Date	09/10/2024-14:02:38	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	VIVEK KUMAR TARVE				
Location	MUMBAI						
Year	2024-2025 One Time	Flat/Block No.	FLAT NO. 405 4TH FLOOR GARDEN VIEW				
		Premises/Building	APARTMENT CHS.LTD.				

Account Head Details	Amount In Rs.							
0030045501 Stamp Duty	399000.00	Road/Street	AAREY MILK COLONY ROYAL PALMS					
0030063301 Registration Fee	30000.00	Area/Locality	GOREGAON EAST MUMBAI					
		Town/City/District						
		PIN	4	0	0	0	6	5

Remarks (If Any)							
SecondPartyName=AKSHAY WAMANRAO ACHARYA-							
Total		Amount In	Four Lakh Twenty Nine Thousand Rupees Only				
₹ 429000.00		Words					

Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172024100900725 101024M104771			
Cheque/DD No.		Bank Date	RBI Date	10/10/2024-10:46:43 Not Verified with RBI			
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वात
 नाले।

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	((S)-324-14355	0005301053202425	11/10/2024-11:52:11	IGR190	30000.00

GRN : MH009514225202425M Amount : 4,29,000.00

Bank : PUNJAB NATIONAL BANK

Date : 09/10/2024-14:02:38

2	(IS)-324-14355	0005301053202425	11/10/2024-11:52:11	IGR190	399000 00
Total Defacement Amount					4,29,000.00



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024109412663	Date 10/10/2024
Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Borivall 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 10/10/2024
Bank CIN 10004152024101012001	REF No. 465060018041
This is computer generated receipt, hence no signature is required.	



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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1024109412663

Receipt Date 11/10/2024

Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 14355 dated 11/10/2024 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 560

DEFACED

Payment Details

Bank Name SBIN

Payment Date 10/10/2024

Bank CIN 10004152024101012001

REF No. 465060018041

Deface No 1024109412663D

Deface Date 11/10/2024

This is computer generated receipt, hence no signature is required.



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AGREEMENT FOR SALE

THIS AGREEMENT MADE AT MUMBAI On this 11th day of
October, 2024

Between

MR. AKSHAY WAMANRAO ACHARYA Indian Inhabitant, having his Residing Address House No. 2496/A/62, Umared Road, Near NIT Ground Chitanvis Nagar, Hamuman Nagar, Nagpur - 440009 hereinafter referred to as "THE VENDOR" (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

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MR. VIVEK KUMAR TARVE Indian Inhabitant, having his Residing Address at Tarve Kunj, Khaderan Sing Link Marg - 01, Kadamkuan, Patna, Bihar - 800003 hereinafter referred to as "THE PURCHASER" (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 OTHER PART.

(Signature)

(Signature)

A) W H E R E A S MR. M.S. GUJRAL (M.D GUJRAL HOTELS PVT.LTD.) herein has purchased and acquired Flat No: 405 on 4th Floor in "L" Building to be known as GARDEN VIEW APARTMENT admeasuring 49.72 Sq. Mtrs. Carpet Area (approx. 534.98 Sq. ft. Carpet Area) situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 bearing Land Plot C.T.S. No: 1627 of Village Maroshi Taluka Borivali in Mumbai (hereinafter referred to as "The Said Flat") hereunder written for consideration at the terms and conditions contained in the Agreement for Sale dated 15/12/2007 with M/S. ROYAL PALMS (INDIA) PVT.LTD. and membership rights of the society of the said building. The said Agreement for Sale dated 15/12/2007 duly registered with sub-registrar of Mumbai at Borivali - 2 vide serial No: BRR-5-10040-2007 dated 15/12/2007.



W H E R E A S MR. DHANANJAY RAMCHANDRA KORPADE herein has purchased and acquired Flat No: 405 on 4th Floor in "L" Building to be known as GARDEN VIEW APARTMENT CHS. LTD. admeasuring 49.72 Sq. Mtrs. Carpet Area (approx. 534.98 Sq. ft. Carpet Area) situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 bearing Land Plot C.T.S. No: 1627 of Village Maroshi Taluka Borivali in Mumbai (hereinafter referred to as "The Said Flat") hereunder written for consideration at the terms and conditions contained in the Agreement for Sale dated 19/03/2015 with MR. M.S. GUJRAL (M.D GUJRAL HOTELS PVT.LTD.) and membership rights of the society of

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the said building. The said Agreement for Sale dated 19/03/2015 duly registered with sub-registrar of Mumbai at Borivali - 8 vide serial No: BRR-8-2087-2015 dated 19/03/2015.

C) AND W H E R E A S the VENDOR herein has purchased and acquired Flat No: 405 on 4th Floor in "L" Building to be known as GARDEN VIEW APARTMENT CHS. LTD. admeasuring 49.72 Sq. Mtrs. Carpet Area (approx. 534.98 Sq. ft. Carpet Area) situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 bearing Land Plot C.T.S. No: 1627 of Village Maroshi Taluka Borivali in Mumbai (hereinafter referred to as "The Said Flat") and more particularly described in the First Schedule hereunder written for consideration at the terms and

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conditions contained in the Agreement for Sale dated 20/11/2017 with **MR. DHANANJAY RAMCHANDRA KORPADE** and membership rights of the society of the said building. The said Agreement for Sale dated 20/11/2017 duly registered with sub-registrar of Mumbai at Borivali - 1 vide serial No: **BRL-1-13194-2017** dated 20/11/2017.

D) Pursuant to the said Agreement dated 20/11/2017

paid full Sale Consideration to **MR. DHANANJAY RAMCHANDRA KORPADE** and has since been in possession of the said



E) The **VENDOR** herein is sufficiently entitled to the said Flat No: **405** on 4th Floor in "L" Building to be known as **GARDEN VIEW APARTMENT CHS. LTD.** admeasuring **49.72** Sq. Mtrs. Carpet Area (approx. **534.98** Sq. ft. Carpet Area) situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065.

F) **AND WHEREAS** the **VENDOR** and other flat **PURCHASER** in the building thereafter formed a Co-operative Housing Society Limited and named the same as **GARDEN VIEW APARTMENT CHS. LTD.**, registered under Registration No. **MUM/W-P/HSG/(TC)/14953** of 2010-2011 dated 03/02/2011.

G) **AND WHEREAS** the **VENDOR** is the member of the **GARDEN VIEW APARTMENT CHS. LTD.**, registered under Registration No. **MUM/W-P/HSG/(TC)/14953** of 2010-2011 dated 03/02/2011, hereinafter in brevity's sake referred to as "the said Society".

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H) **AND WHEREAS** the **VENDOR** herein is sufficiently entitled to the said Flat No. **405** on 4th Floor in "L" Building to be known as **GARDEN VIEW APARTMENT CHS. LTD.** admeasuring **49.72** Sq. Mtrs. Carpet Area (approx. **534.98** Sq. ft. Carpet Area) Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 including the sale thereof.

I) **AND WHEREAS** the said society had transferred the share certificate No: **58** for Ten fully paid up shares of Rupees fifty each numbered from **581** to **590** both inclusive.

[Handwritten signature]

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J) AND WHEREAS the VENDOR herein agreed to sell the Flat No. 405 on 4th Floor in "L" Building to be known as GARDEN VIEW APARTMENT CHS. LTD. admeasuring 49.72 Sq. Mtrs. Carpet Area (approx. 534.98 Sq. ft. Carpet Area) situated at Royal Palms Estate, Mayur Nagar, Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 with membership rights of the said society of GARDEN VIEW APARTMENT CHS. LTD., along with all its right, title, interest and benefit to the PURCHASER herein and the PURCHASER herein agreed to purchase the above said Flat and membership rights with shares from the VENDOR.



THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED, RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

(1) The VENDOR hereby agrees to sell and transfer to the PURCHASER and the PURCHASER hereby agrees to purchase and acquire from the VENDOR the membership rights of the society and Flat No: 405 on 4th Floor in "L" Building to be known as GARDEN VIEW APARTMENT CHS. LTD. admeasuring 49.72 Sq. Mtrs. Carpet Area (approx. 534.98 Sq. ft. Carpet Area) situated at Royal Palms Estate, Mayur Nagar, Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-

405-065		
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alongwith the Furniture and Fixtures and attached amenities with the said Flat and more particularly described in the First Schedule hereunder written for a total consideration of Rs. 66,50,000/- (Rupees Sixty Six Lakhs

Fifty Thousand Only) and the said total consideration is to be paid by the PURCHASER to the VENDOR as per Clause No: 2 of this agreement.

(2) The PURCHASER shall pay to the VENDOR the full consideration amount Rs. 66,50,000/- (Rupees Sixty Six Lakhs Fifty Thousand Only) as follows:-

The PURCHASER has paid on execution of this agreement an amount of (i) Rs. 25,000/- (Rupees Twenty Five Thousand Only) by way of UPI Transaction ID No. 416919867925 drawn on Kotak Mahindra Bank dated

17/06/2024 (ii) Rs. 25,000/- (Rupees Twenty Five Thousand Only) by way of UPI Transaction ID No. 417011100024 drawn on Kotak Mahindra Bank dated 18/06/2024 (iii) Rs. 50,000/- (Rupees Fifty Thousand Only) by way of UPI Transaction ID No. 420918368775 drawn on Kotak Mahindra Bank dated 27/07/2024 & (iv) Rs. 4,00,000/- (Rupees Four Lakhs Only) by way of Cheque No. 000025 drawn on Kotak Mahindra Bank dated 15/09/2024 to the Vendor on or before the date of Registration as part sale consideration towards agreed sale price of the said Flat, the receipt of which the VENDOR hereby both admits and acknowledges. The Purchaser agreed to pay Rs. 66,500/- (Rupees Sixty Six Thousand Five Hundred Only) i.e 1 % TDS U/s 194-IA of the Income Tax Act, 1961 within 15 days from the date of Registration and avail the Challan of the same to the Vendor. The Purchaser further agreed to pay balance amount of Rs. 60,83,500/- (Rupees Sixty Lakhs Eighty Three Thousand Five Hundred Only) by way of Bank Loan on or before 45 working days from the date of obtaining Society NOC in Bank Format to the VENDOR as full and final Sale consideration towards agreed sale price of the said



(3) The Purchaser hereby agrees to pay the balance amount of Rs. 60,83,500/- (Rupees Sixty Lakhs Eighty Three Thousand Five Hundred Only) on or before 45 working days from the date of obtaining Society NOC in Bank Format. The Registration of this Agreement is done in order to disburse the loan by the Bank directly to the Vendor to give effect to this agreement but will not entitle to the purchaser of any ownership right to possess or to have the right, title or interest in the said flat till the full consideration mentioned herein is paid to Vendor. If the Purchaser will not able to pay balance amount within prescribed period of 45 days from the Purchaser will pay 18% Interest on Annul per day basis on the balance amount otherwise the Vendor will terminate the Agreement and the Agreement will be null and void.

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(4) The VENDOR hereby declares:-

- i. That the VENDOR has paid the up-to-date maintenance charges, Property Tax, Estate Maintenance Charges and other charges to the said society and the VENDOR are not in arrears of any maintenance

[Handwritten signatures]

charges and any other charges payable to the said society / any concern authority.

ii. That there is no attachment and/or prohibitory order by any Government and/or local authority or any injunction by any Court restraining the VENDOR from sale or transferring of the said Flat and handing over of the possession of the said Flat and thus, the VENDOR has got the clear and marketable title of the said Flat and the said Flat is not subject to any litigation in any Court of Law.

(5) The VENDOR hereby agreed and undertake to indemnify the PURCHASER in future against all expenses, claims, charges, suits, suits-demands and losses of whatsoever nature for the period till the date of this agreement and handing over of possession of the said Flat, which may hereinafter be brought against the said Flat and to make good such losses suffered and/or to be suffered by the PURCHASER on/or after the execution of this agreement presents if any declaration in clause No: 4 above is proved incorrect.



(6) The VENDOR hereby agrees to transfer all rights, title, benefit and interest in the shares of the society held by the VENDOR together with the right of allotment and possession of the said Flat in favour of the PURCHASER on receipt of full and final payment.

(7) It is hereby expressly agrees that any charges, fees, premium demanded by the said society / builder for transferring the shares held by the VENDOR together with a right of allotment and possession of the said Flat, the same shall be borne and paid by the both the parties equally.

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(8) The VENDOR hereby agrees to sign all transfer forms, applications, papers, documents, agreements, notices etc. for effectual transfer of the said Flat in favour of the PURCHASER and for this purpose the VENDOR hereby further agrees to attend to the office of Sub-registrar at Mumbai, sign and admit the execution of these present lodged or to be lodged for registration by the PURCHASER.

(9) The VENDOR hereby undertakes and declares that any nomination, assignments, power of Attorney given in regards to the said Flat No. 405 if made by the VENDOR or their duly constituted Attorney, or authorized person, or persons, made with the said society or otherwise, prior to the date of execution of this Agreement in favour of any person or body of persons other than the said PURCHASER shall hereafter be deemed to be null and void, in-operative, cancelled and withdrawn.

(10) It is hereby expressly agrees upon that the registration fees and other expenses payable for lodging this Agreement for registration with the Sub-Registrar of Assurance at Mumbai and the Stamp Duty payable under the newly amended Bombay Stamp Act, the same shall be borne and paid by the PURCHASER alone.

(11) On receipt of full and final payment, the VENDOR hereby agrees to surrender, relinquish and release all their right, title, interest, benefit and claims in respect of the said Flat in favour of the PURCHASER. The VENDOR undertakes not to claim any such right, title, interest, benefit in respect of the said Flat in future also.



(12) The VENDOR hereby agrees to hand over the vacant, peaceful and complete possession of the said Flat to the PURCHASER on receipt of the full and final payment from the PURCHASER.

(13) The VENDOR hereby agrees to deliver to the PURCHASER the original agreement for sale and other relevant documents pertaining to the said Flat on receipt of the full and final payment from the PURCHASER.

Handed to the	
PURCHASER	93
98334	2C
2028	

(14) The VENDOR has no objection if the M.S.E.B, providing electricity in the said flat, transfers along with the deposit in respect of the said Flat No. 405 in the name of the PURCHASER in the record of the Society.

(15) The PURCHASER agrees to become the member of the said GARDEN VIEW APARTMENT CHS. LTD. and agrees and undertakes to abide by the bye-laws of the and the PURCHASER hereby agrees and undertakes to pay to the said GARDEN VIEW APARTMENT CHS. LTD.

[Handwritten signature]

[Handwritten signature]

his share of the maintenance charges of the said Flat regularly from the date of possession.

(16) This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale Management & Transfer) Act, 1963 and rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO

Flat No: 405 on 4th Floor in "L" Building to be known as **GARDEN VIEW APARTMENT CHS. LTD.**

Area of the Flat : admeasuring 49.72 Sq. Mtrs. Carpet Area (approx. 534.98 Sq. ft. Carpet Area)

Location of property : Koyal Palms Estate, Mayur Nagar, Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065, Land C.T.S. No: 1627 of Village Maroshi Taluka Borivali, Zone 54 / 254 A.

Building structure : RCC – Ground + Twenty floors with lift facility.



Handwritten signature

बश्ल - १		
१४३५५	१०	२८
२०२४		

IN WITNESS WHEREOF THE PARTIES HERETO have hereunto
set and subscribed their respective hands and seals to this present on this
11th day of October, 2024.

SIGNED AND DELIVERED

by the within named the VENDOR

MR. AKSHAY WAMANRAO ACHARYA

in the presence of

1. *Manit*
2. *Arvind*



Acharya



SIGNED AND DELIVERED

by the within named the PURCHASER

MR. VIVEK KUMAR TARVE

in the presence of

1. *Manit*
2. *Arvind*

Tarve



बरल - १		
१४३५५	१५	२८
२०२४		

RECEIPT

Received of and from a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) from the within named PURCHASER MR. VIVEK KUMAR TARVE as mentioned in Clause No. 2 of this Agreement for Sale as part money/Deposit in terms of this Agreement pertaining to payment schedule. (This receipt stand valid subject to realization of cheques / NEFT) from the within named the PURCHASER, being the part sale consideration paid under the terms of these presents.

I SAY RECEIVED



MR. AKSHAY WAMANRAO ACHARYA
VENDOR



WITNESSES:

1. *marif*

2. *Chind*

वरल - १		
१४३५५	१६	२८
२०२४		

Share Certificate No. 58

Members Register No. 58

No. of Shares 10

Garden View Apartment Co-Op. Housing Society Ltd.

Registration No. MUM/W/P/HSG/TC/14953 OF 2010-2011 dtd. 03 Feb, 2011.
Survey No. 169 (Pt) CTS No. 1627, Royal Palms Estate, Goregaon (E), Mumbai-400056

Share Certificate

This is to certify that Shri/Smt./M/s. M. S. GUJRAL

Is the Registered Holder of 10 [TENS] Fully paid up shares of Rs. Fifty each
numbered from 581 to 590 both inclusive, in

Garden View Apartment Co-Op. Housing Society Ltd. Subject to the Bye-laws
of the said Society.

Given under the Common Seal of the said Society at MUMBAI
22 JANUARY 2014

93	94	95	96
97	98	99	100
2028			



M. C. Member
Authorised
M. C. Member

S. Jayade
Chairman

Secretary

13194324

02-08-2024

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 13194/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) मरोशी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6240436
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका नं: 405, माळा नं: चौथा मजला एल बिल्डिंग, इमारतीचे नाव: गार्डन व्हिव अपार्टमेंट कॉ.ऑ.हौ.सोसा.ली., ब्लॉक नं: रॉयल पाल्म्स गोरेगाव ईस्ट मुंबई - 400065, रोड नं: आरे मिल्क कॉलनी((C.T.S. Number : 1627A ;))
(5) क्षेत्रफळ	1) 59.66 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-धनंजय रामचंद्र कोरपडे वय:-47; पत्ता:-प्लॉट नं. 62, गुरुकुंज चिटणवीस नगर नियोजन, उमरेड रोड, , MUMBAI. पिन कोड:-400093 पॅन नं:-AGE/705/2017/14N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षय वामनराव आचार्य वय:-25; पत्ता:-प्लॉट नं. 62, गुरुकुंज चिटणवीस नगर नियोजन, उमरेड रोड, , NAGPUR. पिन कोड:-440036 पॅन नं:-OBP/742/14N
(9) दस्तऐवज करून दिल्याचा दिनांक	20/11/2017
(10)दस्त नोंदणी केल्याचा दिनांक	21/11/2017
(11)अनुक्रमांक,खंड व पृष्ठ	13194/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	312100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	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.



जरला - १		
१४३५५	१८	२८
२०२४		

112

१८/८/२०००

मा. अण्णर आमूल कौकण विभाग मुम्बई
 क. अपील डेवडा-यल यनडी-६६/२००० दि ३०/५/२०००
 अन्वये मा. जिल्हाधिकारी मुम्बई उपनगर जिल्हाघाणे
 दि. २६/११/०९ चे आदेशानुसार १५/१२/०० आदेशानुसार
 उर्वरिष्णत-प्रेत असून यापुढे अपीलच्या मुंकीत
 आदेशावरून जमीन आहे तशी परिलक्षित ठेवण्यात
 याती अने आदेशा टाळेची नोंद होणारी

पर फं. ३
 न. अ. म. दि. २६/११/०९

१८/८/२०००

मा. अण्णर आमूल कौकण विभाग मुम्बई
 क. अपील डेवडा/यल यनडी/८८/
 २००० दि १८/८/२००० अन्वये मा. जिल्हाधिकारी
 मुम्बई उपनगर जिल्हा घाणे दि २६/११/०९ चे
 आदेशा रद्द केले जावतची नोंद होणारी

पर फं. ३
 न. अ. म. दि. २६/११/०९



१८/८/२०००

मा. अण्णर सचीव नवसुत शठगविभाग
 मुम्बई मुंबई जिल्हाघाणे आदेशा क. अण्णर
 २६००/१८३०/प्र. २५१/८८ दि १६/८/२०००
 अन्वये मा. अण्णर आमूल कौकण विभाग
 मुम्बई मुंबई जिल्हाघाणे दि २६/११/०९ चे
 आदेशा रद्द केले जावतची नोंद होणारी

पर फं. ३
 न. अ. म. दि. २६/११/०९

१९/११/२०००

- १९/११/२००० न. अ. म. दि. २६/११/०९ प्रकार नोंदी - २
- १९/११/२००० न. अ. म. दि. २६/११/०९ प्रकार नोंदी - १८० - ००
- १९/११/२००० न. अ. म. दि. २६/११/०९ प्रकार नोंदी - ५०० - ००
- १९/११/२००० न. अ. म. दि. २६/११/०९ प्रकार नोंदी - १८६ - ००

सत्य-प्रतिलिपि

अण्णर आमूल कौकण विभाग मुम्बई

वरल - १		
१९३५५	२	२८
२०२४		

उपरोक्त अधिसूचना द्वारा प्रस्तावित शी. सी. ए. संरक्षित क्षेत्र
महापालिका कार्यालय, शी. सी. ए. संरक्षित क्षेत्र
१०, फुल झी.पी. रोड, वी. सी. रोड, वी. सी. रोड, वी. सी. रोड, वी. सी. रोड

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO.CHE/9196/BP(WS)/AP of

FULL OCCUPATION

8 MAR 2013

To,
Amir Parks and Amusement Pvt. Ltd.
Owner

Sub : Permission to occupy the completed Residential bldg. 'L' on Plot bearing C.T.S. No. 1627/A, S.No.169(pt) of Village Marol-Maroshi at Goregaon (East), Mumbai.

Ref :- Your letter dated 30/01/2013.

Sir,



The development work of Residential building consisting of Stilt + 1st to 20th upper floor on plot bearing C.T.S. No. 1627/A of Village Marol-Maroshi Goregaon (E), Mumbai, is completed under supervision of Shri Vinayak Lomate, Architect Having Lic. No. STR/S/110, Shri Jayesh R. Shah, Lic. Structural Engineer having Lic. No. STR/S/110 and Lic. Site Supervisor Shri Rajendra Chavan having Lic. No. C/39/SS-II may be occupied on the following conditions.

1. That all the conditions laid down in this letter of permission shall be complied with within one year, so as to claim the deposits which otherwise will be forfeited.

A set of certified completion plan is returned herewith.

Yours faithfully,

[Handwritten Signature]

Ex. Eng.(Bldg. Prop.) W.S. 'P' Ward

वरल - १		
१४३५५	२३	२८
२०२४		



Garden View Apartment Co-op. Hsg. Society Ltd

(Regn. No. Mum / W-P / HSG / (TC) / 14953 of 2010-2011 dtd. 03.02.2011)

Date: 31.07.2024 Date Revised 08/10/2024



TO WHOMSOEVER IT MAY CONCERN

This is to confirm that Mr. Akshay Wamanrao Acharya is a bona-fide member of our society i.e. Garden View Apartment Co-op. Hsg Society Ltd and is the owner of Flat No.405, on 4th floor, Royal Palms, Goregaon (E), Mumbai 400 065, admeasuring 49.72sq. mtrs. Carpet Area (approx. 534.98 sq. fts.)


The building was constructed in the year 2010 having ground plus twenty floors, is having three lifts, and the CTS no is 1627 (Pt).

The society has no objection for Mr. Akshay Wamanrao Acharya selling his flat no. 405 to prospective buyer.

The transfer of the said flat will take place only on payment of all the dues as on date of transfer & on completion of the required formalities prescribed by the Society.

This NOC is valid till 21 days from the date of issue.

For, Garden View Apartment CHS Limited




Hon. Chairman / Hon. Secretary



वरल - १		
१४३५५	२४	२६
२०२४		

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



विवेक कुमार तारवे
Vivek Kumar Tarve
जन्म तिथि / DOB : 06/02/1990
पुरुष / Male

आधार पहचान का प्रमाण है, नागरिकता या कर्मस्थिति का नहीं।
इसका उपयोग सशपथन (ऑनलाइन प्रमाणिकरण, या क्यूआर कोड/ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of Identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

8042 5193 9354

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

अक्षय वामनराव आचार्य
Akshay Wamanrao Acharya
जन्म तिथि/DOB: 28/04/1992
पुरुष MALE

आधार का ओपनबीसी प्रमाण नहीं, नागरिकता या कर्मस्थिति का नहीं।
इसका उपयोग सशपथन (ऑनलाइन प्रमाणिकरण, या क्यूआर कोड/ऑफलाइन एक्सएमएल) के साथ किया जाना चाहिए।
Aadhaar is proof of Identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

4583 7213 5143

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AASP 0528L



नाम/Name
विवेक कुमार तारवे
VIVEK KUMAR TARVE

पता/Address
क्रिष्णा कुमार
KRISHNA KOMAR

जन्म तिथि/DOB
06/02/1990

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BOBPA4214N



नाम/Name
अक्षय वामनराव आचार्य
AKSHAY WAMANRAO ACHARYA

पता/Address
अक्षय वामनराव आचार्य
AKSHAY WAMANRAO ACHARYA

जन्म तिथि/DOB
28/04/1992



बरल - १

१७३५५ - २५/२२

२०२४

भारत सरकार
Government of India



पता: फ्लॉट नं. ९१२ पिक्काडिली ३ रॉयल पाल्म, अर्रे मिलक कॉलोनी, मरोशी, गोरगांव ईस्ट, मुंबई, मुंबई सबर्बन, महाराष्ट्र, ४०००६५


Address: Flat No.912 Piccadilly 3 Royal Palms, Aarey Milk Colony, Maroshi, Goregaon East, Mumbai, Aareymilk Colony, Mumbai Suburban, Maharashtra, 400065



8042 5193 9354

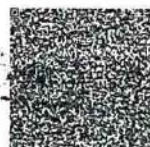
1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India



पता: C/O वामनराव आचार्य, घर नं. २४९६/६२, उमरद रोड, एन आय टी ग्रुंड ग्राउंड, चितारविस नगर, हनुमान नगर, स.ओ., नागपुर, महाराष्ट्र - ४४०००९

Address: C/O Wamanrao Acharya, House No.2496/A/62, Umared Road, Near NIT Ground, Chitarvis Nagar, Hanuman Nagar S.O, DIST: Nagpur, Maharashtra - 440009



4583-7213 5143

VID : 9115 1752 1767 5628

1947 | help@uidai.gov.in | www.uidai.gov.in

(Handwritten signature)

(Handwritten signature)



बरल - १		
१४३५५	२६	२८
२०२४		

324/14355
शुक्रवार, 11 ऑक्टोबर 2024 11:52 म.पू.

दस्त गोषवारा भाग-1

बरल-१
दस्त क्रमांक: 14355/2024

दस्त क्रमांक: बरल-१ /14355/2024

वाजार मूल्य: रु. 57,30,940/-

मोवदला: रु. 66,50,000/-

भरलेले मुद्रांक शुल्क: रु.3,99,000/-

डु. नि. मन्. दु. नि. बरल-१ यांचे कार्यालयात

पावनी:16046

पावनी दिनांक: 11/10/2024

अ. क्र. 14355 वर दि.11-10-2024

सादरकरणाऱ्याचे नाव: विवेक कुमार तरवे

गेजी 11:50 म.पू. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हानाळणी फी रु. 560.00

पृष्ठांची संख्या: 28

एकूण: 30560.00

दस्त हजर करणाऱ्याची म्ही:

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

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

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 11 / 10 / 2024 11 : 50 : 47 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 10 / 2024 11 : 51 : 37 AM ची वेळ: (फी)

बरल - १		
98344	२७	२८
२०२४		

प्रतिज्ञापत्र

* मद्य दर्यागवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीम दारुल वेळेतला आहे * दस्तातील संपूर्ण मजकूर, निष्ठादक व्यक्ती, साक्षीपार व मोबत जोडलेल्या कायद्यातली संपूर्णता नपासली आहे * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्तारिणाऱ्याकडून कानुनीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारं

लिहून घेणारे :



11/10/2024 11:54:21 AM

दस्त योषवारा भाग-2

बरल-१
दस्त क्रमांक:14355/2024

दस्त क्रमांक :बरल-१ /14355/2024
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकार ना प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:विवेक कुमार तरवे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: तरवे कुंज, ब्लॉक नं: कदमकुर्ळी पटना बिहार, रोड नं: खदेरन सिय लिक मार्ग - 01, बिहार, PATNA. पॅन नंबर:ASSPT0528L	विहून घेणार वय :-34 स्वाक्षरी:-		
2	नाव:बक्षव वामनराव आचार्य पत्ता:प्लॉट नं: हाऊस नं. 2496/ए /62, माळा नं:-, इमारतीचे नाव: वय :-32 -, ब्लॉक नं: नियर एन.आई.टी ग्राउंड चिटपवीस नगर हनुमान नगर नागपूर, रोड नं: उमरेड रोड, महाराष्ट्र, नागपूर. पॅन नंबर:BOBPA4214N	विहून देणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 10 / 2024 11 : 53 : 35 AM

बरल - १
१४३५५ २८ २८
२०२४

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्यानंतर त्रुटि माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहून घेणार विवेक कुमार तरवे	11/10/2024 11:53:00 AM	विवेक कुमार तरवे M 1168878165386940416
2	विहून देणार बक्षव वामनराव आचार्य	11/10/2024 11:53:54 AM	बक्षव वामनराव आचार्य M 1276165832989761536

शिक्का क्र.4 ची वेळ:11 / 10 / 2024 11 : 53 : 54 AM
प्रमाणित करणेत येते, की या बरल-१/ १४३५५ /२०२४
दस्तामध्ये एकूण २८ पाने आहेत. पुस्तक क्रमांक १, क्रमांक.....वर
सह. दुय्यम निबंधक, बोरोवली क्र.-१ नोंदला. ११/१०/२०२४
मुंबई उपनगर जिल्हा. दिनांक:
दुय्यम निबंधक, बोरोवली क्र. १,
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	पडवळी पडवळ (Deface Number)	Deface Date
1	VIVEK KUMAR TARVE	eChallan	03006172024100900725	MH009514225202425M	399000.00	SD 0005301053202425	11/10/2024
2		DHC		1024109412663	560	RF 1024109412663D	11/10/2024
3	VIVEK KUMAR TARVE	eChallan		MH009514225202425M	30000	RF 0005301053202425	11/10/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC:Document Handling Charges]



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2. Get print immediately after registration.
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14355 /2024



11/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 14355/2024

नोंदणी :

Regn.63m

गावाचे नाव : मरोशी

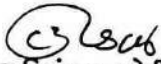
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6650000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5730939.6
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 405, माळा नं: चौथा मजला एल बिल्डिंग, इमारतीचे नाव: गार्डन व्हिव को.ऑ.ही.सोसा. ली., ब्लॉक नं: रॉयल पाल्स गोरेगाव ईस्ट मुंबई - 400065, रोड : आरे मिल्क कॉसनी (C.T.S. Number : 1627A ;)
(5) क्षेत्रफळ	1) 59.66 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अक्षय वामनराव आचार्य वय:-32; पत्ता:-प्लॉट नं: हाऊस नं. 2496/ए /62, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: नियर एन.आई.टी ग्राउंड चिठ्णवीस नगर हनुमान नगर नागपूर, रोड नं: उमरेड रोड, महाराष्ट्र, नागपूर. पिन कोड:-440009 पॅन नं:-BQBPA4214N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक कुमार तरवे वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तरवे कुंज, ब्लॉक नं: कदमकुर्णो पटना बिहार, रोड नं: खदेरन सिंग लिंक मार्ग - 01, बिहार, PATNA. पिन कोड:-800003 पॅन नं:-ASSPT0528L
(9) दस्तऐवज करून दिल्याचा दिनांक	11/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	11/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14355/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	399000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



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 निबंधक, बोरीवली क्र. १,
 मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIVEK KUMAR TARVE	eChallan	03006172024100900725	MH009514225202425M	399000.00	SD	0005301053202425	11/10/2024
2		DHC		1024109412663	560	RF	1024109412663D	11/10/2024
3	VIVEK KUMAR TARVE	eChallan		MH009514225202425M	30000	RF	0005301053202425	11/10/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]