

15/01/2025

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. बोंरीवली 4

दस्त क्रमांक : 647/2025

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1) विलंबाचा प्रकार	करारनामा
(2) मोबदला	5600000
(3) बाजारभाव (भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2669801.75
(4) भू-मापन, पोटहिस्सा व प्रक्रमांक (असल्याम)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: मदनिका नं. डी-302,3 ग मजला, डी विंग, मालाड शांती नगर को. ऑप. हौ. सो. लि., दत्त मंदिर रोड, मालाड पूर्व, मुंबई 400097, मदनिकेचे एकूण क्षेत्रफळ 290 चौ. फुट वील्टअप एरिया ((C.T.S. Number : 151, 151/1, 152, 152/1 and 152/2 ;))
(5) क्षेत्रफळ	1) 26.95 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सुधिर बाळूभाई त्रिवेदी - वय:-64; पत्ता:- प्लॉट नं: डी-302, माळा नं: 3 ग मजला, इमागतीचे नाव: मालाड शांती नगर को. ऑप. हौ. सो. लि., ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: दत्त मंदिर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ABSPT2282Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- सिद्धांत किशोर आगाशे - वय:-31; पत्ता:- प्लॉट नं: 2/ए, माळा नं: -, इमागतीचे नाव: गोपाल मदन, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: दत्त मंदिर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-BDPPA3127D
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	15/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	647/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	336000
(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 प्रत

सह. दुय्यम निबंधक, बोंरीवली-४,
मुंबई उपनगर जिल्हा.

MALAD SHANTI NAGAR CO-OP.HSG. SOCIETY LTD.

(Regn. No. Bom. HSG-GEN-5148 of 7-6-1977)

Shanti Nagar, Datt Mandir Road, Malad (East), Mumbai - 400 097.

Ref. No.

Date : 10/01/2025

TO WHOM IT MAY CONCERN

This is to certify that Shri.Sudhir Balubhai Trivedi is a member and owner of the flat at Malad Shanti Nagar Co-operative Hsg Society Ltd situated at Datta Mandir Road , Malad (East) ,Mumbai -400097 .The particulars of his/her flat are as under:

- 1) Ward – P/N ward
- 2) Flat no- D-302
- 3) Address – Malad Shanti Nagar Co-operative Housing Society Ltd ,Datta Mandir Road , Malad (East) ,Mumbai – 400097 .
- 4) Area of the flat – 290.00 sq.ft (Built -up)
- 5) Age of the Building – 50 years
- 6) Year of construction – 1975-1976
- 7) Floors of the building – Ground plus 4(Four)floors
- 8) Whether lift is provided- No lift
- 9) Location – Village- Malad , Taluka – Borivali , Mumbai Suburban District ,
- 10) CTS No & Rev . Village – 151 , Revenue village- Malad, Taluka – Borivali , District – Mumbai Suburban .
- 11) Nature of property – Residential
- 12) Terms of occupancy – Ownership
- 13) Share certificate -Bearing No.51, having Dist. No. from 251 to 255 stands on his name.

The information and particulars of the above-mentioned flat are as per society records. Further there are no dues pending against the above flat as on date. Also, as on date the above said flat is not mortgaged to any financial institution as per society records.

Further we have no objection to Shri.Sudhir Balubhai Trivedi selling the above said flat for residential purpose subject to complying with the required formalities, documentation and payment of necessary fees and premium.

For Malad Shanti Nagar Co-operative Housing Society Ltd


Secretary / Chairman / Treasurer .



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Occupancy Certificate

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/1916/1 B.P.(W.S.)-II



To
Sh. R. S. Bhatnagar
Architect.

Sub: Permission to occupy the completed portion of the residential buildings bearing S.No. 15 1/2 & 152/1-22 Plot No: A at Delta Mandir Rd. Malad (E) for Sh. K. B. Kothari

Sir,
Ref: Your letter No. NIT dated 6.4.76

By direction, I have to inform you that the permission to occupy the completed portion of ~~4+4~~ ^{upper} floors, shown by you in the red colour in the plan submitted by you on 6.4.76 is hereby granted ~~upto~~ ^{upto} 31-3-77. Please note that this permission is without prejudice to section 353A/411 of Bombay Municipal Corporation Act and subject to the following conditions:

1. That the certificate under section 370A of the M.C. Act shall be obtained from A. E. W. & P. & A. & C. Co. (P) & (R) and a certified copy of the same submitted to this office, ~~before occupying the plot.~~ ^{showing C.D. & E}
 2. That all the terms and conditions of the approved layout/subdivision/amalgamation shall be complied with.
 3. That the 25% plot area shown in red should be kept reserved for shifting industries from non conforming zone.
 4. That all the Intimation of Disapproval objections including the notes should be duly complied with.
 5. That all the remaining work should be completed within one year hereof.
- 6) D.T.L.R.'s plan showing plot boundary as per approved subdivision will be submitted before acceptance of this plan. This plan will be kept within 3 months from date of issue of occupation.

[Signature]
Asstt. Municipal Building Proposals,
Zone II (P) & (R).

Copy to Owner Sh. K. B. Kothari
ISSUED UNDER R.T.I. ACT 2005
B.P. (W.S.)-II

For information.

[Signature]
Asstt. B.P. Zone II (P) & (R)

copy to E.E. (V), A. E. W. & P. & A. & C. Co. (P) & (R), A. H. S. P., III, W. O. (P) & (R) information.

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Occupancy Certificate

241

Office of the Joint Registrar
Municipal Corporation, Greater Bombay

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/1916/1 BR/241/17



To
Sh. R. S. Bhatnagar
Architect.

Sub: Permission to occupy the completed portion of the residential buildings bearing S.No. 151/2 & 152/1, 52 at Datta Mandir Rd. Malad (E) for Sh. K. B. Kothari

Sir,
Ref: Your letter No. NIT dated 6.4.76

By direction, I have to inform you that the permission to occupy the completed portion of ~~gr+4~~ ^{upper} floors, shown by you in the red colour in the plan submitted by you on 6.4.76 is hereby granted upto 31-3-77. Please note that this permission is without prejudice to action under section 353A/351 of Bombay Municipal Corporation Act and subject to the following conditions:

1. That the certificate under section 370A of the B.M.C. Act shall be obtained from A. E. W. T. ~~and a certified copy of the same submitted to this office before occupying the bldg.~~

Ref: Your letter No.

NIT dated 6.4.76

By direction, I have ~~informed~~ ^{informed} you that the permission to occupy the completed portion of ~~grt 4~~ ^{grt 4} ~~with~~ ^{with} ~~the~~ ^{the} ~~submitted~~ ^{submitted} by you on 6.4.76 is hereby granted upto 31-3-77. Please note that this permission is without prejudice to section 353A/351-2 ~~of the~~ ^{of the} ~~following~~ ^{following} conditions & ~~of~~ ^{of} ~~the~~ ^{the} ~~following~~ ^{following} conditions :

1. That the certificate under section 370A of the Act shall be obtained from A, E, W, F, M, T, P, R, S, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

2. That all the terms and conditions of the approved layout/ Subdivision/ amalgamation shall be complied with.

3. That the 25% g.l.a. shown in red should be kept reserved for shifting industries from non conforming zone.

4. That all the remaining work should be completed within one year hereof. notes should be duly compiled with.

5. D.I.L.R's plan showing plot boundary as per approved subdivision with a submittal before acceptance of the plan. *Submittal before acceptance of the plan*

6. This is for ~~correction~~ ^{correction} ~~of~~ ^{of} ~~the~~ ^{the} ~~plan~~ ^{plan} ~~submitted~~ ^{submitted} by you on 6.4.76. *Submittal before acceptance of the plan*

Copy to Owner *MSK* Kissed Under R.T.I. ACT 2005
B.P. (W.S.)-11

For information
A.T., B.P. 2, II

copy to P, F, (V), A, E, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

ATM - 8

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE 1916 / 1 BR 20/11



To
Shri R. S. Bhatnagar

Architect.

Sub : Permission to occupy the completed portion of the residential buildings at Plot No: A bearing S.No. 151/2 & 152/1/22 at Datta Mandir Rd. Malad (E) for Shri K. B. Kothari

Sir,

Ref : Your letter No. NIT dated 6.4.26

By direction, I have to inform you that the permission to occupy the completed portion of ~~gr+4~~ ^{upper} floors, shown by you in the red colour in the plan submitted by you on 6.4.26 is hereby granted ~~upto~~ ^{→ up to} 31-3-27. Please note that this permission is without prejudice to action under section 353A/351 of Bombay Municipal Corporation Act and subject to the following conditions :

1. That the certificate under section 370A of the B.M.C. Act shall be obtained from A. E. W. W. ~~and a certified copy of the same submitted to this office before occupying the plot.~~
2. That all the terms and conditions of the approved ~~layout~~ ^{Subdivision} / amalgamation shall be complied with.

Occupancy Certificate

Office of the Joint Sub Registrar, P. Ward
102, District, Bandra (West), Bombay 47.

Municipal Corporation of Greater Bombay.

No. CR/1916/SP/1/11.

12-5-76

To Shri S. S. Shetnagar, Architect.

Sub: Permission to occupy the completed portion of the residential building plot No. A bearing S.No. 151/2 at Datta Mandir Road Valsad East for Shri S. S. Shetnagar.

Sir, Your letter dated 8-4-76.

By direction I have to inform you that the permission to occupy the completed portion of around plus 4 upper floors of wing C and D shown by you in the red colour in plan submitted by you on 8-4-76 is hereby granted upto 31-3-77. Please note that this permission is without prejudice to action under section 153A/471 of M.C.A. Act and subject to the following conditions.

1. That the completion of the portion of S.C.C. shall be obtained from S.C.C. before occupying the building.
2. That all the terms and conditions of the approved subdivision shall be complied with.
3. That all I.C.C. objections including notes should be complied with.
4. That all remaining work should be completed hereof.
5. That all plans showing plot boundary as per approved subdivision will be submitted before acceptance of S.C.C.
6. That the Socy. Housing Society will be read. within 3 months from date of issue of occupation.



Yours faithfully,

E/c

[Signature] 12/7/76

Asstt. Engineer (Sd). Proposals III-11. Hc

- Copy to: 1. Owner Shri S. S. Shetnagar. 2. S.C.C. 3. I.C.C. 4. M.C.A. 5. M.C.A. III. 6. M.C.A. for information. 7. M.C.A. for information.

[Signature] 12/7/76
S. S. Shetnagar, Architect.

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ISSUED UNDER R.T.I. ACT 2005
B.P. (W.S.)-11

महाराष्ट्र शासन

मालमत्ता पत्रक

01585

जिल्हा : मालाड (पु)

तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड

जिल्हा : मुंबई उपनगर

वापन क्रमांक

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ

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सी

रु. १०८६.८० १-८-७९ पासून.

धारक

H

याचा मुळ धारक

१) श्री.रुपचंद पन्नालाल भंसाळी

२) श्री.धमानीराम सिरमल शाह

३) श्री.वस्तिमल चंदनमल शाह

खरेदीने श्रीमती साकरबेन मणीलाल पटेलकडून



पत्ता

नगर

क्षेत्र

क्र

व्यवहार

खंड क्रमांक

नविन धारक(घा) पट्टेदार(प) किंवा भार

साक्षात्करण

३०/१९७१

उ.जि.अधि.६मुं.उ.अंधेरी यांचेकडील क्र.डी.सी./VI/एल. एन.डी.मालाड /१९६ दि.१२-१-७१ प्रमाणे बि.शे.सारा नोंद घेतली. सा.नं.१५१/१, १५२, १५२/१ ते २

सही- २६/१०/१९७१ न.भू.अ.क्र.५ मुं.उ.

०६/१९७२

उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी./एल. एन.डी.V /१९६ दि.२५.४.७२ प्रमाणे सुधारित /बि.शे.सारा नोंद घेतली.

सही- २६/०६/१९७२ न.भू.अ.क्र.५ मुं.उ.

०३/१९७४

उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी./एल. एन.डी.सी VI /१९६ दि.१.१२.७३ प्रमाणे सुधारित /बि.शे.सारा नोंद घेतली. सा.नं.१५१/१, १५२, १५२/१ ते २

सही- ०८/०४/१९७४ न.भू.अ.क्र.५ मुं.उ.

०६/१९७४

उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी./एल. एन.डी.सी VI /१९६ दि.२६.२.७३ प्रमाणे सुधारित / बि.शे.सारा नोंद घेतली. सा.नं.१५१/१, १५२, १५२/१ ते २ या आदेशान्वये दि. २६/०४/१९७२ चा सुधारित बि.शे. आदेशारद झालेला आहे .

सही- २७/०६/१९७४ न.भू.अ.क्र.५ मुं.उ.

०७/१९८२

मा.अ.उप.जि.मुंबई उप,अंधेरी यांचेकडील बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी./१९६ दि.१५/१२/७९ अन्वये र.रु. १०८६.८० क्षेत्र चौ.मि. दि. १/८/७९ पासून बिनशेती सारा नोंद घेतली.

सही- १९/०७/१९८२ जि.नि.भू.अ.तथा न.भू. अधि.क्र.५ मुं.उप.

१२/२०१५

मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (पु)/फे.क्र.५४८/दिनांक १४/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी पाच हजार पासष्ट पूर्णांक सहा दशांश चौ.मी दाखल केले.

फेरफार क्रं.५४८ प्रमाणे सही- १४/१२/२०१५ न.भू.अ.मालाड

०३/२०२१

मानीव खरेदीने - मा.सहदुय्यम निबंधक बोरीवली ६ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत अभीहस्तारणपत्र दस्त क्र.बरल-६/१०८४/२०१८ व सूची क्र.दोनची प्रमाणित प्रत तसेच मा.सह.दुय्यम निबंधक, बोरीवली-८ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत चुकदुरुस्तीपत्र दस्त क्र.बरल- ८/३१६३/२०२१ नोंदणी दिनांक ०९/०३/२०२१ व सूची क्र.दोन अन्वये न.भू.क्र.१५१ या मिळकतीचे धारक १)बस्तीमल चंदनमल शाह २)गम्निराम सरमल शाह उर्फ धमानीराम सिरमल शाह ३)रुपचंद पन्नालाल भंसाळी, तसेच मान्यता देणार १)वैभव बिल्डर्स अॅण्ड एंटरप्रायजेस चे भागीदार राजेंद्र कोठारी, २)चंद्रकला पी मेहता, दिपचंद एच कोठारी, विमलादेवी के कोठारी, सुगनचंद बी कोठारी, सरिता एन कोठारी, ग्यानचंद एन कोठारी, नेमकुमार के.कोठारी व मालाड गौतम नगर को.ऑप.हौ.सो.लि.यांचे तर्फे जिल्हा उपनिबंधक, सहकारी संस्था मुंबई शहर (४) सक्षम प्राधिकारी डॉ. किशोर मांडे यांनी मोफा अॅक्ट १९६३ च्या कलम ५ए अन्वये निष्पादित केला असून, याना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबूल जबाबासाठी सूट यांचेकडून सदर मिळकतीचे ५०६५.६० चौ.मी.क्षेत्रापैकी ३१२२.५३ चौ.मी.आणि इंटरनल रोडचे एकूण क्षेत्र २४५.९२ चौ.मी. पैकी बांधकामाच्या प्रमाणात (५३.७२ टक्के) १३२.७२ चौ.मी.क्षेत्राचा अविभाजित हिस्सा मालाड शांती नगर को.ऑप.हौ.सो.लि.चे नावे मानीव खरेदीने घेतलेने, न.भू.क्र.१५१ या मिळकतीचे ५०६५.६० चौ.मी.क्षेत्रापैकी ३२५५.२५ चौ.मी.क्षेत्रास मालाड शांती नगर को.ऑप.हौ.सो.लि.अस नाव दाखल केले.

H मालाड शांती नगर को ऑप हौ सो लि (क्षेत्र ३२५५.२५ चौ.मी.)

फेरफार क्रं.९१० प्रमाणे सही- १७/०३/२०२१ न.भू.अ.मालाड

बरल - ४		
६४७	१९	३०

हे मालमत्ता पत्रक डिजिटली मार्गाने केलेले आहे



हे मिळकत पत्रिका (दिनांक ३/३१/२०२१ ४:५०:२३ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याचे अस्तित्त्व नाही.

मिळकत पत्रिका डाऊनलोड दिनांक ७/२०/२०२१ २:०८:०१ PM

पता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०२१००००२२२८९८५ हा क्रमांक वापरावा.

L-202

MAIAD SHANTI NAGAR CO-OPERATIVE HOUSING

SOCIETY LIMITED

(Registered under M. C. S. Act, 1960)

51

orised Share Capital Rs2,50,000- Divided into 5,000 Shares each of Rs. 50/-

ber's Register No. 51 Share Certificate No. ~~2551~~ 51.

THIS IS TO CERTIFY that Shri/S~~XX~~ NANALAL BHANJI UPADHYAY

BOMBAY is the Registered Holder of Shares (5) from No. 251 TO

255 of Rs. 50/- each ()

HE **MAIAD SHANTI NAGAR** CO-OPERATIVE HOUSING SOCIETY LTD.

Y subject to the Bye-laws of the said Society and that upon each of

h Shares the sum of Rupees **TWO HUNDRED FIFTY ONLY** has been paid.

GIVEN under the Common Seal of the said Society at **BOMBAY** this **ELEVENTH**

of **OCTOBER** 19 78.

POLODR XEROX

Chairman

Hon. Secretary.

Member of the Committee

P. T. O.



Flat no - D-302.

Memorandum of the transfer of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To whom transferred	Share Regr. No. (New)
-11-92		51	<p>Jayesh Champa Lal Shah Sanghu, Kalpesh Champa Lal Shah Sanghu, Metalekar</p> <p><u>Pullay</u> Metalekar <u>Dehathat</u></p>	<p>1870 <u>Metalekar</u></p>
18/94			<p>Smt. Bharatiben Navin chandoy Shah</p> <p><u>Ramesh</u> Metalekar <u>Dehathat</u></p>	<p><u>Dehathat</u></p>
7/2007	67	51	<p>Shri. Sudhir Balubhai Trivedi</p> <p>For MALAD SHANTI NAGAR CO-OP HSG. SOCIETY LTD.</p> <p><u>RASOLY</u></p> <p>CHAIRMAN TREASURER SECRETARY</p>	<p><u>SECRETARY</u></p>

Chairman

Hon. Secretary

Committee Member

Receipt (pavti)

387/647

Wednesday, January 15, 2025

5:45 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-4-647-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सिद्धांत किशोर आगाशे -

पावती क्रं.: 697

दिनांक: 15/01/2025

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

6:03 PM ह्या वेळेस मिळेल.

सह दु.नि.क्र-बोरीवली4

बाजार मुल्य: रु.2669801.75 /-

मोबदला रु.5600000/-

भरलेले मुद्रांक शुल्क : रु. 336000/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125155915876 दिनांक: 15/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014386739202425E दिनांक: 15/01/2025

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

DELIVERED



CHALLAN
MTR Form Number-6



GRN	MH014386739202425E	BARCODE	Date		15/01/2025-16:35:20	Form ID	25.2	
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)					
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4		PAN No.(If Applicable)					
Location	MUMBAI		Full Name	SIDDHANT KISHORE AGASHE				
Year	2024-2025 One Time		Flat/Block No.	Flat No. D-302, Third floor, D Wing, Malad Shanti				
Account Head Details	Amount In Rs.	Premises/Building	Nagar CHSL					
0030045501 Stamp Duty	336000.00	Road/Street	Datta Mandir Road, Malad East					
0030063301 Registration Fee	30000.00	Area/Locality	Mumbai					
		Town/City/District						
		PIN	4	0	0	0	9	7
		Remarks (If Any)	SecondPartyName=SUDHIR BALUBHAI TRIVEDI-					
Total	3,66,000.00	Amount In Words	Three Lakh Sixty Six Thousand Rupees Only					
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details	Bank CIN	Ref. No.	69103332025011517332	2909637328				
Cheque/DD No.	Bank Date	RBI Date	15/01/2025-16:36:16	Not Verified with RBI				
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					



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

S.B Trivedi

(Signature)

बरल - ४		
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२०२५		



AGREEMENT FOR SALE & TRANSFER

THIS AGREEMENT FOR SALE & TRANSFER made at
Mumbai this 15th day of January 2025;

S. B. Trivedi

S. B. Trivedi

BETWEEN

MR. SUDHIR BALUBHAI TRIVEDI, aged 64 years, an Indian Inhabitant, having address at D-302, 3rd floor, Malad Shanti Nagar Co-operative Housing Society Limited, Datta Mandir Road, Malad (East), Mumbai 400 097, hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the ONE PART;

S. B. Trivedi

AND

बरल - ४		
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S. B. Trivedi

MR. SIDDHANT KISHORE AGASHE, aged 31 years, of Mumbai Indian Inhabitant residing at 2/A Gopal Sadan, Datta Mandir Road, Malad (East), Mumbai 400 097, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **OTHER PART**:

WHEREAS:

(i) The Transferor being member of Malad Shanti Nagar Operative Housing Society Limited, a co-operative society duly registered under No. BOM/HSG/GEN/5148 of 1977 on 7th June, 1977 under the Maharashtra Co-operative Societies Act, 1960 (hereinafter called the "**said Society**") is holding 5 (five) fully paid up shares of Rs.50/- each, bearing distinctive Share Nos. 251 to 255 (both inclusive) (hereinafter called "**said shares**") as evidenced by Share Certificate No.51 dated 11th October, 1978 of the said Society and as such member being the owner is seized and possessed of residential premises bearing Flat No. D-302 admeasuring 290 sq. ft. built up area on the third floor, in 'D' Wing of Malad Shanti Nagar Co-operative Housing Society Limited, situate at Datta Mandir Road, Malad (East), Mumbai 400 097, (hereinafter referred to as "**said Flat**") standing on Plot bearing CTS Nos.151, 151/1, 152, 152/1 and 152/2 of Village Malad, Taluka Borivali, within the Registration Sub-District of Borivali District Mumbai Suburban within Greater Mumbai ("**said Property**"). The said flat is more particularly described in the Schedule written hereunder.

(ii) The Transferor has purchased and acquired the said Flat vide Agreement dated 5th April, 2007 registered with the Sub Registrar of Assurances at Borivali (Bandra) under serial no. BDR-2/2483 of 2007 from one Smt. Bhartiben Navinchandra Shah at or for the consideration therein mentioned. Pursuant to the said Agreement, the Transferor herein (being the Purchaser therein) paid the entire consideration monies mentioned therein to the said Smt. Bhartiben Navinchandra Shah who handed over vacant possession of the said Flat to the Transferor herein.

(iii) The Transferor has further represented that the Society has permitted the Transferor the facility of one open car park space in the compound of the building.

(iv) In the circumstances aforesaid the Transferor is the absolute owner of the said Flat alongwith the said Shares pertaining thereto



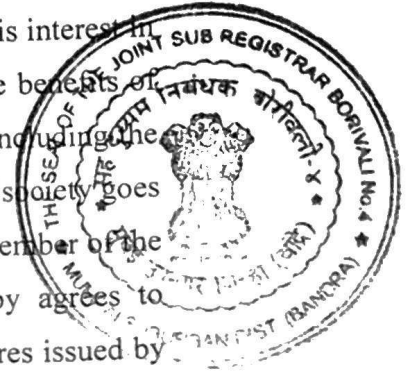
बोरिवली - ४		
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S.B. Trivedi

[Handwritten Signature]

together with interest in the capital and property of the said Society regularly paying monthly outgoings and maintenance charges in respect thereof to the said Society. The Transferor further represents that he has paid the dues, taxes, Society maintenance charges and outgoings of the said Society upto December, 2024 and have also paid the electricity charges in respect of the said Flat till December, 2024.

(v) The Transferee being desirous of purchasing the said Flat approached the Transferor. Relying upon the representations made by the Transferor and as a result of negotiations finalized between the parties hereto, the Transferor hereby agrees to sell and transfer the said Shares to which is annexed the right of occupancy of the said Flat and his interest in the capital and property of the said Society together with the benefits of all deposits, sinking and repair funds and all other amounts, including the right to allotment of new flat and all other benefits (in event if society goes for redevelopment), to which the Transferor is entitled to as member of the said Society, to the Transferee and the Transferee hereby agrees to purchase and acquire the said Flat together with the said Shares issued by the said Society pertaining thereto, free from all encumbrance, together with full right and benefit to use, occupy and possess, absolutely and forever the said Flat at or for the total consideration of Rs.56,00,000/- (Rupees Fifty Six Lakhs only) and on the terms and conditions hereinafter contained.



(vi) On application made by the Transferor, the said Society has vide its letter dated 10/01/2025 granted it's No Objection to the Transferor transferring the said shares and the said Flat to the Transferee herein. Copy of the said Letter dated 10/01/2025 is hereto annexed and marked as **Annexure 'A'**. Copies of Property Register Cards and Share Certificate No.51 are annexed hereto marked as **Annexure 'B' & 'C'** respectively.

(vii) The Transferor being an Indian citizen permanently residing in India has directed the Transferee to deduct tax and pay such deducted amount to the concerned authorities of the Central Government as per the prevailing Income Tax Rules. Therefore the consideration amount hereunder payable by the Transferee to the Transferor is subject to deduction of tax at source of 1% under the provisions of Section 194-IA of the Income Tax Act, 1961, which comes to Rs.56,000 - (Rupees Fifty Six Thousand only).

बरल - ४		
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(viii) The parties hereto desire to reduce into writing the terms and conditions of transfer of the said Flat by the Transferor to the Transferees in the manner hereinafter appearing.

S. B. Trivedi

Bank

NOW THESE PRESENTS WITNESSETH AND THE PARTIES
HERETO AGREE DECLARE AND CONFIRM AS UNDER: -

1. The Transferor doth hereby agree to transfer and assign to the Transferee and the Transferee doth hereby agree to purchase and acquire from the Transferor, free from all encumbrances, the said Flat bearing Flat No. D-302 admeasuring 290 sq. ft. built up area on the third floor, in 'D' Wing of Malad Shanti Nagar Co-operative Housing Society Limited, situate at Datta Mandir Road, Malad (East), Mumbai 400 097, standing on Plot bearing CTS Nos.151, 151/1, 152, 152/1 and 152/2 of Village Malad, Taluka Borivali, within the Registration Sub-District of Borivali District Mumbai Suburban within Greater Mumbai together with the said 5 (five) fully paid up shares of Rs.50/- each, bearing distinctive Share Nos. 251 to 255 (both inclusive) as evidenced by Share Certificate No.51 dated 11th October, 1978 of the said Society and his interest in the capital and property of the said Society together with the benefits of all deposits, sinking and repair funds and all other amounts to which the Transferor is entitled to as the member of the said Society with inherent rights to obtain the allotment of the New Flat (in case of redevelopment of the Society Property) together with all other benefits to which the Transferor is entitled to as member of the said Society at or for the lumpsum consideration of Rs.56,00,000/- (Rupees Fifty Six Lakhs only).



2. As per the of the Income Tax Act, 1961, the Purchaser shall pay the consideration monies after deducting tax at source (TDS) @ 1% from the total consideration payable to the Transferors which comes to Rs.56,000/- (Rupees Fifty Six Thousand Only). Accordingly, the Transferee shall pay the consideration monies to the Transferor after deducting the applicable TDS. The Transferee shall deposit such TDS in the Authorized Bank collecting TDS and copy of Challan to be received against the deposit of TDS shall be handed over by the Transferee to the Transferors.

बरल - ४		
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3. The said sum of Rs.56,00,000/- (Rupees Fifty Six Lakhs only) less TDS @ 1%, shall be paid by the Transferee to the Transferor as follows:-

(i) Rs.11,20,000 /- (Rupees Eleven Lakhs Twenty Thousand only) is paid from time to time, by the Transferee to the Transferor,

B. Trivedi

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prior to the execution hereof (the payment and receipt whereof the Transferor doth hereby admit and acknowledge and of and from the same acquit, release and discharge the Transferee absolutely and forever) out of which the sum of Rs.56,000/- (Rupees Fifty Six Thousand Only) has been deducted on account of TDS @ 1%, a sum of Rs.10,64,000/- (Rupees Ten Lakhs Sixty Four Thousand only) is paid by the Transferee to the Transferor.

(ii) Balance sum of Rs.44,80,000/- (Rupees Forty Four Lakhs Eighty Thousand only) shall be paid to the Transferee to the Transferor within 30 (thirty) days from execution hereof.

4. Simultaneously, with the receipt of the balance consideration monies, the Transferor shall sign and deliver to the Transferee all necessary applications and consents, for transfer to the name of the Transferee the said Flat alongwith the Shares of the said Society pertaining thereto alongwith deposits made to TATA Power Ltd., Mahanagar Gas Limited etc.



5. The Transferor shall continue paying all taxes, maintenance charges, other charges and outgoings pertaining to the said Flat, till he hands over quiet vacant and peaceful possession of the said Flat to the Transferee herein. On the possession of the said Flat being handed over by the Transferor to the Transferee, all such charges shall be borne and paid by the Transferee.

6. The Transferor shall simultaneously on execution hereof handover to the Transferee the following documents:-

- (i) Original Title deeds in respect of the said flat and the original Share Certificate no.51;
- (ii) Original Last paid up Electricity bills cum receipts pertaining to the said flat;
- (iii) Original Last paid up Mahanagar Gas bills cum receipts pertaining to the said flat;

बरल - ४		
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7. The Transferor shall make out a clear and marketable title to the said Flat hereby agreed to be sold and transferred, free from all encumbrances doubts and claims and get in all outstanding estates and clear all defects in the title encumbrances and claims by way of sale, exchange, mortgage, gift, trust, inheritance, possession, lease, lien, easement or otherwise and make the title

B. Trivedi

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to the said Flat clear and marketable and free from all encumbrances.

8. The Transferor agrees that on and from execution hereof, it shall not cancel or terminate or purport to cancel or terminate this Agreement and/or any deed or document or writing executed in pursuance hereof and/or write any letters to the Society which may result in the revocation of the consents/confirmations issued by the Transferor and/or the cancellation of inherent rights of allotment of new flat (in case of redevelopment of the said Property).

9. The Transferor declares and confirms that on and from the date hereof it shall not transfer or create any third party rights in respect of the said Flat in any manner whatsoever and/or enter into any agreement or writing with any third party or person and/or induce any person into the said Flat. The Transferor hereby agrees and confirms that on receipt of the entire consideration monies as contained in clause 3 (b) above, the right, title and interest of the Transferor in the said Flat as well all other benefits to which he is entitled to as member of the Society shall automatically stand transferred to and vested in the name of the Transferee who as the absolute owner thereof, shall be entitled to peacefully and quietly have, hold, own, occupy, possess and enjoy the said Flat for all times to come as aforesaid alongwith inherent right to allotment of the new flat (in case of redevelopment of the said Property) without any let or hindrance, lawful interruption claim, demand or dispute of whatsoever nature from the Transferor or from any other persons claiming through the Transferor in any manner whatsoever.



बरल - ४		
६४७	१०	३०
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10. The Transferor further declares that he has not entered into any oral or written agreement for sale or memorandum of understanding or executed any sale deed, transfer deed, gift deed, transfer forms, instruments, documents, writings or papers in favour of any person or persons other than the Transferee herein and neither the Transferor has (i) received any amount whatsoever by way of consideration or earnest money or deposit or otherwise howsoever from any person or persons or party whatsoever (other than the Transferee herein) in connection with the sale or transfer or disposition or alienation of the said Flat and/or (ii) omitted or

B. Trivedi

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committed or caused to be omitted or committed any act, deed, matter or thing by reason whereof its right, title and interest in the said Flat is adversely affected in any manner.

11. The Transferor hereby agrees and undertakes to execute all deeds, documents, writings and assurances as may be required to be executed in favour of the Transferee from time to time and at all times hereafter as may be required by the Transferee or his Counsel or Counsels-in-law, for the purpose of effectively vesting and transferring the said Flat together with the said Shares pertaining thereto in favour of the Transferee and for perfecting the title of the Transferee as the owner of the said Flat as also for the transfer in the records of the said Society.

12. The Transferor hereby covenants and warrants with the Transferee and declares as follows:-

(i) The said Flat is free from all encumbrances of whatsoever nature and belong to the Transferor and he alone is in exclusive use, enjoyment, occupation and possession of the same and that no other person or persons has/have any right, title or interest, property, claim or demand of whatsoever nature into or upon the same whether by way of sale, exchange, mortgage, charge, lien, gift, trust, inheritance, lease, easement, license, maintenance or otherwise howsoever;

(ii) That the Transferor has not let out or given on leave and license or on any other basis or parted with the possession of the said Flat and are in a position to deliver the possession thereof to the Transferee on receipt of the balance consideration monies;

(iii) That there are no outstanding encumbrances estate or effects by way of lease, lien, charge, inheritances, mortgage or otherwise howsoever and the Transferor is not prevented under the Income Tax Act, Gift Tax Act, or any statutes or law for the time being in force from dealing with or disposing off and transferring the said Flat alongwith inherent rights to allotment of new flat (in case of redevelopment of the said Property) and all benefits attached therewith to the Transferee as envisaged herein.



बदल - ४		
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(iv) The Transferor has good right, full power and absolute authority to enter into this Agreement for Sale and transfer of the said Flat alongwith the said Shares pertaining thereto and there is

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no circumstance, fact, act, impediment, restraint or injunction against the Transferor from being able to do so and/or prejudicially affecting the Transferor to sell and transfer the said Flat along with the said Shares pertaining thereto and all benefits attached therewith and the delivery and transfer thereof to the Transferee;

(v) That the right, title and interest of the Transferor in the said Flat is not the subject matter of any pending litigation, legal or other proceedings and there is no notice of lispendens, order, decree, attachment (either before or after judgment or in the execution of any decree) or action of any court or authority including the Income Tax Authority touching or concerning the said Flat nor the same is subject to any attachment or prohibitory order issued by any department of the State or Central Government, other authorities, courts of law, Tribunal or Arbitrators whereby the Transferors are prevented from assigning or transferring all their rights in the said Flat along with the said Shares pertaining thereto and all benefits attached therewith to the Transferee as envisaged under this Agreement. If any encumbrances, lispendens or attachments are found existing the same shall be cleared by the Transferor at his own costs and expenses.



(vi) The Transferor has not received any amount whatsoever by way of consideration or earnest money or deposit or otherwise howsoever from any person or persons or party other than Transferee herein, whosoever in connection with the sale or transfer or disposition or alienation of the said Flat and the Transferor has not omitted or committed or caused to be omitted or committed any act, deed, matter or thing by reason whereof his right, title and interest in the said Flat and/or the said Shares and all benefits attached therewith, are in any manner adversely affected;

(vii) The Transferor hereby confirms that he has paid upto date income tax and that there are no proceedings as envisaged under the provisions of Section 281 of the Income Tax Act, 1961 and neither are there any prohibitory orders or any attachment orders under Section 281B of the Income Tax Act, 1961 or otherwise any liabilities in respect of the said Flat and/or any part thereof whereby the rights of the Transferor to sell and transfer the said Flat are affected;

बाल - 8

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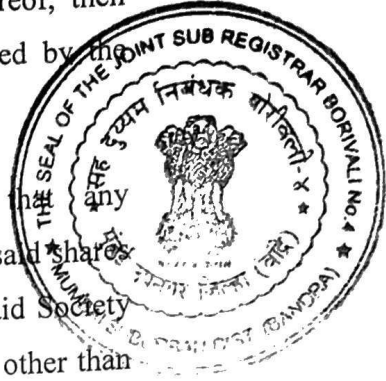
(viii) That no notice from any Government, Municipal Corporation or any other public body or authority or any notice under any law has been received by or served on the Transferor in respect of the said Flat and/or any part thereof which restricts the execution of this Agreement.

(ix) Any amounts if claimed by the Society after the date of this Agreement, with respect to the period prior to the date hereof, then the Transferor shall be liable to pay such dues claimed by the Society.

13. The Transferor further undertakes and declares that any nominations with regard to the said Flat along with the said Shares that may have been made by the Transferor with the said Society or otherwise, prior to this date, in favour of any person other than the Transferee shall hereafter be deemed to be inoperative and shall be considered as withdrawn.

14. It is further confirmed by the Transferor that he has not taken any loan or incurred any liabilities against the security of the said Flat and/or the said Shares and has neither secured, mortgaged, pledged or hypothecated or burdened the same and declare that the said Flat is free from all encumbrances.

15. The Transferor is aware that relying upon the aforesaid representations and warranties made by the Transferor, the Transferee has agreed to purchase the said Flat along with the said Shares pertaining thereto. The Transferor doth hereby indemnify and shall keep the Transferee, his heirs executors and assigns, fully and effectually indemnified saved harmless, defended from and against any costs, charges, expenses, loss or damage, that may be suffered or incurred by the Transferee and/or his estates and effects and all demands, claims, notices, actions, suits and/or proceedings that may be taken or adopted by the Transferor and/or any person or persons, claiming by from through or under them, on account of any legal and genuine claim put forward by a third party, in respect of the said Flat as ALSO against all costs, charges and expenses and damages, penalties or payments that may be made by any authority/person/s AND FURTHER that the covenants agreements undertakings and indemnities herein contained shall remain in full force and effect and shall enure for the benefit of the Transferee and his successors and assigns and



बाल - ४		
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S. B. Trivedi

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all persons deriving or claiming any right, title or interest under them or any of them.

16. The Transferor further undertakes and agrees that till such time the said Flat alongwith the said shares and his rights are transferred to and are vested in the Transferee in the books and records of the said Society and other concerned authorities, the Transferor shall be deemed to hold and carry the said rights in the books and records of the said Society and the authorities as trustee and agent of the Transferee and shall deal with them only in accordance with the instructions and directions of the Transferee in writing.

17. It is agreed by and between the parties hereto that the transfer premium/fee, if any, that may be charged by the Society for the transfer of the said Flat and the Shares pertaining to the said Flat from the name of the Transferor to the name of the Transferee shall be borne and paid by both the parties equally.

18. All costs, charges and expenses including stamp duty and registration fees payable in respect of this Agreement and all other incidental documents shall be borne and paid by the Transferee. Each party shall bear and pay professional costs/fees of their respective Advocates and Solicitors.

19. As required by the Income Tax Act, 1961:-

The PAN number of the parties is as follows:

Sr. No.	NAME	PAN NO.
1.	MR. SUDHIR BALUBHAI TRIVEDI	ABSPT2282Q
2.	MR. SIDDHANT KISHORE AGASHE	BDPPA3127D

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

THE SCHEDULE ABOVE REFERRED TO

बरल - ४		
२४	१४	३०

ALL THAT RESIDENTIAL PREMISES bearing Flat No. D-302 admeasuring 290 sq. ft. built up area on the third floor, in 'D' Wing of Malad Shanti Nagar Co-operative Housing Society Limited, situate at Datta Mandir Road, Malad (East), Mumbai 400 097, standing on Plot bearing CTS Nos.151, 151/1, 152, 152/1 and 152/2 of Village Malad,

B Trivedi



Taluka Borivali, within the Registration Sub-District of Borivali District Mumbai Suburban within Greater Mumbai together with 5 (five) fully paid up shares of Rs.50/- each, bearing distinctive Share Nos. 251 to 255 (both inclusive) as evidenced by Share Certificate No.51 dated 11th October, 1978 issued by the Society pertaining thereto. The said 'D' Wing in Malad Shanti Nagar Co-operative Housing Society Limited is constructed in 1975-76 and consists of ground plus 4 upper floors and has no lift

SIGNED SEALED AND DELIVERED]
by the withinnamed "THE TRANSFEROR"]
MR. SUDHIR BALUBHAI TRIVEDI]

	<i>S. B. Trivedi</i>	
	Signature	LHTI

1. *Suresh Talapady*
2. *Sadhin Mohite*

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SIGNED SEALED AND DELIVERED by the]
withinnamed "THE TRANSFEREE"]
MR. SIDDHANT KISHORE AGASHE]

	Signature	LHTI

in the presence of

1. *Suresh Talapady*
2. *Sadhin Mohite*

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बरल - ४		
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RECEIPT

RECEIVED OF AND FROM the withinnamed "THE TRANSFEREE", from time to time the aggregate sum of Rs.11,20,000/- (Rupees Eleven Lakhs Twenty Thousand only) less TDS @ 1% on the total consideration, on or before execution hereof, as and by way of part payment of the total consideration monies paid by the Transferee to the Transferor. The said payment is made through cheque/RTGS, the details whereof are mentioned in the table below:

Sr. No.	Date of RTGS	UTR No.	Drawn on Bank/Branch	Amount in Rupees
1.	13/01/2025	CNRBR 5202501139 7389169	Canara Bank, Malad (East) Branch	10,64,000/-
2.	Amount deducted on account of TDS by the Transferee with respect to the amount payable to Transferor			56,000/-
			Total Rs.	11,20,000/-

WITNESSES:

I SAY RECEIVED:

1. *S. B. Trivedi*MR. SUDHIR BALUBHAI TRIVEDI
TRANSFEROR2. 