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.

B E T W E E N

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

Thursday,December 05 ,2024

5.55 PM

पावती

Original/Duplicate

नोंदणी क्रं. 39म

Regn.:39M

पावती क्रं.: 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-बोरीवली5

बाजार मुल्य: 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/धनादेश/पे ऑर्डर क्रमांक: 1224021713423 दिनांक: 05/12/2024

बँकेचे नाव व पत्ता:

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

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

बँकेचे नाव व पत्ता:

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 2024120587301 — 13 December 2024 03:29 PM IST

मूल्यांकनाचे वर्ष	2024
जिल्हा	मुंबई (उपनगर)
मूल्य विभाग	86- गणपतराव (बोरीवली)
उ- मूल्य विभाग	रस्ता स्वामी विवेकानन्द रोड
मार्ग नंबर व भू. क्रमांक	सि टी एस नंबर456

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु

मुख्य जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोकळ्या जागेचे एकक क्षेत्र मीटर
77140	145980	172000	226600	145980	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)	70.04चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	6 70 years	बांधकामाचा दर	Rs 8270/-
उद्वाहन सुविधा.	आहे	मजला .	ie floor To 40 floor		

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ = 100% apply to rate= Rs 145980/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= (((145980- 77140) * (100 - 100)) + 77140)

= Rs 145980/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 145980 * 70.04
= Rs 10224439.2/-

B) बंदिस वाहन तळाचे क्षेत्र 13.94चौरस मीटर
बंदिस वाहन तळाचे मूल्य = 13.94 * (145980 * 25/100)
= Rs 508740.3/-

Applicable Rules = 10.4.16

एकत्रित अंतिम मूल्य - मुख्य मिळकतीचे मूल्य -तळघराचे मूल्य - मेझॅनाईन मजला क्षेत्र मूल्य - जाळ्याचा गच्चीचे मूल्य - छतीय गच्चीचे मूल्य - बंदिस वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहने तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस बाल्कनी - टेरिसेवरील वाहनतळ

= 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

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (MAHARAJ)
सह दुय्यम निबंधक बोरीवली-५ मुंबई उपनगर जिल्हा (महाराष्ट्र)

बरल-५		
20328	1	34
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CHALLAN
MTR Form Number-6

RN MH011921543202425P	BARCODE	Date 02/12/2024-15:29:57	Form ID 25.2

partment	Inspector General Of Registration	**Payer Details**	
	Stamp Duty	TAX ID / TAN (If Any)	
pe of Payment		PAN No.(If Applicable)	
ice Name	BRL5_JT SUB REGISTRAR BORIVALI 5	Full Name	NITIN NATWARLAL OZA
cation	MUMBAI		
ar	2024-2025 One Time	Flat/Block No.	Flat No. B/304, Third Floor
Account Head Details	**Amount In Rs.**	Premises/Building	
30045501 Stamp Duty	226000.00	Road/Street	SAMARPAN SPACES BATHIA BUILDING NO 2 CHS LTD
30063301 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~	
		Amount In Words	Two Lakh Fifty Six Thousand Rupees Only
tal	2,56,000.00		

ment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024120205399	7058735919423
		Bank Date	RBI Date	02/12/2024-15:30:09	Not Verified with RBI
eque/DD No.		Bank-Branch		STATE BANK OF INDIA	
me of Bank		Scroll No. , Date		Not Verified with Scroll	
me of Branch					

Mobile No. 9869314333

rtment ID

E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST (BANDRA) दुय्यम निबंधक बोरीवली-५ मुंबई उपनगर जिल्हा मुंबई

बरल-५		
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Print Date 02-12-2024 03:32:19

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(iSARITA) 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.

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THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)
सह दुय्यम निबंधक बोरीवली-५
मुंबई उपनगर जिल्हा बांद्रा

CHALLAN
MTR Form Number-6

GRN MH011921543202425P	BARCODE	Date 02/12/2024-15:29:57	Form ID 25.2

Department	Inspector General Of Registration	**Payer Details**	
	Stamp Duty		
Type of Payment		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5	Full Name	NITIN NATWARLAL OZA
Location	MUMBAI		
Year	2024-2025 One Time	Flat/Block No.	Flat No. B/304, Third Floor
Account Head Details	**Amount In Rs.**	Premises/Building	
0030045501 Stamp Duty	226000.00	Road/Street	SAMARPAN SPACES BATHIA BUILDING NO 2 CHS LTD
0030063301 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~
		Amount In Words	Two Lakh Fifty Six Thousand Rupees Only
Total	2,56,000.00		

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST (BANDRA)

DEFACED ₹256000.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024120205399	7058735919423
		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 केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

बरल-५
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Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 1
Date: 2024.12.05 17:56:04 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

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

Print Date 05-12-2024 05:56:04

या दस्ताला आवश्यक मुद्रांक शुल्क रु. ७,५०,०००/- करारनामा
दस्त क्र. बरल-५/१०३४६/२०२२ दि. १८/०५/२०२२ ला भरलेले मुद्रांक शुल्क रु. ५,२४,९००/-
मधुन मुद्रांक शुल्क अधिनियम १९५८ चे अनुच्छेद ५ग अ ii" अन्वये वजावट
करून मुद्रांक शुल्क फरक रु. २,२६,०००/- या दस्तावर भरुन घेतला आहे.

प्र. सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

AGREEMENT FOR SALE

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 Bunglow 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 shall mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART AND**

THE SEAL OF THE SUB REGISTRAR BORIVALI MUMBAI SUBURBAN DIST (BANDRA)

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.**

सविताबेन नातवरलाल ओझा

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

a) By virtue of an Agreement for sale dated 30th day of March, 2022, duly registered with the sub-registrar of Assurance No. [illegible] at Borivali, MSD, under Document Registration No. 9[illegible] 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, L. T. Nagar, Boogwadi 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 Shardaprasad Pandey and Mrs. Soni Girjashankar Pandey (The Vendors herein), therein called and referred to as "The Allottee" of the Other Part, The Vendors herein has purchased and acquired residential Flat on Sale basis i.e. Flat No. B-504, admeasuring 63.68 Sq. Meters i.e. 685.45 Sq. Ft. R.E.R.A. carpet area on Third Floor in "SAMARPAN SPACES BATHIA [illegible] LLP" situated at Opp. Shastri Nagar Petrol Pump, S. V. Road, [illegible] (West), Mumbai - 400092 alongwith 1 Pit Puzzle Car Parking Space No. [illegible] upon 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, are collectively annexed hereto and forming an integral part of these presents.

दस्त क्रमांक
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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

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.

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e) The Vendors herein specifically represents as under:

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 due act or commission or omission including any forfeiture, confiscation, acquisition, requisition and/ or reservation

THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

सावित्रीबाई खरात

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

(v) That in the manner aforesaid the Vendors have truly, honestly, bonafidely and in good faith disclosed to the Purchasers all the material facts and circumstances in respect of the said Flat and said benefits without making any untrue incorrect, dishonest and/or fraudulent and non bona fide representations (or any misrepresentation) to or concealment from the Purchasers in bad faith, or anything whatsoever on 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, free, equitably 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 favor perusals with otherwise clear & marketable title free from all encumbrances and reasonable 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 Builder/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 dues and said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in [illegible] behalf as hereinafter appearing.

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THE SEAL OF THE SUB-REGISTRAR BORIVALI MUMBAI SUBURBAN DIST. (MAHARASHTRA)

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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 – 400092alongwith 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.

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THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

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Rs. [illegible] (Rupees Fifty 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 NOC 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. [illegible], as a balance outstanding Loan amount of Vendors vide Loan Account No. [illegible], 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. [illegible], 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.

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST (BANDRA)

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20328	99	25
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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, easement or otherwise howsoever and they have good right, full power and absolute authority to transfer and sell the same to the Purchasers.

THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

बरल-५		
20328	92	34
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10. The Vendors further covenant with the Purchasers that they have not created any charge or encumbrance except under Agreement for Sale [illegible] dated [illegible] in favour of Bandhan Loan Branch of whatsoever nature on the said Flat nor do the same or any of them the subject matter of any litigation or any order or decree or any of them the subject matter of any attachment whatsoever whether before or after judgement or any prohibitory order and that there are no outstanding rights whatsoever in favour of any of one or respect of the same or any of them.

11. The Vendors hereby undertake to indemnify and keep indemnified the Purchasers against all claims, demands, proceedings, costs and expenses in connection with any liability which the Purchasers may have to suffer or incur due to the claims from Local authorities, taxing authority, sub-Registrar, competent authorities and/or any third party relating to the said Flat mentioned prior to receiving the full and final consideration amount.

12. The Vendors shall hand over to the Purchasers all those relevant papers [illegible] Agreement, documents, papers, etc. in their possession immediately on receiving the balance consideration amount and shall also sign such other papers, applications, forms and declarations as may be required by the said Purchasers from time to time for effectual transfer of the said Flat in the name of the Purchasers.

13. The Vendors further declares that said Flat was the self acquired property of themselves and that no one else except they have any right, title and interest in respect of the said Flat and the Purchasers shall after payment of full consideration become 100% owners of the said flat and the Purchasers shall quietly and peacefully possession of the said flat as and when the Developer complete the construction work of the said building [illegible].

14. That after receiving the full and final payment as aforesaid from the Purchasers neither the Vendors nor their legal heirs, executors and administrators [illegible] shall have any right, title, interest or claim to the said Flat.

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20327	92	24
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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 no. to 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.

THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (MUMBAI)

बरल-५		
20322	98	24
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SCHEDULE OF THE PROPERTY ABOVENAMED

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. 56 A/2 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

बरल-५

20328	१५	३५
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THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (R-MUMBAI)

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. EOCPP8683C)

MR. GIRJASHANKAR SHARDAPRASAD PANDEY)
PAN NO. AGKPP7864R)

MRS. SONI GIRJASHANKAR PANDEY)
PAN NO. BWSPP6839B)

in the presence of .....)
1. BVKarlis

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

SMT. SAVITA NATWARLAL OZA)
PAN NO. ACDPO6548E)

In the presence of .....)
1. BVKarlis

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (E. SUBURBAN)

बरल-५		
२०३२४	१६	२५
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RECEIPT

RECEIVED of and from the Purchasers **MR. NITIN NATWARLAL OZA ANDSMT. SAVITA NATWARLAL 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 3rdFloor in "SAMARPAN SPACES BATHIA BUILDING NO. 2" situated at Opp. Shastri Nagar Petrol Pump, S. V. Road, Borivali (West), Mumbai - 400092alongwith 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/-

Shriram Pandey

(MR. SHRIRAM GIRJASHANKAR PANDEY)

बरल-५		
20828	960	24
२०२४		

गिरजाशंकर पांडे

(MR. GIRJASHANKAR SHARDAPRASAD PANDEY)

सोनी

(MRS. SONI GIRJASHANKAR PANDEY)

THE VENDORS

WITNESSES

1. Bukeli

2. Himmat

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. BANDRA

भरलेले मुद्रांक शुल्क रु. ५,५५,०००/- दिनांक ३०/०३/२०२२ या दस्तावर
या दस्तावर " मुद्रांक शुल्क अधिनियम १९५८ चे अनुच्छेद ५ ग अ ii" अन्वये
प्रमाणीत करण्यात आला आहे.

सह दुय्यम निबंधक बोरीवली क. ५
मुंबई उपनगर जिल्हा

CHALLAN

MTR Form Number-6

BARCODE

Date 30/03/2022 16:41:58 | Form ID 25.2

Department	Inspector General Of Registration
	Stamp Duty
Type of Payment	Registration Fee
Office Name	BOR 5 SUB REGISTRAR BORIVALI 5
District	MUMBAI
	2021-2022 One Time

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AUZPB0819A
Full Name	BAMARPAN SPACES
Flat/Block No.	Flat no.304,B wing Samarpan Spaces Bathia
Premises/Building	Building No 2
Road/Street	Opp. Shashtri Nagar Petrol Pump, S V Road
Area/Locality	Borivali west
Town/City/District	
PIN	4 0 0 0 9 2

Account Head Details	Amount In Rs.
0030047 Stamp Duty	525000.00
0030051 Registration Fee	30000.00
	5,55,000.00

Remarks (If Any)

PAN2=EOCPP8683C~SecondPartyName=SHRIRAM GIRJASHANKAR PANDEY AND OTHERS

बरल-५
20328 | ५८ | 34
२०२४

Amount In Words: Five Lakh ~~Fifty Five Thousand Rupees~~ Only

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST. (BANDRA)

DEFACED 55000.00 DEFACED

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	10000502022033006922	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

Payment ID :

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

चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Validity unknown

बरल - ५
७३४६ | ३ | ५८
२०२२

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date: 2022.05.18 12:23:17 IST Reason: SignDoc Document Secure Location: India

Challan Defaced Detail

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
	(IS)-385/7346	2022093202223	18/05/2022-12:21:51	IGR194	30000.00

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST. (BANDRA) सह दुय्यम निबंधक बोरीवली-५ मुंबई उपनगर जिल्हा वांद्रे

Print Date 18-05-2022 12:23:17

सूची क्र.2

दुय्यम निबंधक : सह दु नि बोरीवली 5
दस्त क्रमांक : 7346/2022
नोंदणी :
Regn:63m

गावाचे नाव : मागाठाणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	19999999
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत सवलतीचा दर की वार्षिक ते भांडवली मूल्य ते नमूद करावे)	9807785 /
(4) भाडेपट्ट्याचे वार्षिक भाडे	)) महानगर पालिका मुंबई मध्ये इतर वर्णन सदनिका ने सदनिका क्रमांक 204 बी विंग, माळा नं: 3 रा मजला, इमारतीचे नाव समर्थ एक्सेस बीथ्या बिल्डींग न 2, ब्लॉक नं: बोरीवली पश्चिम, रोड : एस व्ही रोड, इतर माहिती: सदनिका मोजमाप 685.45 बी फुट रेरा कारपेट चे 1 कार पार्किंग सह बीथ्या बिल्डींग न 2 को ऑप सोसा लि (((((S Number 56/A/1 .))
(5) क्षेत्रफळ	1, 7647 बी मीटर
(6)अ) नावे व पत्ते	
(6)ब) दस्तऐवज करून देणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) नाव :-समर्थ एक्सेस चे भागीदार राजन जे कापडिया वय :-35, पत्ता :-प्लॉट नं: ऑफिस नं 101 , माळा नं: -, इमारतीचे नाव: सिद्धेश्वर अपार्टमेंट, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: एल टी नगर, महाराष्ट्र, मुम्बई. पिन कोड :-400067 पॅन नं: AGZPS5919A 2) नाव :-समर्थ एक्सेस चे भागीदार अशोक सिन्हा वय :-44, पत्ता :-प्लॉट नं: ऑफिस नं 101, माळा नं: -, इमारतीचे नाव: सिद्धेश्वर अपार्टमेंट, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: एल टी नगर, महाराष्ट्र, मुम्बई. पिन कोड :-400067 पॅन नं: AGZPS5919A
(6)क) दस्तऐवज करून देणा-या पक्षकारांचे किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादींचे नाव व पत्ता	1) नाव :-श्रीराम पिरजाशंकर पांडे वय :-73, पत्ता :-प्लॉट नं: बंगला नं 101 , माळा नं: -, इमारतीचे नाव: समर्थ कॉम्प्लेक्स, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: साईबाबा नगर , महाराष्ट्र, MUMBAI. पिन कोड :-400092 पॅन नं: ECZPP8668J 2) नाव :-पिरजाशंकर शारदाप्रसाद पांडे वय :-73, पत्ता :-प्लॉट नं: बंगला नं 101 , माळा नं: -, इमारतीचे नाव: समर्थ कॉम्प्लेक्स, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: साईबाबा नगर , महाराष्ट्र, MUMBAI. पिन कोड :-400092 पॅन नं: AGXPP7864H 3) नाव :-सौ. पिरजाशंकर पांडे वय :-45, पत्ता :-प्लॉट नं: बंगला नं 101, माळा नं: -, इमारतीचे नाव: समर्थ कॉम्प्लेक्स, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: साईबाबा नगर, महाराष्ट्र, मुम्बई. पिन कोड :-400092 पॅन नं: BWSPP0638E
(7) दस्तऐवज करून दिल्याचा दिनांक	20/05/2022
(8) दस्त नोंदणीचा दिनांक	18/05/2022
(9) अनुक्रमांक खंड व पृष्ठ	7346/2022
(10) भोगवटामूल्य मुद्रांक शुल्क	575000
(11) आकारलेला नोंदणी शुल्क	30000
(12) शेरा	

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

SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BORIVALI)

बरल-५		
20328	99	24
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दस्त सोबत दिलेली प्रत

सह दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर जिल्हा

मालमत्ता पत्रक

विभाग/गाँव -- . मागाठणे

मालमत्ता/म.मु.मा.क्र. -- म.मु.अ.बोरीवली

अ.क्र.	सिट नंबर	सिट क्षेत्र	क्षेत्र चो.मी.	आरक्षण
५६/अ/२.				

८४९.११

भूमिपरिमाण

इमारतीचा मूळ धारक

वर्ष

चौथरा

इतर धारे

इतर सेरे

दिनांक	व्यवहार	संदर्भ क्रमांक	मोजक्या (धा) / मुद्रांक (रु)	सहाय्यक
०७/०९/२०२१	म.जिल्हाधिकारी मु.उ.नि मोनाकडील [illegible] दि.१८/०८/२०२० चे पोटविभाजन आदेश व एकत्रीत अ.ना.चे.दि.मो.र.नं ८१८/२१० दि.१०/१०/२०१० अन्वये म.मु.क्रमांक ५६अ या मिळकतीचे २२४५.५० चो.मी क्षेत्रापैकी पोटविभाजनाने वर्ग होणारे ८४९.११ चो.मी क्षेत्र वगळ कलम त्यागी म.मु.क्रमांक ५६/अ/२ अशी नविन स्वतंत्र मिळकत तयार झाली. धारक क्रमांक सिल्लीन नं २ को.अ.हे.मो.नि.म.सो प्रकार मुळ मिळकत पोटविभाजनाने वगळून नोंद घेणे अशाची आठारी एकत्रीकरणी पुर्णक बाबीस [illegible] दाखल घेणे.			

धारक		
नविन सिल्लीन नं १ को.अ.हे.मो.नि.		
20820	20	24
२०२४		

बरस - ५		
म.मु.अ.बोरीवली मुंबई उपनगर जिल्हा	0328	44	6
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THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (B.MORA)

सब मुद्रांक निबंधक बोरीवली-५ मुंबई उपनगर जिल्हा बोरी

तलाठी कमाला -

खरी नकल

नगर प्रमाणन अधिकारी बोरीवली

नकल क्र. [9100]

किंमत अर्ज दाखल तारीख 6/09/2021 प्रकार नोंदी / नकला

नकल तयार तारीख 9/09/2021 नकलेचे शुल्क 60/-

नकल तयार करणारे कर्मचारी तारीख 12 JAN 2021

नकल तपासणारे DHAI कायम शुल्क --/-

र. मु. क. -- एकूण शुल्क 60/-

प्रमुख लिपीक
नगर प्रमाणन अधिकारी
बोरीवली

सत्य प्रतिलिपी

नगर प्रमाणन अधिकारी
बोरीवली

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

सब मुद्रांक निबंधक बोरीवली-५ मुंबई उपनगर जिल्हा बांद्रा

FOR M/S. SAMARPAN SPACES

PARTNERS

S.P

सोनी

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

Form C

(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number P51800032982

Project: *Badhve Building No 2* , *Plot Bearing / CTS / Survey / Final Plot No. 39/40/3 at Borivali, Borivali, Mumbai Suburban, 400092*

1. **M/S. Samarpan Spaces** having its registered office / principal place of business at *Tarkar, Borivali (Western), Mumbai Suburban, Pin 400092*
2. This registration is granted subject to the following conditions, namely:
   - The promoter shall enter into an agreement for sale with the allottees
   - The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5.

     OR

     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a schedulled bank to cover the cost of construction and the land cost and shall be used only for that purpose since the estimated recoverable cost of the project is less than the estimated cost of completion of the project
   - The Registration shall be valid for a period commencing from 11/01/2022 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

बरल - ५

U09E-90 EC

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बरल-५

20320 /21

Digitally signed by

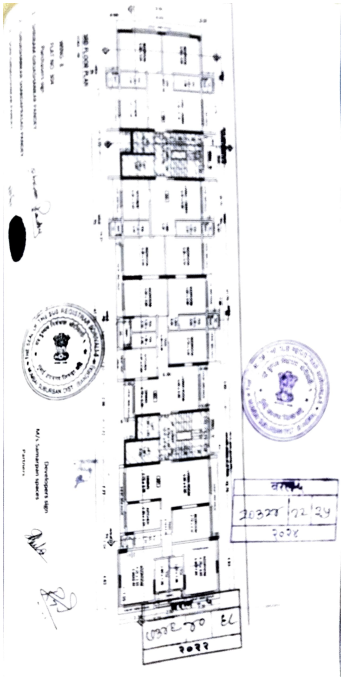
Date: 11-01-2022 11:08:17

Dated: 11/01/2022

Place: Mumbai

Signature and seal of the Authorised Officer

Maharashtra Real Estate Regulatory Authority



CHALLAN

MTR Form Number-6

Department ID : NOT APPLICABLE	BARCODE	Date 30/03/2022 18 41 58	Form ID 25.2

Payer Details	
Type of Payment : Registration Fee	
Stamp Duty	TAX ID / TAN (If Any)
Type of Payment : Registration Fee	PAN No.(If Applicable) ADFS0415A
District : MUMBAI SUB REGISTRAR BORIVALI 5	Full Name SAMARPAN SPACES
MUMBAI	Flat/Block No. Flat no 304 B wing Samarpan Spaces Batha
001 2022 One Time	Premises/Building Building No 2
Account Head Details / Stamp Duty	Road/Street Opp. Shastri Nagar Petrol Pump, S.V.Road
Stamp Duty	Area/Locality Borivali west
Registration Fee	Town/City/District
	PIN 4 0 0 0 9 2
	Remarks (If Any)
	PAN=ADCPP8600C~SecondPartyName=SHRIRAM GIRJASHANKAR PANDEY AND OTHERS~
	Amount In Words Five Lakh Fifty Five Thousand Rupees Only

Amount In Rs.	
520000.00	
30000.00	
* 5,55,000.00	

Payment Details STATE BANK OF INDIA

Cheque/DD Details

Cheque/DD No.	
Drawn on Bank	
Drawn on Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00000000020220300802	00180211202220
Bank Date	RBI Date	30/03/2022 18:42:39	31/03/2022
Bank Branch		STATE BANK OF INDIA	
Scroll No. , Date		1000006 , 04/04/2022	

Not Verified with Bank

Challan Status Defaced

Defacement No.	Defacement Date	User ID	Defacement Amount
	05/05/2022 12:21:31	IGR104	30000.00

Remarks

Page 1/2

Print Date 19-01-2023 12:23:17

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

बरलन-५
6372 3 BL
२०२२

बरलन-५
20327 28 29
२०२४

मुद्रांक शुल्काकरिता बाब १

MTR 6 33

BATHIA BLDG. NO. 2 CO.OP. HOUSING SOCIETY LIMITED

Regd. No. BOM/WR/HSG/TC/6771/92-93

Near Shastri Nagar Petrol Pump, S.V. Road, Borivali (West) Mumbai - 400 092

E.mail: bathiabldgno.2@gmail.com

Date:

Date: 02/12/2024

TO WHOMSOEVER IT MAY CONCERN:

This is to certify that Mr. Shriram Girjashankar Pandey, Mr. Girjashankar Shardaprasad Pandey and Mrs. Soni Girjashankar Pandey are the Owners of Flat No. B/304, admeasuring 63.68 Sq. Meters. i.e. 685.45 Sq. Feet RERA carpet area on 3rd Floor alongwith 1 Pit Puzzle Car Parking Space No.14 in SAMARPAN SPACES BATHIA BUILDING NO. 2" situated at Near Shastri Nagar Petrol Pump, S. V. Road, Borivali (West), Mumbai 400092 situated on plot bearing C.T.S. No. 56/A/2 of Village Magathane, Taluka Borivali.

There are no dues till date

FOR BATHIA BLDG NO 2 CO OP HSG SOC LTD

TREASURER / SECRETARY / CHAIRMAN

बरलन-५
20327 28 29
२०२४

BRIHANMUMBAI MUNICIPAL CORPORATION

ANNEXURE 20 & 21

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(B) OF DCPR 2034 AND FULL OCCUPATION UNDER REG. 11(7) / 11(8) OF DCPR 2034

[CHE/WSII/4932/R/C/337/(NEW)/OCC/1/New of 16 August 2024]

To,

Mehul v Kapadia partner of Samarpan Spaces C.A to Rathna Building No 2 CHSL, Owner,
Plot: Siddeshwar Apartment, L.T Nagar, Poinsur Gymkhana Road, Kandivali(W), Mumbai 400067.

Dear Applicant,

The Full development work of **Residential** building comprising of **Wing A & B** - Ground (part) + 3Flr(part) + 1st to 9th upper floors **(New C.T.S. No. 36A/2)** on plot bearing CTS No. **36A(part)** of village **MAGATHANE R/C at 18.30 Mt. Wide D.P. Road, near Himalaya School, Borivali (W)** is completed under the supervision of Shri **NILESH N NAKWANA** - **Licensed Surveyor** - Lic. No. **N/358/LS** , Shri **HARESH L PATEL** , Structural Engineer- Lic. No. **STR/P/107** and Shri **Nilesh Dalwani** - Site supervisor - Lic. No. **D/20/SS-II** and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. **FLSA/13/2023-24/ CHE/WSII/4932/R/C/337** dated **14 March 2024** . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :
1. Asstt. Commissioner, R/C Ward
2. AA. & C. , R/C Ward
3. EE (V), Western Suburb II
4. M.I. , R/C Ward
5. A.E.W.W. , R/C Ward
6. Licensed Surveyor, NILESH N NAKWANA 402,1st floor shreenathji chal 56 road TPS III ,Borivali West Mumbai 400092 ()

For information please

Digitally signed by SHRIKANT TANAJI MALI
Date: 16 Aug 2024 17:14:07
Designation : Executive Engineer Building Proposal Municipal Corporation
Department : Executive Engineer

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
R/C Ward

वरल-५
Page 1 of 10 16-Aug-2024
203228 30/24
२०२४

CHE/WSII/4932/R/C/337
(NEW)/OCC/1/New

वरल-५ 33

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card
BWBPP6898B
BHAWANI PANDEY

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA
OZA DAYITA NATWARLAL
BHAWANISHANKAR PURSHOTTAM OZA
22/05/1950
ACDPO5548E

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card
AGKPP7864R
BHAWANISHANKAR BHARDAPRASAD PANDEY

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA
OZA NITIN NATWARLAL
NATWARLAL JAYSHANKAR OZA
09/11/1959
AAGPO7200G

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card
EOCPP6883C
SHIVAM GIRJASHANKAR PANDEY
GIRJASHANKAR PANDEY

THE SUB REGISTRAR BORIVALI
BURBAN DIST.

वरल-५
203228 30/24
२०२४

Summary 1 (GoshwaraBhag-1)

sbr 20324
दिनांक 05 डिसेंबर 2024 5:55 म.नं.

दस्त गोषवारा भाग-1

बरगा-5 33
दस्त क्रमांक: 20324/2024

दस्त क्रमांक : बरगा-5 /20324/2024

बाजार मूल्य : ₹ 1,07,33,180/- मोबदला: ₹ 1,25,00,000/-

भरलेले मुद्रांक शुल्क : ₹ 2,26,000/-

ई. सि. सह. दु. नि. बरगा-5 यांचे कार्यालयात
अ. क्र. 20324 वर दि.05-12-2024
रात्री 5.52 म.नं. वा. हजर केला.

पावती 21808 पावती दिनांक: 05/12/2024
सादरकरणाऱ्याचे नाव: निलिन नरवरलाल ओझा

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 700.00
पृष्ठांची संख्या: 35	
एकूण:	30700.00

दस्त हजर केल्याचाची सही.

सह दु नि का-बोरीवलीसि

सह दु नि का-बोरीवलीसि

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क (एक) बोगसगाही महानगरपालिकेच्या हद्दीत किंवा न्यायालय अगोदरच्या बोगसगाही शहर क्षेत्रच्या हद्दीत किंवा उप-क्षेत्र (दोन) मध्ये नमूद न केलेला बोगसगाही नागरी क्षेत्रात

शिक्का क्र. 1 05 / 12 / 2024 05 : 52 : 52 PM ची वेळ (सादरीकरण)

शिक्का क्र. 2 05 / 12 / 2024 05 : 53 : 47 PM ची वेळ (पी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस सादर केलेला आहे. *दस्तामधील संपूर्ण मजकूर, निष्पादक यांनी, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्तातील मजकूर, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व मुद्रांकीकारक हे संपूर्णपणे जबाबदार राहतील.

विक्रेत्र रेणार : विक्रेत्र घेणारे :

Summary-2

दस्त गोषवारा भाग-2

बरगा-5 38
दस्त क्रमांक 20324/2024

sbr 20324 05-12-2024 5:55:17 PM

दस्त क्रमांक : बरगा-5 /20324/2024

बाजार मूल्य : 1,07,33,180/- मोबदला : 1,25,00,000/-

	पक्षकाराचा प्रकार	छायाचित्र	स्कॅन प्रमाणित
दस्तऐवज लेन देण करणारे पक्ष दस्त क्रमांक : बरगा-5 /20324/2024 बाजार मूल्य : 1,07,33,180/- मोबदला : 1,25,00,000/- 1 नाव-मीरा जिंदालकरा पारेख राहत्या घर/कार्यालयाचा पत्ता - इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 603, सदनिका नं: 603, मजला नं: मजला मजला, सी विंग, इमारतीचे नाव: सुदेव लक्ष्मी ए. 2 को.ऑप.हौ.सो.सो., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: एस.वी. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AEDPO6548E	विक्रेत्र रेणार वय :-24 स्वाक्षरी:- विक्रेत्र रेणार वय :-75 स्वाक्षरी:- विक्रेत्र रेणार वय :-52 स्वाक्षरी:- विक्रेत्र रेणार वय :-44 स्वाक्षरी:- विक्रेत्र रेणार वय :-74 स्वाक्षरी:-		✓
2 नाव-मीरा जिंदालकरा पारेख राहत्या घर/कार्यालयाचा पत्ता - इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 603, सदनिका नं: 603, मजला नं: मजला मजला, सी विंग, इमारतीचे नाव: सुदेव लक्ष्मी ए. 2 को.ऑप.हौ.सो.सो., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: एस.वी. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AKKPP7864R			✓
3 नाव-सोनी विरजाराकरा पारेख राहत्या घर/कार्यालयाचा पत्ता - इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 603, सदनिका नं: 603, मजला नं: मजला मजला, सी विंग, इमारतीचे नाव: सुदेव लक्ष्मी ए. 2 को.ऑप.हौ.सो.सो., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: एस.वी. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:BNSPP6839B			✓
4 नाव-निलिन नरवरलाल ओझा राहत्या घर/कार्यालयाचा पत्ता - इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 603, सदनिका नं: 603, मजला नं: मजला मजला, सी विंग, इमारतीचे नाव: सुदेव लक्ष्मी ए. 2 को.ऑप.हौ.सो.सो., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: एस.वी. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGPO7200G			✓
5 नाव-मनिषा नरवरलाल ओझा राहत्या घर/कार्यालयाचा पत्ता - इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 101 , सदनिका नं: -, मजला नं: -, इमारतीचे नाव: सयाजी ए बिल्डिंग ए बिल्डिंग 603, सदनिका नं: 603, मजला नं: मजला मजला, सी विंग, इमारतीचे नाव: सुदेव लक्ष्मी ए. 2 को.ऑप.हौ.सो.सो., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: एस.वी. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:ACDPO6548E			✓

निष्पादन करण लेणार लेणारांनी करारनामा या दस्त लेख दस्त लिहिणारे मजूर करार.

शिक्का क्र.3 वेळ 05 / 12 / 2024 05 : 59 : 01 PM

		छायाचित्र	स्कॅन प्रमाणित
6 दस्त हाताळणी करणारा यांचे हे दस्तऐवज करून देणाऱ्याचा/घेणाऱ्याचा नातेवाईक, ओळखपत्र, व त्याची ओळख परिचित नाव भाग - नरवरलाल वय 64 पत्ता सदनिका नं. 738, गोरेगांव नगर, विंगिंग नं. 4, गोरेगांव विश्वनगरा सर्कल , स्वाक्षरी गोरेगांव, बोरीवली पश्चिम, मुंबई. पिन कोड 400067			✓
7 नाव विनोद - पोटे वय 26 पत्ता बोरीवली पश्चिम, मुंबई पिन कोड 400092	स्वाक्षरी		✓

शिक्का क्र.4 वेळ 05 / 12 / 2024 06 : 01 : 10 PM

सह दु नि का-बोरीवलीसि

Summary-2

Details	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
...ATION AL ...CE	eChallan	10000502024120205399	MH011921543202425P	226000.00	SD	00066794482020425	05/12/2024
	DHC		1224021713423	700	RF	1224021713423D	05/12/2024
...CE ...ATION AL ...CE	eChallan		MH011921543202425P	30000	RF	00066794482020425	05/12/2024

...ges [MR] [RF-Registration Fee] [DHC: Document Handling Charges]

20324 /2024

Know Your Rights as Registrants

...Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning

...immediately after registration.

For feedback, please write to us at feedback.sarita@gmail.com

वरळ-५
20328 | 24 | 24
२०२४

...प्रमाणित करावे ते की, या दस्ताच्या मूळ.....२५...पानें आहेत
सह दुय्यम निबंधक वरळी क्र. ५
मुंबई उपनगर जिल्हा मुंबई

THE SEAL OF THE SUB REGISTRAR SORLI
सह दुय्यम निबंधक वरळी क्र. ५
MUMBAI SUBURBAN DISTRICT

वरळ-५/20328 /2024
पुस्तक क्रमांक १, क्रमांक .....वर
नोंदला - 5 DEC 2024
दिनांक:
सह दुय्यम निबंधक वरळी क्र. ५
मुंबई उपनगर, जिल्हा मुंबई

सूची क्र. 2

दुय्यम निबंधक : सह दु नि वरळी 5
दस्त क्रमांक : 20324/2024
नोंदणी :
Regn 63m

गावाचे नाव : मागाठाणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतीत सरसरी वार्षिक भाडे की पगडीचा दर)	1073317.9 5
(4) भूमापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मालमत्ता इतर वर्णन :सदनिका नं. बी/304, मजला नं. तिसरा मजला, इमारतीचे नाव: अपर्णा लोक कॉम्प्लेक्स बिल्डिंग नं. 2, ब्लॉक नं. बोरीवली पश्चिम,मुंबई. 400092, रोड : साईबाबा नगर पेट्रोल पंपाजवळ,एस.व्ही. रोड, इतर माहिती: आकार एक पि/ एकल कार पार्किंग लॉट व. 14, युज एस व बरम-5/7348/2022 दस्त नोंदणी दि.दि. 18/05/2022 मालमत्ते पोटी मुद्रांक शुल्क माफवार असलेले मा.उच्च न्यायालय व 100% मा.मु.न.मा.मध्य प्रदेश (सेंट्रल मु.मु.) पोटी 524000/-पोटी मुद्रांक मुल्क महाराष्ट्र अधिनियम 1958 चे कलम(5)नुसार 1/2 कमाल मर्यादा मध्ये एकात्मिक मध्ये (सेंट्रल मुद्रांक मुल्क व 1% अधिभार मेट्रो पोटी 226000/- रुपये मा.दस्तावर कपात करणे आहे.(C T S Number : 56A/2)) 1) 70.04 चौ.मीटर
(5) क्षेत्र	
(6) आकारणी किंवा जुडी देण्यात आलेले तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून देणाऱ्या/सादरकर्ता यांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1): नाव:-मीनाक्षी विश्वनाथन पांडे वय:-24; पत्ता:-प्लॉट नं: बंगलो 101 , गल्ला नं: -, इमारतीचे नाव: सर्वर्ष कॉम्प्लेक्स, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: के.डी. कोल हाय लहुमाया नगर, मालाडवा नगर, महाराष्ट्र, MUMBAI पिन कोड:-400092 पॅन नं:-EOCPP9863C 2): नाव:-विश्वनाथन नारायणन पांडे वय:-75; पत्ता:-प्लॉट नं: बंगलो 101 , गल्ला नं: -, इमारतीचे नाव: सर्वर्ष कॉम्प्लेक्स, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: के.डी. कोल हाय लहुमाया नगर, मालाडवा नगर, महाराष्ट्र, MUMBAI पिन कोड:-400092 पॅन नं:-AGKPP7864R 3): नाव:-सोनी विश्वनाथन पांडे वय:-52; पत्ता:-प्लॉट नं: बंगलो 101 , गल्ला नं: -, इमारतीचे नाव: सर्वर्ष कॉम्प्लेक्स, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: के.डी. कोल हाय लहुमाया नगर, मालाडवा नगर, महाराष्ट्र, MUMBAI पिन कोड:-400092 पॅन नं:-BWSPP6836R
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1): नाव:-लतिका नारायणन अंकरा वय:-44; पत्ता:-प्लॉट नं: बंगलोज नं. 603, गल्ला नं: लहुमाया नगरम, जी विंग, इमारतीचे नाव: मुलेश स्वर्ग व 2 बी बी.टी.सी., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: एस.व्ही. रोड, महाराष्ट्र MUMBAI पिन कोड:-400092 पॅन नं:-AAGPO7200G 2): नाव:-नरेश नारायणन अंकरा वय:-74; पत्ता:-प्लॉट नं: बंगलोज नं. 603, गल्ला नं: लहुमाया नगरम, जी विंग, इमारतीचे नाव: मुलेश स्वर्ग व 2 बी बी.टी.सी., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: एस.व्ही. रोड, महाराष्ट्र MUMBAI पिन कोड:-400092 पॅन नं:-ACOPO8846E
(9) दस्तऐवज करून दिल्याचा दिनांक	05/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/12/2024
(11) अनुक्रमांक खंड व पृष्ठ	20324/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	226000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

दस्त हाताळणी फी आकारण्यात येत आहे.:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

दुय्यम मुद्रांक व्यवहारात मिळालेला मजकूर :-

दस्त सोबत दिलेली प्रत

सह दुय्यम निबंधक वरळीकर क्र. ५,
मुंबई उपनगर जिल्हा.

Payment Details

Sr.	Purchaser	Type	Identification no/Intimation	GRN/Challan number	Amount	Head of A/c	Defence Number	Defence Date
1	NITIN NATWARLAL OZA	eChallan	[illegible]	MH01187184303024197	[illegible]	SD	[illegible]	09-11-2024
2		DHC		[illegible]	150	RF	[illegible]	09-11-2024
3	NITIN NATWARLAL OZA	eChallan		MH01187184303024197	[illegible]	RF	[illegible]	09-11-2024

(SD Stamp Duty) (RF Registration Fee) (DHC Document Handling Charges)