

AGREEMENT FOR SALE

Between

**MRS. AKKAYA A. POOJARY
THE SELLER / TRANSFEROR**

AND

**(1) MR. SUHAS RAJARAM SAKPAL &
(2) MRS. KARISHMA SUHAS SAKPAL
THE PURCHASERS / TRANSFEREES**

SCHEDULE OF FLAT

**Flat No. B-110, Visava A & B wing CHS Ltd,
Govind Nagar, Near Chincholi Gate, Malad East,
Mumbai - 400097**

89 27856

पावती

Original/Duplicate

Sunday, December 29, 2024

वेदिका 398

10:52 AM

Regn 39M

पावती क्र. 31460 दिनांक 29/12/2024

गानके नाव: चिंचवली

दस्तावेजाचा अनुक्रमांक: बरल-6-27856-2024

दस्तावेजाचा प्रकार: करारनामा

सादा करारनाम्याचे नाव: सुहास राजाराम सकपाळ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1260.00

पृष्ठांची संख्या: 63

एकूण:

रु. 31260.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:10 AM ह्या वेळेस मिळेल.

Amay
सह. दु.ति. बरोवली 6

बाजार मूल्य: रु.3795020.1/-

मोबदला रु.4000000/-

भरलेले मुद्रांक शुल्क : रु. 240000/-

सह. दुय्यम निबंधक, बोरिवली क्र. ६,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.1260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224280408535 दिनांक: 29/12/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012704698202425M दिनांक: 29/12/2024

वैकेचे नाव व पत्ता:

R. R. R.

मुळ दस्त प्राप्त झाला.
REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 29 DEC 2024

Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		29 December 2024, 10:32:33 AM बरल-६	
मूल्यांकनाचे वर्ष	2024	जिल्हा	मुंबई(उपनगर)	मूल्य विभाग	60-चिंचवली (बोरीवली)
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची हद्द, वॉर्ड सीमा व रेल्वे यामधील सर्व भुभाग.	सर्वे नंबर/नू क्रमांक	सि.टी.एस. नंबर#93		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी रादनिका	कार्यालय	दुकाने	औद्योगिक	मोजगापनाचे एकक
85730	175910	202300	219890	175910	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	25.65चौरस मीटर	मिळकतीचा वापर-	निवासी रादनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	31 वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्धवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता रांगमुख -					
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.175910/-		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)			
		=(((175910-85730) * (69 / 100)) + 85730)			
		= Rs.147954/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 147954 * 25.65			
		= Rs.3795020.1/-			
Applicable Rules		= ,10,4			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 3795020.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.3795020.1/-			

Home

Print

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2024

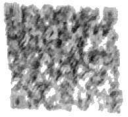
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SUB-REGISTRAR

CHALLAN
MTR Form Number-6



GEN	BANCODE	Date	Form ID
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Department: Inspector General of Registration
 Type of Payment: Stamp Duty
 Office Name: DISTRICT SUB REGISTRAR BORIVALI
 Location: MUMBAI
 Year: 2024-2025 One Time

Payer Details
 TAX ID / TAN (If Any):
 PAN No (If Applicable): AKKAYA174E
 Full Name: SUDAS RAJARAM SARPAL AND KARISHMA SUDAS SARPAL
 Flat/Block No.: Flat No. 110 B Wing Vistara A and B Wing CHS
 Premises/Building: 11d

Account Head Details	Amount in Rs.
0000001 Stamp Duty	240000.00
0000063301 Registration Fee	30000.00

Road/Street: Govind Nagar, Near Chincholi Gate, Malad East
 Area/Locality: Mumbai
 Town/City/District:
 PIN: 4000097

बरल - ६/
 2024 3 E3
 2024

Remarks (If Any)
 PAN2=BIAPP3543E-SecondPartyName=AKKAYA A POOJARY-



Amount In: Two Lakh Seventy Thousand Rupees Only
 Words:

Payment Details: STATE BANK OF INDIA
 FOR USE IN RECEIVING BANK

Cheque-DD Details		Bank CIN	Ref. No.	CPAEOSSBNO
Cheque/DD No.		Bank Date	RBI Date	
Name of Bank		Bank-Branch	STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date	554 , 18/12/2024	

Department ID: Mobile No. : 876704413
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयाने लोदणी करायत्याच्या दस्तासाठी लागू आहे. नोदणी न करायत्याच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified
 Digitally signed by DS,
 DIRECTORATE OF ACCOUNTS
 AND TREASURIES, MUMBAI 1
 Date: 2024.12.29 10:55:12 IST
 Reason: GRAS Secure Document
 Location: India

Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(S)-389-27856	0007379443202425	29/12/2024-10:52:00	IGR195	30000.00

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made at Mumbai this 29th day of December 2024 by and

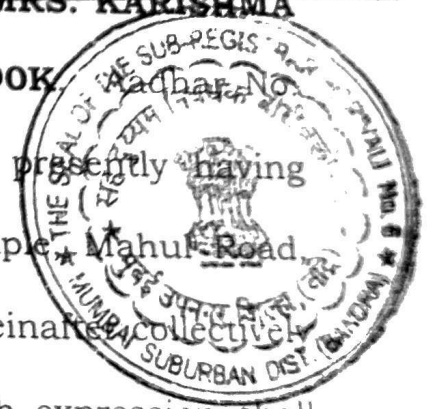
BETWEEN

SMT. AKKAYA A. POOJARY, aged 80 years, Pan No. **BIAPP3543E**, Aadhar No. **9482 4159 3284**, an adult, Indian Inhabitant, at present residing at Flat No. B-110, Visava A & B Wing Co-operative Housing Society Ltd., Govind Nagar, Malad East, Mumbai - 400097, hereinafter called "**THE SELLER / TRANSFEROR**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include her heirs, executors, administrators, and assignees) of the **ONE PART**

AND

(1) **MR. SUHAS RAJARAM SAKPAL**, aged 34 years, Pan No. **CKFPS4374E**, Aadhar No. **2556 2037 4280** and (2) **MRS. KARISHMA SUHAS SAKPAL**, aged 31 years, Pan No. **BYWPB3390K**, Aadhar No. **8479 5959 7376**, both adults, Indian inhabitants, presently having address at 52/56, Laxminagar Society, Shankar Temple, Mahul Road, Behind Vijay Palace, Chembur, Mumbai-400 074, hereinafter collectively called "**THE PURCHASERS / TRANSFEREES**" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, mean and include their respective heirs, nominees, executors, administrators and assignees) of the **OTHER PART**.

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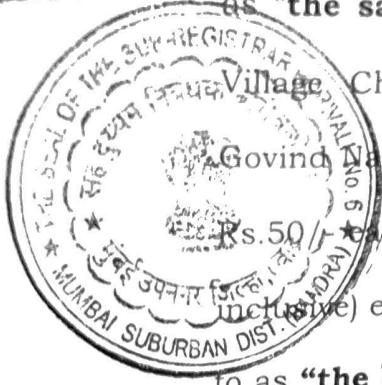
WHEREAS:

❖ The SELLER / TRANSFEROR is a member & registered shareholder of VISAVA A & B WING CO-OP. HOUSING SOCIETY LTD., a Society duly registered under The Maharashtra Co-operative

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Act, 1960, vide Registration No.

MUM/WP/HSG/TC/15927/19-20 Year 2019 (hereinafter referred to as "the said Society") having its address at CTS No. 93 to 97 of



Village Chincholi, Taluka Borivali, Mumbai Suburban District, Govind Nagar, Malad East, Mumbai - 400097 holding 10 shares of Rs. 50/- each fully paid up bearing distinctive nos. 531 to 540 (both inclusive) entered in the share certificate no. 54 (hereinafter referred to as "the said shares") and interest in the property of the Society

that is Flat No. 110 admeasuring 230 Sq. ft. Carpet Area on the 1st floor of the "B" wing of the building of the said Society (hereinafter the said flat no. 110 in B wing referred to as "the said flat").

- ❖ Smt. Manjula Manohar Panchal was the first owner of the said flat.
- ❖ By an Agreement dated 20th January 1991 made between M/s Govindram Brothers Private Limited, therein called as "The Landlords" of the first part and M/s Upvan Developers, therein called "The Developers" of the second part and the above said Smt. Manjula Manohar Panchal, therein called as "Tenant" of the Third Part, the Developers therein provided a permanent alternate accommodation to the Tenant being a residential flat bearing no. 110 admeasuring 230 sq. ft. on the 1st floor in the Building No. 1 in the building known as "Visava" constructed by the Developers on a plot of land nearing CTS No. 93 to 97 of Village Chincholi, Taluka Borivali, Mumbai Suburban District, Govind Nagar, Near Chincholi

Gate, Malad East, Mumbai - 400097, free of cost on ownership basis in lieu of her being tenant of Room No.32A in Chawl No. 6 located at Govind Nagar, Malad (East), Mumbai - 400097, on the terms and conditions contained therein. The above said Agreement dated 20th January 1991 was lodged for registration with the Office of the Joint Sub Registrar, Mumbai Bandra under serial no. P-

4336-91 on 21st June 1991 and got registered on 7th July 2022.

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- ❖ By an Agreement for Sale dated 23rd April 1996 executed between the above said Smt. Manjula Manohar Panchal, therein referred to as the "Vendor" of the One Part and Smt. Akkaya A. Poojary, therein referred to as the "Purchaser" of the other part, the Vendor therein agreed to sell, transfer and assign all her rights, title and interest in the said flat at and for the consideration and on the terms and conditions mentioned in the said Agreement for Sale dated 23rd April 1996.



- ❖ Proper stamp duty of Rs. 16,430/- and penalty of Rs.500/- was paid on the said Agreement for Sale dated 23rd April 1996 after due process of adjudication with the office of the Collector of Stamps, Borivali under serial no. COB/AY/8787/08.
- ❖ By a Declaration dated 18th November 2009 wherein the above said Agreement dated 23rd April 1996 was attached as an Annexure, the above said Smt. Akkaya A. Poojary confirmed the terms and conditions of the above said Agreement for Sale dated 23rd April 1996. The said Deed of Declaration dated 18th November 2009 was registered with the Office of Joint Sub Registrar, Borivali - 6, Mumbai Suburban District under serial no. BDR12-10316-2009 on 18th November 2009.

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22. This Agreement as also its formation, execution, interpretation and implementation shall be governed construed in accordance with the laws of India.

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Any disputes and/or differences arising out of this Agreement or the interpretation of the terms and conditions, or non-compliance with the provisions thereof, the same shall be resolved mutually amicably by both the parties. If it cannot be so resolved mutually amicably, the same shall be referred to Arbitration under the provisions of the Arbitration and Conciliation Act, 1996 or any other relevant Arbitral law for the time being in force. The Arbitration Proceedings shall be held in English language in the City of Mumbai.

24. The Courts at Mumbai alone shall have exclusive jurisdiction to try and entertain in all disputes arising between the parties hereunder.

SCHEDULE

Residential Flat No. B-110 admeasuring **230** Sq.Ft. Carpet area on the 1st Floor in the building of the society known as **Visava A & B wing Co-operative Housing Society Limited**, situated at **Govind Nagar, Near Chincholi Gate, Malad East, Mumbai-400097**, bearing C.T.S. No. **93** to **97**, lying in the village **Chincholi**, Taluka **Borivali**, in the registration District and **Sub District** of Mumbai and **Mumbai Suburban**.

written.


SIGNED, SEALED & DELIVERED by the
within named Seller/Transferor

SMT. AKKAYA A. POOJARY

Through her Power of Attorney holder

MR. JAGAJEEVAN POOJARY

in the presence of

1. Mrs. Rukmani. V. Mudaliar 

2. MR. GANESH ASHOK PATIL 


SIGNED, SEALED & DELIVERED by the
within named Purchasers/Transferees


(1) **MR. SUHAS RAJARAM SAKPAL**

and

(2) **MRS. KARISHMA SUHAS SAKPAL**

in the presence of

1. Mrs. Rukmani. V. Mudaliar 

2. MR. GANESH ASHOK PATIL 

SHARE CERTIFICATE



HOUSING SOC. LTD.

ad (E), Mumbai - 400 097

1927/19-20 YEAR 2019

(ONES OF RUPEES 50/- EACH)

MEMBER'S REGN. NO. 54

CERTIFICATE NO. 54

This is to Certify that Mr / Mrs / Ms. MANJULA M. PANGHAL holding Flat / Shop No. B-110 is/are the Registered Holder of TEN fully paid up share of

Rupees FIFTY each bearing distinctive nos. from 531 to 540

in Visava A & B Wing Co-Op. Housing SOCIETY LIMITED, MALAD (East).

Subject to the Bye-law of the Said Society

Given under the common Seal of the said Society at Mumbai this day of

on this 16th day of SEPT 20 19

Chairman

Hon. Secretary

Member

[Signature]

[Signature]

[Signature]

10316/2009
15-12-2024

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

सूची क्र.2

दुय्यम निबंधक सह दु नि का-बोरीवली 6

दस्त क्रमांक : 10316/2009

नोंदणी :

Regn 63m

गावाचे नाव : चिंचवली

(1) विलेखाचा प्रकार	घोषणा पत्र
(2) मोबदला	रु. 210000
(3) बाजारभावाप्रमाणे असेल त्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 628000
(4) भू-भाषण पोटहिस्सा व घरकमाक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सीओबी/अेवाय/8787/08,निष्पादन दि 23/4/96, मु शु 16430/-, दंड 500/----- सदनिका क्रं बी-110,1 ला मजला, विसावा को ओं हौ सोसा लि, गोविंद नगर, मालाड पु मुं 97
(5) क्षेत्रफळ	276 चौ फुट बिल्टअप
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अक्कया ए पुजारी - - वय:-??पत्ता:- बी-११०,१ ला मजला, विसावा को ओं हौ सोसा लि, गोविंद नगर, मालाड पु मुं ९७पिन कोड:-पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-- - वय:--पत्ता:--पिन कोड:--पॅन नं:--
(9) दस्तऐवज करून दिल्याचा दिनांक	18/11/2009
(10)दस्त नोंदणी केल्याचा दिनांक	18/11/2009
(11)अनुक्रमांक,खंड व पृष्ठ	10316/2009
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	6280
(14)शेरा	-

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VISAVA A & B WING CO.OP. HSG. SOC.

CTS NO. 93 TO 97, GOVIND NAGAR, MALAD (EAST), MUMBAI - 400 097
REGD. NO. MUM/WP/HSG/TC/15927/19 -20 YEAR 2019

Ref No VISAVA A & B WING CHS LTD NOC 2024

Date 12.12.2024

TO WHOMSOEVER IT MAY CONCERN

SUB: No Objection for sale of flat in the Society

We are in receipt of an application from Bonafide flat owner of B-110 Mrs Akkaya Poojary regarding sale of B-110 Visava A & B Wing Co-Op Housing Society Ltd. C.T.S. No.93 To 97, Govind Nagar, Malad East, Mumbai 400 097 for sale of this flat to Mr. Suhas Rajaram Sakpal & Mrs. Karishma Suhas Sakpal.

We state that as on date Mrs. Akkaya Poojary has cleared all outstanding maintenance charges in respect of the said flat and as such, we have **NO OBJECTION** towards the above sale subject to Mr. Suhas Rajaram Sakpal & Mrs. Karishma Suhas Sakpal completing the required formalities towards the sale as per the laws and bye laws prescribed by the relevant authorities.

Aushtorised officer,

(D.D. Chavan)
Administrator,
Visava A&B Wing Co-Op. Housing Society Ltd.



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Place : Malad East, Mumbai 400 097.

Date : 12.12.2024.



Office of the
Exec. Eng. Bldg. Prop. (WS) P&K, B.C.C.
Dr. Bhausaheb Ambedkar Market, B.C.C.
Mumbai (West) District-400047.

OC

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बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

TO:

NO. CE/5544/BP(WS)/AP

- 4 AUG 1993

Shri Atul C. Doshi, Architect
Gate 13, 14, Drive in Theatre,
Bandra Kurla Road, Bandra (E),
Bombay-400 051.

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20LYE	39	E3

Sub: Part occupation permission to occupy the completed portion of bldg. 'B' on plot B & C, C.T. No. 93 of village Chinchali, Upper Govind Nagar, Malad (E)

Re: Your letter No. 86005/287/93 dtd. May 31, 1993

Sir,

By direction, I have to inform you that the permission to occupy the completed portion of Ground and 7 upper floors, shown by you in the red colour in the plans submitted by you on 16.4.93 for reaccommodation of tenants, is hereby granted. This permission is without prejudice to action under Section 353A/471 of B.M.C. Act & subject to the following conditions:

- (1) That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.N.F/South and a certified copy of the same shall be submitted to this office.
- (2) That all the terms and conditions of the approved layout/subdivision/amalgamation shall be complied with.
- (3) That all the remaining Intimation of Disapproval objections including B.C.C. refusal conditions and notes should be duly complied with.
- (4) That all the remaining work should be completed within one year hereof.
- (5) That D.I.L.R.'s certificate for transfer of ownership of setback land in the name of M.C.G.B. shall be submitted before B.C.C.
- (6) That the Co-Op. Hsg. Society shall be formed & registered before grant of occupation to the full bldg.



Yours faithfully;

(Signature)
11/8/93

Executive Engineer Bldg. Prop. (WS) P&K/E

(Signature)

Office of the
 Dy. Eng. S. P. (W.S.) P. B. E. W. S. No. 10005/4217
 No. 10005/4217 (W.S.)/P of

10005-4217		
43EC	W	30

M/s. Govind Nager (Pvt.) Ltd.
 (Owner)

Sub: Permission to occupy the completed building on plot bearing C.I.S.No. 93 plot No. 'U' & 'V' of Village Chincholi at Upper Govind Nager at Malad/East.

Sir,

Ref: Your Arch's letter No. 8005/4217

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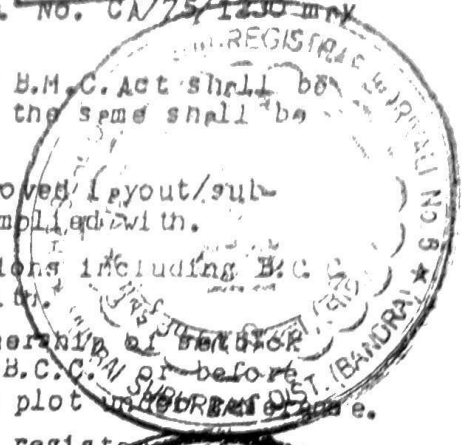
The completed work of building i.e. Bldg.No. 'H' comprising of 7 upper floors situated at Village Chincholi at Upper Govind Nager, Malad/East, City S.No. 93, completed under supervision of L.I.C. Structural Engineer, Lic. No. STN/30 Shri R.H. Mahimtura, & Architect Shri Atul Desai, Lic. No. CA/75/1230 may be occupied on the following conditions :-

1. That the certificate under Section 270A of B.M.C. Act shall be obtained from A.E.W.W. P/North and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout/sub-division/realignment under No. CR/166/LOP shall be complied with.
3. That all the intimation of disapproval objections including B.C.C. refusal conditions and notes should be duly complied with.
4. That D.I.C.R.'s certificate for transfer of ownership of land in the name of M.C.U.B. shall be submitted before B.C.C. requesting occupation to any other buildings within the plot.
5. That the Co.Op.Hsg.Society shall be formed and registered within three months from the date of registered within three months of issue hereof, or before B.C.C. whichever is earlier.
6. That the final N.O.C. from Dy. Collector (ENQ) regarding permission issued under No. DC/ENQ/HJ/MS II/771 shall be submitted before requesting B.C.C. & occupation to any other (sell) building under reference whichever is earlier.
7. The final N.O.C. from ULC authorities u/s 22 of ULC permission issued under No. C/ULC/D-III/Sec. 22/2235 dt. 7.8. shall be submitted before requesting B.C.C. for building under reference to any other building on the plot under reference whichever is earlier.
8. That the compound wall around the plot boundary shall be constructed as per C.T.S. holding after demolishing the existing structures by reaccommodating the occupants as per due procedure of law.
9. That the required open spaces, joint open spaces shall be made available between the building line & the compound wall/adjacent buildings as per the registered undertaking submitted in this office.
10. That the remaining agreements/consent etc. shall be submitted before requesting B.C.C.
11. That the arrangement for providing safe drinking water shall be made by you for each tenants by providing water filters etc.
12. Phase programme to be got approved from Dy. C.E. (B.P.) W.S. before requesting for further C.C. in the other buildings in the plot.
13. That all the requirements of Pest Control Officer regarding Mosquito prevention shall be fulfilled before applying for water connection.

A set of certified completion plan is returned herewith please.

Incl: A set of plan.
 I.C. 5.96.

Yours faithfully,
 Dy. Engineer. (W.S.) P. B. E. W. S.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಣ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15
(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110 ನೇ
ನೋಡಿ)



Receipt Number: 3837496 ಕಛೇರಿ: Brahmavar

Original Copy

ದಿನಾಂಕ: 10/12/2024

Mr. JAGAJEEVAN POOJARY ಇವರಿಂದ
ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2024 - 2025 ವರ್ಷದ ಪುಸ್ತಕ - 4 ಪುಸ್ತಕದ 00131
ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ :	₹200.00
ಸೇವಾ ಶುಲ್ಕ :	₹280.00
ಒಟ್ಟು:	₹480.00

Rs 480 Paid through E-Payment

ಒಟ್ಟು: ₹480.00

(ಅಕ್ಷರದಲ್ಲಿ) ರೂ, Four Hundred Eighty Rupees
ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 10/12/2024 ದಿನದಂದು
ಕೊಡಲಾಗುವುದು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ: Brahmavar

SRI SRI RAMAN CHIT 2010

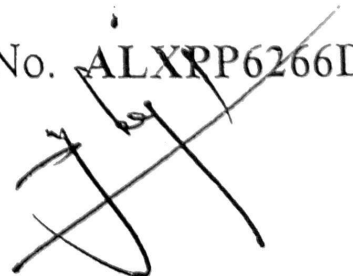
GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME
MRS. AKKAYYA POOJARY, aged 80 years, Pan No. BIAPP3543E,
Aadhar No. 9482 4159 3284, an adult, Indian Inhabitant, residing at 1-
112K, Akshaya, Paramapalli, Udupi District, Saligrama-576 225, do
hereby SEND GREETINGS

WHEREASS as I am personally unable to present for certain transactions
to be carried out for me and on my behalf and hence I am desirous of
appointing a Constituent Attorney on my behalf for the said purpose my son
MR. JAGAJEEVAN POOJARY.

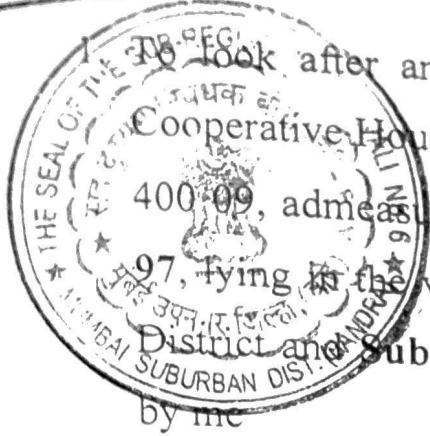
NOW KNOW YOUALL AND THESE PRESENTS WITNESS that MRS.
AKKAYYA POOJARY, hereby appoint and constitute the said MR.
JAGAJEEVAN POOJARY. aged 61 years, Pan No. ALXRP6266D,

AKKAYYA



Aadhar No. 3778 3427 9866, an adult, Indian Inhabitant residing at Flat No. B-2003, 20th Floor, Celestial, Tank Road, L.B.S. Marg, Bhandup West, Mumbai 400 078 with full powers and authority to do the following acts, deeds, things and matters in my name, on my behalf and for me that is:

2019E		
to say:	83	E3
2028		



1. To look after and manage Flat No. B-110, I Floor, Visava A & B Cooperative Housing Society Ltd., Govind Nagar, Malad East, Mumbai-400 09, admeasuring 230 Sq.Ft. Carpet area, bearing C.T.S. No. 93 to 97, lying in the village **Chinchvali**, Taluka **Borivali**, in the registration District and **Sub District** of Mumbai and **Mumbai Sub Urban** owned by me

2. To look out for the buyers of my Flat No. B-110, I Floor, Visava A & B Cooperative Housing Society Ltd., Govind Nagar, Malad East, Mumbai-400 09, admeasuring 230 Sq.Ft. Carpet area, bearing C.T.S. No. 93 to 97, lying in the village **Chinchvali**, Taluka **Borivali**, in the registration District and **Sub District** of Mumbai and **Mumbai Sub Urban** to sell the same, negotiate the consideration amount, receive the same in my name and deposit in my bank account, enter into, sign and execute Agreement for Sale, Sale Deed, Rectification Deed, Society Transfer Set and any other relevant documetns of the said flat with the prospective Purchasers, issue valid discharge receipts

3. To appear before the Visava A & B Co-operative Housing Society Ltd. or any other concerned office to apply for No Objection Certificate to sell my Flat.

4. To sign, execute and appear before Joint Sub-Registrar to register the Agreement for sale, Sale Deed, Leave and License Agreement, Conducting Agreement, Lease Deed, Rectification Deed or any other relevant Documents in respect of the said Flat,

BMPP-6170-90-10,00,00,0

Office of the
Secy. Bldg. Prop. (W.S.) P&K, W.S.
177, Nationalist Architects Market, B.T.C.
Municipal (W.S.) Chamber-412067.

OC

वरल - ६/		
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बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

TO: NO.CE/5544/BP (WS) /AP - 4 AUG 1993

Shri Atul C. Dosal, Architect
Gate 13, 14, Drive in Theatre,
Bandra Kurla Road, Bandra (E),
Bombay-400 051.

वरल - ६/		
२०८५६	३१	६३

Sub: Part occupation permission to occupy the completed portion of bldg. 'B' on plot B & C of C.T.S. No. 93 of village Chincholi, Upper Govind Nagar, Malad (E)

Re: Your letter No.86005/287/93 dtd. May 31, 1993

Sir,

By direction, I have to inform you that the permission to occupy the completed portion of Ground and 7 upper floors, shown by you in the red colour in the plans submitted by you on 16.4.93 for reaccommodation of tenants, is hereby granted. Please note that this permission is without prejudice to action under 353A/471 of B.M.C. Act & subject to the following conditions:



- (1) That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.N.P/South and a certified copy of the same shall be submitted to this office.
- (2) That all the terms and conditions of the approved layout/subdivision/amalgamation shall be complied with.
- (3) That all the remaining Intimation of Disapproval objections including B.C.C.refusal conditions and notes should be duly complied with.
- (4) That all the remaining work should be completed within one year hereof.
- (5) That D.I.L.R.'s certificate for transfer of ownership of setback land in the name of M.C.G.B. shall be submitted before B.C.C.
- (6) That the Co-Op.Hsg.Society shall be formed & registered before grant of occupation to the full bldg.

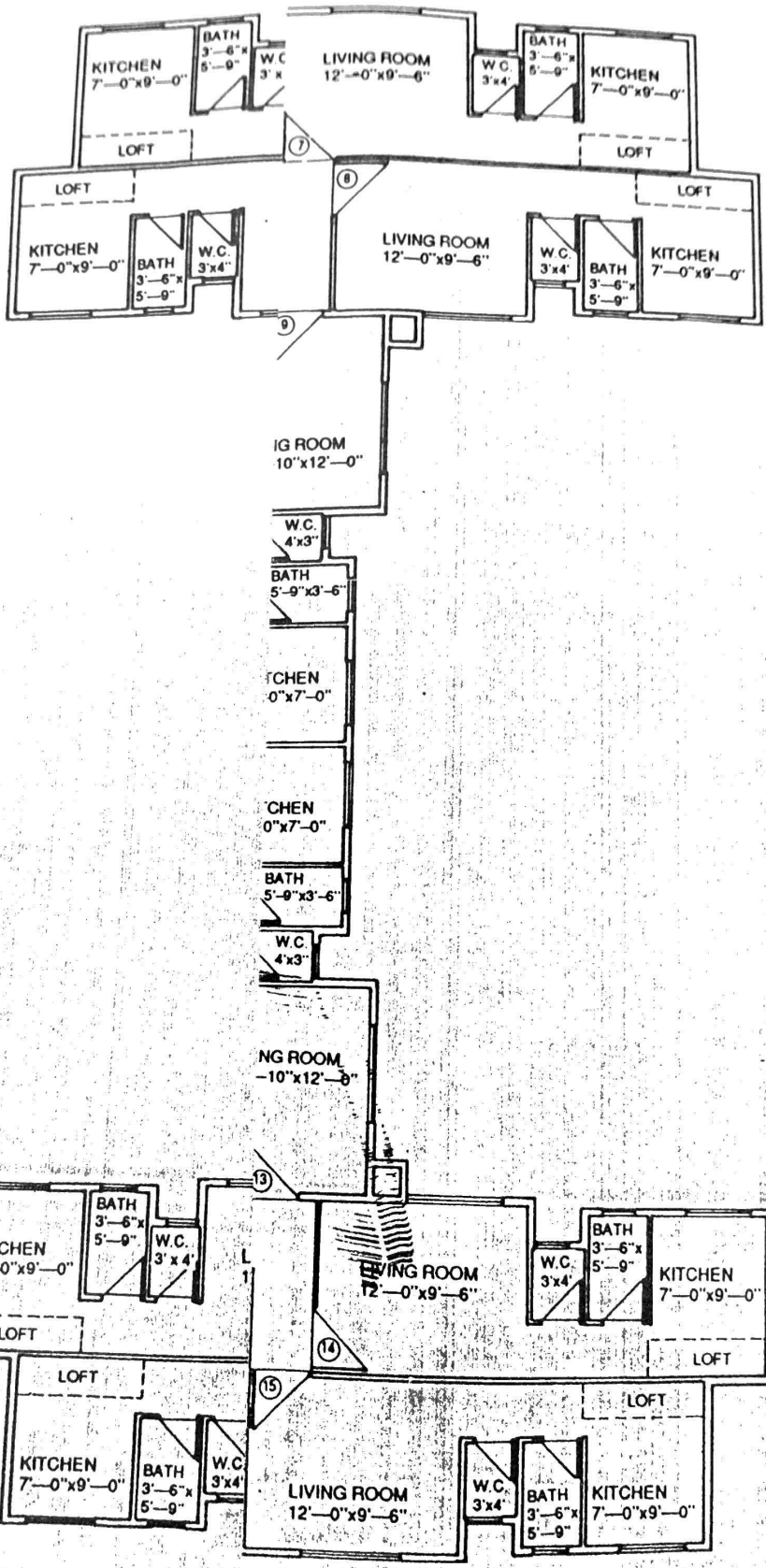


Yours faithfully;

(Signature)
4/5/93

Executive Engineer Bldg.Prop. (WS) P&K/E

633E 99AY 2
 88e9 2



60'-0" WIDE D.P. ROAD

