

AGREEMENT FOR SALE

FOR

FLAT NO. B/304, THIRD FLOOR,
"SAMARPAN SPACES BATHIA BUILDING NO. 2"
OPP. SHASTRI NAGAR PETROL PUMP,
S. V. ROAD,
BORIVALI (WEST), MUMBAI – 400092.

BETWEEN

- 1) MR. SHRIRAM GIRJASHANKAR PANDEY
 - 2) MR. GIRJASHANKAR SHARDAPRASAD PANDEY
 - 3) MRS. SONI GIRJASHANKAR PANDEY
- (TRANSFERORS)

&

- 1) MR. NITIN NATWARLAL OZA
 - 2) SMT. SAVITA NATWARLAL OZA
- (TRANSFEREES)

388 20324

पावती

Original/Duplicate

Thursday, December 05, 2024

नोंदणी क्र.: 39म

5.55 PM

Regn.: 39M

पावती क्र.: 21808 दिनांक: 05/12/2024

गावाचे नाव: मागाठाणे

दस्तऐवजाचा अनुक्रमांक: बरल-5-20324-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: नितिन नटवरलाल ओझा

नोंदणी फी

रु. 30000.00

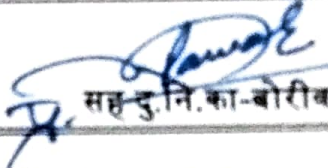
दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00


सह-दु.नि.का-बोरीवली 5

बाजार मूल्य: रु. 10733179.5/-

मोबदला रु. 12500000/-

भरलेले मुद्रांक शुल्क: रु. 226000/-

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224021713423 दिनांक: 05/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011921543202425P दिनांक: 02/12/2024

बँकेचे नाव व पत्ता:



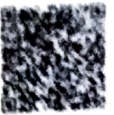
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		202412158730	15 December 2024 09:24:39 AM
मूल्यांकनचे वर्ष	2024		
जिल्हा	मुंबई (उपनगर)		
मूळ विभाग	४६-मागाठाण (बंदीवली)		
उप-मूळ विभाग	रस्ता खात्री ठिकठिकाणद टोड		
मार्ग नंबर व भू क्रमांक	मि टी एस नंबर ४५६		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु			
मूळ क्षेत्र	निवासी सट्टिका	कार्यालय	दुकाने
मूल्य दर	145980	172000	226600
अपेक्षित	145980		
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	70.04 चौरस मीटर	मिळकतीचे वापर	निवासी सट्टिका
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे ठर	0.70 क्षेत्र
उद्देशाने सुविधा	आहे	मजला	4 floor To 4th floor
रस्ता समुल्लेख			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular no.026/1/2018			
मजला निहाय घट/वाढ		= 100% apply to rate:- Rs.145980/-	
धसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर			
= (((145980-77140) * (100-100)) + 77140)			
= Rs.145980/-			
A) मुख्य मिळकतीचे मूल्य	= उरील प्रमाणे मूल्य दर • मिळकतीचे क्षेत्र		
	= 145980 • 70.04		
	= Rs.10224439.2/-		
B) बटिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर		
	= 13.94 • (145980 • 25/100)		
	= Rs.508740.3/-		
Applicable Rules	= 10.4.16		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य - तळाघराचे मूल्य - मेडिगाईन मजला क्षेत्र मूल्य - लागवडी तळाचे मूल्य - उरील तळाचे मूल्य - बटिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - दुसऱ्याती भागातील खुल्या जागेचे मूल्य - बटिस्त बाळकरी - वैयक्तिक वाहनपत्रक		
	= A - B - C - D - E + F - G + H - I - J		
	= 10224439.2 + 0 + 0 + 0 + 508740.3 - 0 - 0 - 0 - 0 - 0		
	= Rs.10733179.5/-		

Home Print



वरल-4
20328 9 34
2024

CHALLAN
MTR Form Number-6



MH011921543202425P		BARCODE	Date	02/12/2024-15:29:57	Form ID	25.2
Department: Inspector General Of Registration			Payer Details			
Type of Payment: Stamp Duty			TAX ID / TAN (If Any)			
Invoice Name: BRL5_JT SUB REGISTRAR BORIVALI 5			PAN No.(If Applicable)			
Location: MUMBAI			Full Name		NITIN NATWARI AL OZA	
Period: 2024-2025 One Time			Flat/Block No.		Flat No. B/304, Third Floor	
Account Head Details		Amount In Rs.	Premises/Building		SAMARPAN SPACES BATHIA BUILDING NO 2	
00045501	Stamp Duty	226000.00	Road/Street		CHS LTD	
00063301	Registration Fee	30000.00	Area/Locality		S. V. Road, Borivali (West), Mumba	
			Town/City/District		1	
			PIN		4 0 0 0 9 2	
			Remarks (If Any)			
			SecondPartyName=SHRIRAM GIRJASHANKAR PANDEY-			
			Amount In		Two Lakh Fifty Six Thousand Rupees Only	
			Words		2,56,000.00	
Payment Details			FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA			Bank CIN	Ref. No.	10000502024120205399	7058735919423
Cheque-DD Details			Bank Date	RBI Date	02/12/2024-15:30:09	Not Verified with RBI
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA	
Name of Bank			Scroll No. , Date		Not Verified with Scroll	
Name of Branch			Mobile No. 9869314333			

Department ID:
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चलान केवल द्रव्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चलान लागू



बल-4
 20320 2 24
 2028

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN

1224021713423

Date

02/12/2024

Received from AGREEMENT, Mobile number 9223406113, an amount of Rs 700/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.

Payment Details

Bank Name HDFS

Date

02/12/2024

Bank CIN 10004152024120212865

REF No.

2433769279185

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

बोरली-५		
20328	३	३५
२०२४		

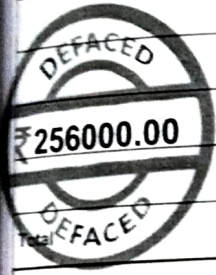




CHALLAN
MTR Form Number-6



BOOK No. MH011921543202425P	BARCODE	Date	02/12/2024-15:29:57	Form ID	25.2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)		
Office Name	BRLS_JT SUB REGISTRAR BORIVALI 5		PAN No. (If Applicable)		
Location	MUMBAI		Full Name	NITIN NATWARLAL OZA	
Year	2024-2025 One Time		Flat/Block No.	Flat No. B/304, Third Floor	
Account Head Details		Amount In Rs.	Premises/Building		
2020045501	Stamp Duty	226000.00	Road/Street	SAMARPAN SPACES BATHIA BUILDING NO 2 CHS LTD	
2020063301	Registration Fee	30000.00	Area/Locality	S. V. Road, Borivali (West), Mumba	
			Town/City/District		
			PIN	4 0 0 0 9 2	
			Remarks (If Any)	SecondPartyName=SHRIRAM GIRJASHANKAR PANDEY-	
Total		2,56,000.00	Amount In	Two Lakh Fifty Six Thousand Rupees Only	
			Words		
Payment Details			FOR USE IN RECEIVING BANK		
STATE BANK OF INDIA			Bank CIN	Ref. No.	10000502024120205399 7058735919423
Cheque-DD Details			Bank Date	RBI Date	02/12/2024-15:30:09 04/12/2024
Cheque/DD No			Bank-Branch	STATE BANK OF INDIA	
Name of Bank			Scroll No. , Date	1017284 , 04/12/2024	
Name of Branch			Mobile No. : 9869314333		



Department ID :
 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 करतावयाच्या दस्तासाठी यत्र चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 1
 Date: 2024.12.06 17:56:04 IST
 Reason: GRAS Secure Document
 Location: India

बरेल-4
 20328 8 34
 2028

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-388-20324	0006679448202425	05/12/2024-17:54:59	IGR194	30000.00
2	(IS)-388-20324	0006679448202425	05/12/2024-17:54:59	IGR194	226000.00
Total Defacement Amount					2,56,000.00



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

Receipt of Document Handling Charges

RKN 1224021713423

Receipt Date 05/12/2024

Received from AGREEMENT, Mobile number 9223406113, an amount of Rs. 700/- towards Document Handling Charges for the Document to be registered on Document No. 20328 dated 05/12/2024 at the Sub Registrar office Joint S R. Borivali 5 of the District Mumbai Sub-urban District

DEFACED

₹ 700

DEFACED

Payment Details

Bank Name HDFS

Payment Date 02/12/2024

Bank CIN 10004152024120212865

REF No. 2433769279185

Deface No 1224021713423D

Deface Date 05/12/2024

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



वरल-५		
20328	५	२५
२०२४		

या दस्ताला आवश्यक मुद्रांक शुल्क रु 10,50,000/- कगनामा
दस्त क्र. वरल-4/10386/4022 दि. 9/10/24ला भरलेले मुद्रांक शुल्क रु. 5,28,000/-
मधुन मुद्रांक शुल्क अधिनियम 1946 चे अनुच्छेद 4 ग अ ii" अन्वये वजावट
करून मुद्रांक शुल्क फारक रु 5,28,000/चा दस्तावर भरून घेतला आहे.

AGREEMENT FOR SALE

प. सह दुय्यम निबंधक घोरीवली क्र. 4,
मुंबई उपनगर जिल्हा

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 05th day of December, 2024 BETWEEN

- 1) MR. SHRIRAM GIRJASHANKAR PANDEY, aged 24 years,
- 2) MR. GIRJASHANKAR SHARDAPRASAD PANDEY, aged 75 years,
- 3) MRS. SONI GIRJASHANKAR PANDEY, aged 52 years,

all adults. Indian Inhabitants of Mumbai, presently residing at Bungalow 101, Samarth Complex, Near J. B. Khot High School, Saibaba Nagar, Borivali (West), Mumbai - 400092., and the Owners of Flat No. B/304 on Third Floor in "SAMARPAN SPACES BATHIA BUILDING NO. 2" situated at Opp. Shastri Nagar Petrol Pump, S. V. Road, Borivali (West), Mumbai - 400092., hereinafter called "THE VENDORS" (which expression shall unless it be repugnant to context or the meaning thereof mean and include their respective heirs, executors, administrators and assigns) OF THE

ONE PART AND

- 1) MR. NITIN NATWARLAL OZA, aged 44 years,
- 2) SMT. SAVITA NATWARLAL OZA, aged 74 years,



both adults, Indian Inhabitants of Mumbai, residing at Flat No. 603 on Sixth Floor of 'G' Wing in "SUMER NAGAR NO. 2" Co-operative Housing Society Limited situated at S. V. Road, Borivali (West), Mumbai - 400092., hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to context or the meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.

सोनी

सावित्रीनरवर माता ओझा

वरल-4		
20328	8	24
2024		

WHEREAS THE VENDORS HEREBY EXPRESSLY REPRESENT AND
DECLARE TO THE PURCHASERS AS FOLLOWS:

a) In virtue of an Agreement for sale dated 30th day of March, 2022, duly registered with the sub-registrar of Accounts No. 5 at Borivli, MSD, under Document Registration No. 9001/2022 dated 18th day of May, 2022, made and entered into at Mumbai between M/S SAMARPAN SPACES, a registered partnership firm having their office at 101 Siddheswar Apartment, 1/1 Nagar, Bhosopada Road, Kandivali (West), Mumbai - 400067, therein called and referred to as "The Developers" of the First Part and Mr. Shriram Girjashankar Pandey and Mr. Girjashankar Shridharam Pandey and Mrs. Soni Girjashankar Pandey (The Vendors herein), therein called and referred to as "The Allottee" of the Second Part. The Vendors herein has purchased and acquired residential Flat on leasehold basis i.e. Plot No. B/304, admeasuring 63.68 Sq. Meters i.e. 685.45 Sq. Feet carpet area on Third Floor in "SAMARPAN SPACES BATHIA" situated at Opp. Shastri Nagar Petrol Pump, S. V. Road, Kandivali (West), Mumbai - 400062, alongwith 1 Pit Puzzle Car Parking Space No. 10001 on the terms and conditions therein contained paid the full consideration thereof & became 100% owners of the said flat.



b) The Vendors paid the Stamp Duty amounting to **Rs. 5,25,000/- (Rupees Five Lakhs Twenty Five Thousand Only)** on the said Agreement under the Bombay Stamp Act, 1958, the agreement for sale executed on dated 30th day of March, 2022, as collectively annexed hereto and forming an integral part of these

₹ 5,25,000/-		
2023/20	08	54
₹ 2,78		

c) The Vendors are thus well and sufficiently entitled to the said Flat and has agreed to sell their right, title and interest in respect of the said Flat to the Purchasers on certain terms and conditions and consideration agreed between them and recorded hereinafter

d) The consideration amount was **Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only)** and the Vendors has paid **Rs. 5,25,000/- (Rupees Five Lakhs Twenty Five Thousand Only)** in respect of the said Flat under the annexed agreement for sale dated 30th day of March, 2022, duly registered with the sub-registrar of

Handwritten signature and initials in the bottom left corner.

Handwritten initials in the bottom right corner.

Assurance No. 5 at Borivali, MSD, under Document Registration No. BRL-5/7346/2022 Dated 18th day of May, 2022. In respect of this agreement, the Purchasers has agreed to pay to the Vendor, the consideration amount of **Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only)** and the stamp duty in respect of thereof would have been **Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)**. The Purchasers is eligible and entitled to claim the benefit of the said **stamp duty under article 5g-a (ii) of the Bombay Stamp Act, 1958** in respect of this agreement and thereof the Purchasers is required to pay only the sum of **Rs. 2,26,000/- (Rupees Two Lakhs Twenty Six Thousand Only)** (including 1% of surcharge on stamp duty to fund the ongoing infrastructure works like Metro, monorail and freeways in the city) as stamp duty in respect of this agreement.

e) The Vendors herein specifically represents as under:

वरल-५		
२०३२४	८	३५
२०२४		

- i) The Vendors are legally entitled to the said Flat together with benefits attached to it and that neither the Vendors herein either personally or through any of their agent/s or constituted attorney have or had at any time heretofore either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said Flat.
- ii) That the title of the Vendors in respect of the said Flat is absolutely clear and marketable, free from all encumbrances (except Loan Account No. 525392317-2, Central Bank of India, BKC, Bandra East Branch) and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances (except Loan Account No. 525392317-2, Central Bank of India, BKC, Bandra East Branch).
- iii) That the Vendors herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition and/ or reservation

२३
११ DTE
सोनी



NB

सविप्रानक्षत्रलक्ष्मी

and otherwise and there was no and there is no dispute that or pending or disposed off in respect of the said Flat

That in the manner aforesaid the Vendors have made honestly, lawfully and in good faith declared to the Purchasers, all the material facts and circumstances in respect of the said Flat and said benefits without making any untrue, incorrect, dishonest or false statement and without any false representations or any misrepresentation in or concealment from the Purchasers in fact, title or anything whatsoever in that behalf and in any manner whatsoever

AND WHEREAS upon the strength of the representation and declaration made by the Vendors to the Purchasers, the parties have negotiated for sale and purchase of the said Flat in the said building on the said property and said benefits with all incidental benefits and right, title, interest, claim, estate and property rights in respect thereof at cash, equity and otherwise at or for the lump-sum price of **Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only)** payable to the Vendors with said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the Vendors and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and whatsoever doubts.

AND WHEREAS the Vendors have informed the said Builders/Developer Society under the Bye-law to transfer the rights and interest in the capital property of the Building and obtained the necessary permission from the said Society (Builders/Developer Society) to sell, transfer and assign the said Flat to the Purchasers, copy of which is enclosed herewith.

AND WHEREAS now the parties are desirous of executing this regular Agreement in respect of the said Flat in the said building on the said property with the said shares and said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing

[Handwritten signature]
मोनी



[Handwritten signature]
श्रीमती. अ. अ. अ. अ. अ.

वरल-५१		
८०३२७	९	३५

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Vendors hereby declare and confirm that what is recited hereinabove in respect of the said Flat shall be treated as representations and irrevocable declarations on their part as if the same are reproduced herein in verbatim and form part of this clause. The Vendors hereby confirm that the Purchasers have agreed to purchase the said flat relying upon the correctness of the declarations and representations made by the Vendors in these presents.
2. The Vendors shall sell, transfer, assign and assure and the Purchasers shall purchase and acquire the said Flat viz. **Flat No. B/304 on Third Floor in "SAMARPAN SPACES BATHIA BUILDING NO. 2"** situated at **Opp. Shastri Nagar Petrol Pump, S. V. Road, Borivali (West), Mumbai - 400092** alongwith **1 Pit Puzzle Car Parking Space No. 14.**, together with all rights, title, interest, benefits etc. for the price of **Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only)** being Full & Final consideration amount to be paid by the Purchasers to the Vendors in the following manner:
 - a. **Rs. 73,75,000/- (Rupees Seventy Three Lakhs Seventy Five Thousand Only)** being the **Part Consideration** amount paid by the Purchasers to the Vendors on or before the execution of this agreement, the receipt whereof the Vendors do hereby admit, acknowledge and confirm at the foot of this agreement.
 - b. **That the Purchasers shall deposit TDS @ 1% i.e. Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand Only)** of the **Total consideration i.e. Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only)** U/s 194-IA of the Income Tax Act, 1961 to the Income Tax Department (Govt. Of India) on or before full and final consideration (as mentioned in Para No. 2 (c) herein below) and the T.D.S. Certificate / Challan would be given to the Vendors. This payment will be part of the total consideration of this Agreement.

Handwritten signature and name: सोनी



Handwritten signature: N. S. R.

Handwritten text: श्री. श्री. नरेश लाल शर्मा

वरस-4		
20328	90	34
2028		

Rs. ~~10,00,000~~ (Rupees ~~Five~~ Lakhs Only) being the Balance consideration amount to be paid by the Purchasers to the Vendors by way of Cheque Pay order RTGS NEFT or by availing fully partly loan from any financial institution Bank on or before 31st day of December, 2024 (subject to obtaining society Builders/Developer Society NCC as per standard format of bank financial institution for obtaining loan and the Vendors shall undertake and cooperate to obtain any other required papers related to the Flat as per the requirement of the bank financial institution and also agreed and undertake to sign and execute necessary deeds or documents in respect thereof) are as below:

(i) The Purchasers Purchasers financial institution shall pay directly to Central Bank of India, BKC, Bandra East Branch, vide Loan Account No. 825302317-2, as a balance outstanding Loan amount of Vendors vide Loan Account No. 825302317-2, for the purpose of repay the entire loan amount of Vendors against the Vendors shall produce no lien/no dues certificate for Loan Account No. 825302317-2, Central Bank of India, BKC, Bandra East Branch alongwith handover all Original Agreement, Documents Papers, etc. related to said flat

(ii) Balance amount shall be transferred in favour of Vendors, if any.

In performing their part of the contract both the parties shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the other.

3. It is agreed that the Purchasers herein became 100% owners of the said flat & taken provisional possession of the said flat and received all other title deeds from the Vendors on the day of the payment of the balance consideration amount stated in clause 2 (c) hereinabove.

[Handwritten Signature]
 मोनी



[Handwritten Signature]

मोनी नरहराम मोनी

वरल-4		
20328	99	24
2028		

4. If any party fail to complete the contract as per this agreement and the other party is/are willing to fulfil his/her/their part of the agreement then both the parties shall abide by the terms herein and shall be bound to complete the contract on his/her/their part.
5. It is agreed between the parties that if there is any delay or default on the part of any party in performing his/her/their part of the contract then the other party shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the defaulter party.
6. On receiving the balance consideration amount, the Purchasers shall became 100% owners of the said flat and Vendors shall surrender their right, title and interest in favour of the Purchasers together with the fittings, fixtures and other amenities provided by the developers absolutely without any let or sub-let.
7. The Vendors have obtained the necessary permission from the said concerned authority to transfer all their rights, title, claim, interest and benefits whatsoever enjoyed by the Vendors including the shares, deposits, if any, in favour of the Purchasers and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Vendors in respect of the said Flat unto the Purchasers for exclusive use of Purchasers thereof as aforesaid.
8. The Vendors further state and declare that they have paid the full consideration in respect of the said Flat and nothing is due and payable by them.
9. The Vendors covenant with the Purchasers that only they are the absolute owners of the said Flat hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or in the said Flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licence or otherwise howsoever and they have good right, full power and absolute authority to transfer and sell the same to the Purchasers.



वरल-५		
20328	92	24
२०२४		

SP
 K
 (11/11)
 सोनी

ND

सविता नरकर लक्ष्मी डोडा

15. Neither the Government nor any public authority has issued any order under Income Tax Act, Wealth Tax Act, Maharashtra Land Revenue Code or under any statute restraining the Vendors from selling or disposing of the said Flat or any part thereof in any manner whatsoever.

16. That the Vendors have not received any notice from the Municipal Corporation of Greater Mumbai and/or Government and/or any other statutory body or authority for acquisition or requisition of the said Flat.

17. The Vendors hereby covenant with the Purchasers that they shall pay to the concerned authority all their shares of taxes and outgoings etc. up to receiving the full and final consideration amount from the Purchasers.

18. The Purchasers shall become the member of the said building and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the said building/society and shall regularly pay the monthly maintenance charges in respect of the said Flat to the concerned authority without any default.

19. All expenses incidental to this Agreement including transfer fees, stamp duty, registration charges etc. if any payable on this agreement shall be borne and paid by the Purchasers who shall also be liable to pay all outgoing in respect of the said flat as and when due for payment from the date of possession. Purchasers also agree to pay directly to M/s. Samarpan Spaces (The Developer) as per mentioned in clause 18 in registered agreement for sale dated 30th day of March, 2022.

20. The Purchasers shall lodge the present agreement before the concerned Registrar of Assurances and the Vendors shall admit their signature on the said agreement before the said authority within the prescribed time limit as per law.

21. It is specifically agreed by and between the parties that once the entire consideration amount of the said Flat is paid to the Vendors, this agreement shall be deemed to be treated as Sale Deed.

22. This Agreement is always subject to Mumbai Jurisdiction Only.



बल-५		
2032	98	24
2028		

*
सोनी

NDP

सविता नरहरणी नडोडा

SCHEDULE OF THE PROPERTY ABOVE NAMED

All that Flat No. B/304 on Third Floor in "SAMARPAN SPACES BATHIA BUILDING NO. 2" situate and lying on the land situate in Greater Mumbai in the registration District and Sub-District of Mumbai City and Mumbai Suburban bearing C.T.S. No. 86A2 of Village Magathane, Taluka Borivali

And further details of which are as under:

Municipal Ward No.	R/Central
Address of Flat	Flat No. B/304 on Third Floor in "SAMARPAN SPACES BATHIA BUILDING NO. 2" situated at Opp. Shastri Nagar Petrol Pump, S V Road, Borivali (West), Mumbai - 400092.
Area of Flat	63.68 Sq. Meters. i.e. 685.45 Sq Feet RERA carpet area
Pit Puzzle Car Parking Space No.	14

2
LP
सिद्ध
सोनी

(N) 24
श्रीमती अरुण लाल देसाई

बरल-4		
20328	99	24
2028		



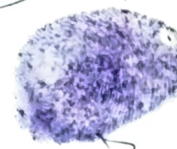
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day the year first hereinabove written.

SIGNED AND DELIVERED by the)
within named "THE VENDORS")
MR. SHRIRAM GIRJASHANKAR PANDEY)
PAN NO. FOCPP8683C)

Shriram Pandey)





MR. GIRJASHANKAR SHARDAPRASAD PANDEY)
PAN NO. AGKPP7864R)

गिरशंकर शर्दप्रसाद पण्डे)




MRS. SONI GIRJASHANKAR PANDEY)
PAN NO. BWSPP6839B)

सोनी)




in the presence of)
1. *BVK Kelis*)

SIGNED SEALED AND DELIVERED)
By the withinnamed PURCHASERS)
MR. NITIN NATWARLAL OZA)
PAN NO. AAGPO7200G)

NZO)




SMT. SAVITA NATWARLAL OZA)
PAN NO. ACDPO6548E)

सविता नरवर लाल ओझा

In the presence of)
1. *BVK Kelis*)





बरल-५		
२०२४	१६	२५
२०२४		

RECEIPT

RECEIVED of and from the Purchasers MR. NITIN NATWARIALAL OZA AND SMT. SAVITA NATWARIALAL OZA, a sum of Rs. 73,75,000/- (Rupees Seventy Three Lakhs Seventy Five Thousand Only) being Part Consideration amount in respect of Flat No. B/304 on 3rd Floor in "SAMARPAN SPACES BATHIA BUILDING NO. 2" situated at Opp. Shastri Nagar Petrol Pump, S. V. Road, Borivali (West), Mumbai - 400092 along with 1 Pit Puzzle Car Parking Space No. 14., which We have sold as per the terms of this agreement

The said amount is received by me in the following manner:-

Sr. No.	Date	Cheque No.	Bank Name	Amount
1.	25-11-2024	000223	HDFC Bank	5,00,000
2.	28-11-2024	CBINR52024112810002864	Central Bank Of India	40,00,000
3.	30-11-2024	CBINR52024113010007100	Central Bank Of India	18,75,000
4.	30-11-2024	CBINR52024113010006644	Central Bank Of India	10,00,000
			Total	73,75,000

Received as above & we say amount received Rs. 73,75,000/-

Shiram Pandey

(MR. SHIRAM GIRJASHANKAR PANDEY)

वरल-4		
2028	90	24
2028		

✓ *गिराशंकर शार्दपूरसे*
(MR. GIRJASHANKAR SHARDAPRASAD PANDEY)

सोनी

(MRS. SONI GIRJASHANKAR PANDEY)
THE VENDORS

WITNESSES

1. *Bhaskar*

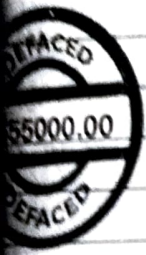
2. *Urmila*



बालकृष्ण मुद्रांक शुल्क क्र. १६२५/२०१७
 या दस्तावर "मुद्रांक शुल्क अधिनियम १९५६ चे अनुच्छेद ५ ग अ" अन्वये
 प्रशासित करघात आला आहे.

CHALLAN
 MTR Form Number-8
 सह दुसऱ्या विबंधक श्रीवली क.

Payer Details										
TAX ID / TAN (if Any)										
PAN No. (if Applicable)	AU278UB10A									
Full Name	BAMARPAN SPACES									
Flat/Block No.	Flat no 304,B wing Bamarpan Spaces Bafra									
Premises/Building	Building No 2									
Account Head Details	Amount in Rs.									
Stamp Duty	520000.00									
Registration Fee	30000.00									
Road/Street										
Opp. Bhaabhi Nagar Petrol Pump, B V Road										
Area/Locality										
Borivli west										
Town/City/District										
PIN										
4 0 0 0 9 2										
Remarks (if Any)										
PAN2-EOCPP883C-SecondPartyName-SHIRIRAM GIRJASHANKAR PANDEY AND OTHERS										
<table border="1"> <tr> <td colspan="3">बरल-५</td> </tr> <tr> <td>20328</td> <td>१८</td> <td>३५</td> </tr> <tr> <td colspan="3">२०२४</td> </tr> </table>		बरल-५			20328	१८	३५	२०२४		
बरल-५										
20328	१८	३५								
२०२४										
Amount in Words	Five Lakh Five Thousand Rupees Only									



STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref No.
		10000802022033006922	5686011825928
		Bank Date	RBI Date
		30/03/2022 16:42:39	31/03/2022
		Bank Branch	
		STATE BANK OF INDIA	
		Scroll No. , Date	
		1009206 , 04/04/2022	

Mobile No. : 9821044273

This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document.

Digitally signed by THE VIRTUAL TREASURY MUMBAI 03 Date: 2022.05.18 12:23:17 IST

बरल - ५		
७३४६	३	६८
२०२२		

No.	Remarks	Defacement No.	Defacement Date	UserID	Defacement Amount
(IS)-388-3346		03202223	18/05/2022-12:21:51	IGR194	30000.00





सूची क्र. 2

दुय्यम निबंधक सह दृ. नि. बोरिवली 5
दस्ता क्रमांक 7246/2022
बांदवी
Registration


माहिती नंबर : सांगोटापे

क्र. क्रमांक	कारणनाम
1. इमारत घडणे	105440000
2. इमारत	5807/2022
3. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	1. पब्लिकचे नाव मुंबई सन 1947 च्या अधिनियमाच्या अटीनुसार सहायिका नं. सहायिका क्रमांक 204 बी विंग, माळा नं. 3 रा मजला, इमारतीचे नाव समवेत स्पॅसस बंधिया बिल्डींग नं. 2, ब्लॉक नं. बोरिवली पश्चिम, रोड एस व्ही रोड, इतर माहिती: सहायिका क्रमांक 585 45 बी फ्लोर 2रा कारपेट व 1 कार पार्किंग सह बंधिया बिल्डींग नं. 2 को अर्ज सोसा लि 111 15, Mumbai 56/11/11
4. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	1. 75/17 बी रोड
5. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	2. नाव -समवेत स्पॅसस व्हे जगादीदार राजन जे कापडिया वय 35, पत्ता -प्लॉट नं. ऑफिस नं. 101, माळा नं. 3, इमारतीचे नाव सिट्टूचूर जयदेव, ब्लॉक नं. कादिवली पश्चिम, रोड नं. एल टी नगर, महाराष्ट्र, मुंबई, पिन कोड 400092 पॅन नं. AC7350919A
6. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	7. नाव -समवेत स्पॅसस व्हे जगादीदार जयश्री -रिक्त वय 44, पत्ता -प्लॉट नं. ऑफिस नं. 101, माळा नं. 3, इमारतीचे नाव सिट्टूचूर जयदेव, ब्लॉक नं. कादिवली पश्चिम, रोड नं. एल टी नगर, महाराष्ट्र, मुंबई, पिन कोड 400092 पॅन नं. AC7350919A
7. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	8. नाव श्रीराम गिरजाशंकर पाठ वय 73, पत्ता -प्लॉट नं. बंगला नं. 101, माळा नं. 3, इमारतीचे नाव समर्थ कॉम्प्लेक्स ब्लॉक नं. बोरिवली पश्चिम, रोड नं. साईबाबा नगर, महाराष्ट्र, MUMBAI पिन कोड-400092 पॅन नं. AC7350919A
8. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	9. नाव गिरजाशंकर शांदादासाठ पाठ वय 73, पत्ता -प्लॉट नं. बंगला नं. 101, माळा नं. 3, इमारतीचे नाव समर्थ कॉम्प्लेक्स ब्लॉक नं. बोरिवली पश्चिम, रोड नं. साईबाबा नगर, महाराष्ट्र, MUMBAI पिन कोड-400092 पॅन नं. AC7350919A
9. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	10. नाव सोनी गिरजाशंकर पाठ वय 49, पत्ता -प्लॉट नं. बंगला नं. 101, माळा नं. 3, इमारतीचे नाव समर्थ कॉम्प्लेक्स ब्लॉक नं. बोरिवली पश्चिम, रोड नं. साईबाबा नगर, महाराष्ट्र, मुंबई, पिन कोड-400092 पॅन नं. AC7350919A
10. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	20/03/2022 ✓
11. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	18/05/2022 ✓
12. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	10/01/2022 ✓
13. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	525000 ✓
14. कारणाचे अधिकार/माध्यम कार्यालय/कारणाचे अधिकारी यांच्या वतीने घडणे व नमूद करणे	200000

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



वरल-4		
20328	98	24
2028		

दस्ता खोबत दिलेली प्रत

 सह दुय्यम निबंधक वीरगणी क्र. 4,
 मुंबई उपनगर जिल्हा

Payment Details

No.	Purchase Type	Specification no/Variant	GRN/Invoice	Amount	Unit	Barcode Number	Barcode Date
1	NTN NATURAL GSA	eCharter 1000000004 100000000	MA-01-1071468004-007	20000.00	KG	00000070000000000000	10-10-2020
2			10000011000000	100	MT	10000011000000	10-10-2020
3	NTN NATURAL GSA	eCharter	MA-01-1071468004-007	20000.00	KG	00000070000000000000	10-10-2020

(KG) Kilo Gram (MT) Registration Fee (DHC) Document Handling Charges