

Income Tax Act, 1961 and the Purchaser shall produce the challan and copy form No. 28QB or any receipt thereof to the Vendor

9. It is agreed that Stamp Duty and Registration charges and all other incidental expenses to this Agreement to Sale and for sale Deed shall be borne and paid by the Purchaser and the transfer fee payable to the said Society shall be borne and paid by the Purchaser only.



SCHEDULE ABOVE REFERRED TO

ALL THAT flat No. 601, admeasuring 28.96 square meter Plot No. 78, TPS-IV Mahim of Mahim Division, situate Plot No. 78, R.K. Vaidya Road, Dadar (West), Mumbai - 400 028, within jurisdiction of G/ North Ward of Municipal Corporation of Greater Mumbai and assessed by the Assessor & Collector of Municipal Corporation of G/ North Ward.

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Income Tax Act 1961 and the Purchaser shall produce the challan and copy form No. 28QB or any receipt thereof to the Vendor

- 5. It is agreed that Stamp Duty and Registration charges and all other incidental expenses to this Agreement to Sale and for sale Deed shall be borne and paid by the Purchaser and the transfer fee payable to the said Society shall be borne and paid by the Purchaser only.



SCHEDULE ABOVE REFERRED TO

ALL THAT flat No. 501, admeasuring 28.96 square meter Plot No. 78, TPS-N Mahim of Mahim Division, situate Plot No. 78, R.K. Vaidya Road, Dadar (West), Mumbai - 400 028, within jurisdiction of G/ North Ward of Municipal Corporation of Greater Mumbai and assessed by the Assessor & Collector of Municipal Corporation of G/ North Ward.

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28.96 square meters on the 6th Floor of the building known as CHANDRA DARSHAN Building known as "Chandra Darshan" Co-operative Housing Society Limited, Final Plot No. 78, TPS-IV Mahim of Mahim Division; situate Plot No. 78, R.K. Vaidya Road, Dadar (West), Mumbai - 400 028, for the total consideration of Rs. 1,18,00,000/- (Rupees One Crore Eighteen Lakhs only)

2. In pursuance of the aforesaid Agreement to Sale, the Purchaser have on execution of these present paid to the Vendor a sum of Rs. 76,82,000/- (Rupees Seventy Six Lakhs Eighty Two Thousand only) being on Account of part consideration in respect of the said flat, and applying home loan from bank. (the payment and receipt whereof the Vendor hereby admits and acknowledges) and parties have completed the transaction as herein stated.



The Vendor has on execution hereof handed over quiet, vacant and peaceful possession of the aforesaid Flat No 601, old area admeasuring 11.83 square meter carpet and New area admeasuring 28.96 square meter Carpet as per the Index II of vide registered document no 3839/2016 dated 03/05/2016

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said Shares to the Purchaser herein and the Purchaser herein have agreed to purchase all acquire all her undivided shares, right, title, interest and claim of the Vendor for the total consideration shall be paid by the purchaser to the Vendor shall be as under :

i) Rs. 1, 16, 82,000/- (Rupees One Crore Sixteen Lakhs Eighty Two Thousand Only)

ii) Rs. 1, 18, 000/- (Rupees One Lakh Eighteen Thousand Only)

by way of TDS as per
Income Tax Act 1961
Sec 194I-A

Total
Consideration Rs. 1, 18, 00, 000

(Rupees One
Crore
Eighteen Lakhs Only)



NOW THIS DEED WITNESSETH AND IT IS
HEREBY AGREED, CONFIRMED AND RECORDED
BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS:-

1. The Vendor hereby transfers, conveys and assigns all her right, title and interest in the said ownership Flat No. 601, admeasuring

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(i) All the flat of newly constructed building "Chandra Darshan" formed amongst themselves a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and designated the same as "Chandra Darshan" Co-operative housing Society Limited and registered its under Registration No. MUM/ W- GN/ HSG/ TC/ 9812 year 2018- 19 dated 18. 09. 2018 (hereinafter referred to as "the Said Society").

(ii) The Vendor herein is also a bonafide member of "Chandra Darshan" Co- operative Housing Society Limited and holding its 10 (ten) fully paid up shares of Rs. 50/- each, bearing distinctive Nos. 371 to 380 under Share Certificate No. 40 dated 12th day of May, 2024 (hereinafter referred to as "the Said Shares").



The Purchaser have verified the title of the Vendor to the Shares and the said Flat and accepted the same as its stand.

(ii) The Vendor herein agreed to sell, transfer and assigns all her undivided shares, right, title, interest and claims in the said Flat and the

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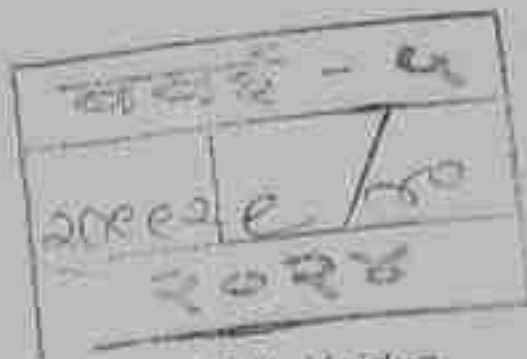
In newly constructed building all its members thereof including the Vendor herein by lot.

(g) The said society allotted to the Vendor herein Flat No.601, admeasuring 28.96 square meter of carpet area known as "Chandra Darshan" Co-operative Housing Society Ltd. on ownership basis free of cost in lieu of surrendering her tenancy / occupancy right in respect of old tenanted premises Room No. 14, admeasuring 11.83 square meter in Chawl known as Muley Building situated at R.K. Vaidya Road, Dadar (West), Mumbai - 400 028 to the Owners / Developers for the purpose of redevelopment of the said property.



(h) Thus the Vendor herein has become the owner of Flat No. 601, admeasuring 28.96 square meter of carpet area known as "Chandra Darshan" Co-operative Housing Society Ltd., situated Plot No. 7, R.K. Vaidya Road, Dadar (West), Mumbai - 400 028 and more particularly described in the schedule hereunder written hereinafter referred to as "the Said Flat").

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K. Bhaaskar



Mahim of Mahim Division, situate at R.K Vaidya Road, Dadar (West) Mumbai - 400 028 (hereinafter referred to as "the Said Property") in lieu of the tenant i.e. Vendor herein surrendering her tenancy / occupancy right in the old tenanted Room No. 14, admeasuring 11.83 square meter in Chawl known as Muley Building, R.K. Vaidya Road, Dadar (West) Mumbai - 400 028 to the Owners / Developers on a permanent ownership basis free of cost.



- (c) The said Agreement for Providing Alternate Accommodation dated 3rd day of May, 2016 is registered with the Sub-Registrar of Assurances at Mumbai-city1 under Serial No. BBE-1/3839/2016 on 03.05.2016 (hereinafter referred to as "the Said Agreement").
- (d) Pursuant to the said Agreement, the Vendor herein as a Tenant surrendered her tenancy / occupancy right in respect of the old tenanted premises viz. Room No.14, admeasuring 11.83 square meter area in Chawl known as Muley Building, R.K. Vaidya Road, Dadar

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WHEREAS

(a) The Vendor was a monthly tenant in respect of Room No 14, admeasuring 11.83 square meter in Chawl known as "Muley Building" situated at R.K. Vaidya Road, Dadar (W), Mumbai - 400 028 at the monthly rent of Rs. 150/-.

(b) By an Agreement, for Providing Permanent Alternate Accommodation dated 3rd day of May, 2018, made between the Vendor herein, therein referred to as the Tenant of the Other Part and M/s. Shree Bhavani Developers, a Partnership Firm having its office at Ground Floor, Siddhivinayak Darshan, 'C' Wing, situate at Adarsh Nagar J. R. Boricha Marg, Mahalaxmi (East), Mumbai - 400 011 and therein referred to as the "Owners / Developers" of the First Part, the "Owners / Developers" agreed to provide to the Tenant the Vendor herein with Permanent Alternate Accommodation in a building to be constructed on all that piece and parcel of land bearing Final Plot No.78 of TPS-IV

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AGREEMENT TO SALE

THIS AGREEMENT TO SALE made at
Mumbai on this 24th day of December, 2024.

BETWEEN

SMT. MEENA alias **MEENAXI DINKAR MULAY**,
aged 78 years, Pan No. AGVPM6290P, Aadhar No.
9512 2564 3240, Indian Inhabitant, residing at Flat No.
6, 3rd Floor, Pranav Villa, S. No. 98, Plot No. 37,
Bhusari Colony, Paud Road, Near Borse Hospital,
Serviceman Colony, Kothrud, Pune - 411 038,
hereinafter referred to as "THE VENDOR" (which
expression shall unless it be repugnant to the
context or meaning thereof shall be deemed to mean
and include her heirs, administrators and executors) of
the ONE PART;

AND

(1) **Smt. Kamini Vilas Bhaskar**, aged 70 years,
PanNo. AHQPB0964M AadharNo. 2998 4617 0528
Inhabitants, residing at 9/B Room No.45 Khandke Bldg.
Bhavani Shankar Road, Mumbai- 400028 hereinafter
referred to as "THE PURCHASER" (which expression
shall unless it be repugnant to the context or meaning
thereof shall be deemed to mean and include their
heirs, administrators and executors) of the **OTHER**
PART;



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MUNICIPAL CORPORATION OF GREATER MUMBAI
No. EB/2672/GN/A

FULL OCCUPATION CERTIFICATE Under Regulation 6(7)*

To,
Mrs. Shree Bhavani Developers,
Owner,
Siddhi Vinayak Darshan,
Adarsh Nagar, J.R. Boricha Marg,
Opp. Kasturba Hospital,
Mahaaxmi (E), Mumbai - 400011.

Sub Occupation for building on plot bearing F.P. No.78, TPS No.IV of Mahim Division has known as "Muley Building", R.K.Vaidya Road, Dadar (W), Mumbai.

Gentlemen:

The full development work of a residential building comprising of Gr (Pl.) + Smt (Pl.) + 1st Podium + 4th to 16th upper floors on plot bearing F.P. No.78, TPS No.IV of Mahim Division at R.K.Vaidya Road Dadar (West) is completed under the supervision of Smt. Rajan Bagwe, Lic No GA/827/27, Smt. Sahjay Gangurde Licensed surveyor Lic No G/220/S. & Smt. Sachin Waikar, Lic Site Supervisor, Lic No. W/15/SSI, and Smt. K. C. Shah, RDC consultant Lic No STR/S/103 and as per Development Completion Certificate submitted by Architect dt. 13/05/2016 and dt. 24/11/2016 and as per completion certificate issued by Chief Fire Officer dt. No. FB/HR/511/18 dt. 28.09.2016 the same may be occupied and completion certificate submitted by you is hereby accorded subject to following condition

1. That all the conditions in final N.O.C. of M.B.R. & R Board w/No. R/NOC/Full OC/F-150/16200/MBRRB-16 dt. 15.07.2016 shall be complied with.
2. That the P.R. Card shall be submitted in the name of Society before B.C.C.
3. That the certificate under section 270-A of M.M.C. Act shall be submitted before B.C.C.

Yours faithfully

Amit
Jagannat
h Marathe
S.E. (B.P.) City-XII

Medha
Prabhakar
ar Vaidya
A.E. (B.P.) City-VII

Vivek
Tukara
m Khot
Executive Engineer
(Building Proposal) City-III

18/12/2024

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contact concern SRO office.

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दफ्तरी निकास: मुंबई नगर
दस्ता क्रमांक: 3839/2016
नोदणी
Rajya 8301

गावाचे नाव: 1) माहिम

(1) विलेखाचा प्रकार	पर्याधी जागेचा करार
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)	22500
(4) भू. मापन, पोटहिस्सा व सरकारी (असल्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन, इतर माहिती: फायनल प्लॉट क्र. 78 टी पी एस 4 माहिम विभागात घेणे होणाऱ्या नवीन इमारतीमाथे सदनिका क्र. 14, 7 मजला, कायम स्वरुपी पर्याधी जागा, जुने क्षेत्रफळ 11.83 चौ मी कार्पेट नवीन क्षेत्रफळ 28.96 चौ मी कार्पेट, मासिक भाडे 150/- (Final Plot Number फायनल प्लॉट क्र. 78 टी पी एस IV ;)
(5) क्षेत्रफळ	1) 28.96 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: मेसर्स श्री भवानी डेकलपर्स तर्फे भागिदार दिनेश ज्योतीवंद लैन बाबतचे मुद्रयार संदेश सुरेश सावंत वय: 36, पत्ता: प्लॉट नं. माळा नं. तळ मजला, इमारतीचे नाव सिध्दीविनायक दर्शन, सी विंग, ब्लॉक नं. महालक्ष्मी (पूर्व), मुंबई, रोड नं. आदर्श नगर ते जल बोरीचा नाव, माध्यम मुंबई, पिन कोड-400011 पॅन नं.-AAGP73994)
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: मिना दिनकर मुळे वय: 69, पत्ता: सदनिका क्र. 14, 7, मुळ विल्डिंग, टावर मुंबई, आर.के.वैद्य रोड, भवानी शंकर ड, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड-400028 पॅन नं.-AGVPM6290P
(9) दस्तऐवज करून दिल्याचा दिनांक	03/05/2016
(10) दस्त नोंदणी केल्याचा दिनांक	03/05/2016
(11) अनुक्रमांक, खंड व पृष्ठ	3839/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment are annexed to it

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Share Certificate

CHANDRA DARSHAN CO - OPERATIVE HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

(REGN. No. MUM/W-GN/HSG/TC/9612 YEAR 2018-19 DT. 18.09.2018)

Plot No. 78, R.K. Vaidya Road, Dadar West, Mumbai - 400028.

Authorised Share Capital Rs. 10,50,00



Certificate No. 040

Member's Regn. No. 210

No. of Shares 10

Mrs. Sneha Dinkar Malvi of Flat _____

No. 601 is the Registered Holder of 10 fully paid up shares of Rs. FIFTY each numbered from 371 to 380 (both inclusive), in

CHANDRA DARSHAN CO - OPERATIVE HOUSING SOCIETY LTD. Subject

to the Bye Laws of the Said Society.

Given under the Common Seal of the Said Society at Mumbai

This 12 Day of May 2024.



Authorised
M.C. Member

Secretary

Chairman

2024	28/05	2024
2024	28/05	2024

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. ESI/25/T3/GN/A

FULL OCCUPATION CERTIFICATE Under Regulation 6(7)

To,
Mrs. Biree Bhavani Developers,
Owner,
Sakthi Vasthuk Darshan
Kamsh Nagar, R. Boricha Marg,
Opp. Nandiba Hospital,
Maharashtra (E), Mumbai - 400011

Sub: Occupation for building on plot bearing F.P. No. 28, TPS No. IV of Mahim, Division has known as "Muley Building", R.K. Vaidya Road, Dadar (W), Mumbai.

Particulars

The full development work of a residential building comprising of G+ (PT) + 30th floor + 1st to 3rd Podium + 4th to 16th upper floors on plot bearing F.P. No. 28, TPS No. IV of Mahim, Division at R.K. Vaidya Road Dadar (West) is completed under the supervision of Shri. Rajan Bagwe, Lic. No. CA/82/127, Shri. Sanjay Gangurde, Licensed surveyor Lic. No. S-22015, & Shri. Sachin Wankar, Lic. Site Supervisor, Lic. No. W/10199L and Shri. K. C. Shah, KCC consultant Lic. No. STR/S/103 and as per Development Completion Certificate submitted by Architect dt. 13/05/2016 and dt. 24/11/2016 and as per completion certificate issued by Chief Fire Officer U.No. FBI/HR/RO/70 dt. 26/01/2016 the same may be occupied and completion certificate submitted by you is hereby accepted subject to following condition.

1. That all the conditions in final N.O.C. of M.B.R.S.R. Board U.No. R/WOC/Ful DC/F-1601/6200/MBRRB-16 dt. 15.07.2016, shall be complied with.
2. That the P.R. Card shall be submitted in the name of Society before B.C.C.
3. That the certificate under section 270-A of M.M.C. Act shall be submitted before B.C.C.

Yours faithfully

Vivek
Tukara
m Khol
Executive Engineer
(Building Proposal) Office

Amil
Jaganna
h Marathe
S.E. (B.P.)/C

Medha
Prabhakar
at Vaidya
A.E. (B.P.)/City-VII



BPE/2/08/2072

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. मुंबई जहर.5

दस्त क्रमांक : 20992/2024

नोंदणी :

Regn:63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार	वैडीमेंट टू मेज
(2) मोबदला	11800000
(3) बाजारभावाप्रमाणे मुद्रांक शुल्क बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	11737646.5
(4) दू-मापन, नोटहिसा व धरक्रमांक (असल्यास)	1) भालिकेचे नाव मुंबई मरणा इतर वर्णित (सदनिका नं: 601, माळा नं: 6वा मजला, इमारतीचे नाव: चंद्र वर्तन को लॉय ही सी लि, ब्लॉक नं: प्लॉट नं: 78, विलिज्वन माहिम, आर.के वैद्य रोड, रोड : दादर पश्चिम, मुंबई-400028, इतर माहिती: एकूण क्षेत्रफळ 28.96 चौ मी कारपेट ** सदर दस्तावील मिळकत महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये शासन जादेश क्र मुद्रांक -2021/अनौ.संक्र.12/प्र.क्र.107/म-1(खोरण)दि.31/03/2021/जन्मने 1टक्के सवलत देण्यात आली आहे. ((Plot Number : 78 TPS-IV ;))
(5) क्षेत्रफळ	1) 34.75 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/भिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा जादेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मिनाही दिनकर मुळे वय:-78; पत्ता:-प्लॉट नं: प्लॉट नं:6, माळा नं: तिसरा मजला, इमारतीचे नाव: प्रणय विला, ब्लॉक नं: एस. नं.98, प्लॉट नं.37, गुसरी कॉलनी, पीठ रोड, बोरोसे हॉस्पिटल जवळ, सर्व्हिसमेंट कॉलनी, कोषकड, पुणे, रोड नं: , महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं:-AGVPM6290P
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा जादेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-काशिनी विलास शास्कर वय:-52; पत्ता:-प्लॉट नं: 9/बी, रुम नं.45, माळा नं: , इमारतीचे नाव: घांडके विल्डिंग 9-बी, ब्लॉक नं: आर.के वैद्य रोड, जगन्नाथ गंगाराम पेडणेकर ज्वेलर्स, दादर पश्चिम, मुंबई, रोड नं: भवानी शंकर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AHQPB0964M
(9) दस्तऐवज करून दिल्याचा दिनांक	24/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/12/2024
(11) अनुक्रमांक खंड व पृष्ठ	20992/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	590000
(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.

खरी शस्त

सह दुय्यम निबंधक मुंबई ५.