



महाराष्ट्र MAHARASHTRA

39AB 892655

प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.क्र.क ८००००१०  
26 DEC 2024  
सक्षम जाधकारा



NOTARIAL REG. NO.....  
Sr. No. ३९७ Page No. २८...  
Date ३१/१२/२०२४

श्री. विनायक न. जाधव



बदल - २  
३९ २६ २०  
**AFFIDAVIT LEGAL HAIRS**  
२०२४

We, (1) MR. SUNIL SURENDRA BALUNI age 39 years, having PAN No. AMOPB0002B (2) MRS. PURNIMA DEEPAK RATURI age 38 years, having PAN No. AWHPR3678J, both adults, Indian Inhabitant, having address at ROOM NO. 27 SHREYAS CHS RSC-18 NEAR SWAMI VIVEKANAND SCHOOL GORAI BRIDGE GORAI-1 BORIVALI MUMBAI-400091



UDAIPRAKASH (A.L.L.B.)  
ADVOCATE & NOTARY  
MUMBAI (MAHARASHTRA)  
REG. No. 9972  
Room No. 10, S. No. 94, 1st Floor, Charodi Village  
Marve Road, Malad (W), Mumbai - 400 095

I. We Say That the original allottee **Late MR. SURENDRA PRASAD BALUNI** expired on Dated 21/07/2004 at Paudi Gadwal Uttarakhand and **Late MRS. KANTIDEVI SURENDRAPRASAD BALUNI** expired on Dated 03/08/2023 at Rishikesh Uttarakhand leaving behind us, and We are only the Legal heirs of the deceased to claim to the Residential Flat,

FAMILY TREE

**Late MR. SURENDRA PRASAD BALUNI**

expired on Dated 21/07/2004

**Late MRS. KANTIDEVI SURENDRAPRASAD BALUNI**

expired on Dated 03/08/2023

(1). MR. SUNIL SURENDRA BALUNI (Son deceased as Deponent No. 1)	(2). MRS. PURNIMA DEEPAK RATURI (Daughter of deceased as Deponent No. 2)
289	28
2024	



Whatever stated herein above is true and correct to the best of my knowledge and belief and if anything found to be false then I shall be liable U/S 199,200(13) (2) of I.P.C.

Solemnly affirmed at Mumbai,

On this day of October, 2024.

(1) MR. SUNIL SURENDRA BALUNI

(2) MRS. PURNIMA DEEPAK RATURI

DEPONENT

BEFORE ME



UDAI PRAKASH (A.L.L.B.)  
ADVOCATE & NOTARY  
MUMBAI (MAHARASHTRA)  
REG. NO. 1372  
Room No. 10, S. No. 94, 1st Floor,  
Marve Road, Malad (W), Mumbai - 400 095

File No.

78	6	20
2024		



**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT FOR SALE is made and entered into at Mumbai, on this 15<sup>th</sup> day of ~~December, 2024~~ <sup>January 2025</sup>

पारिषिता सिंग  
15/1/25

**BETWEEN**

1) **MR. SUNIL SURENDRA BALUNI**, aged 39 years, having PAN No. AMOPB0002B, presently residing at Room No. C-27, Shreyas C.H.S. Ltd., Plot No. 51, Road No. RSC-18, Gorai-1 Borivali (West), Mumbai - 400 091  
& 2) **MRS. PURNIMA DEEPAK RATURI**, aged 38 years, having PAN No. AWHPR3678J, presently residing at Flat No. 701, Dwarka C.H.S. Ltd., Mukteshwar Ashram Road, IIT Market, Powai, Mumbai - 400076, both adults, Indian Inhabitants of Mumbai, hereinafter called and referred to as "**the TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective legal heirs, executors, administrators and assigns) of the **ONE PART**;

**AND**

**MRS. PARICHITA VIKAS SINGH**, aged 36 years, having PAN No. EQHPS7764A, an adult, Indian Inhabitant of Mumbai, presently residing at Sr. No.1374-A, Village Sardar Vallabh Bhai Patel Nagar, Mhada, Andheri (West), Mumbai - 400 053; hereinafter called and referred to as "**the TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her legal heirs, executors, administrators and assigns) of the **OTHER PART**.

*[Handwritten signature]*

*[Handwritten signature]*

पारिषिता सिंग

39	4	10
2024		



IV. **AND WHEREAS** upon the completion of construction of new building, the said Developers under SRA scheme has allotted, free of cost on ownership basis, in lieu of the said Room, a residential flat bearing Flat No 706, admeasuring 269 sq. ft. Carpet area on 7<sup>th</sup> Floor, in the society known as Sarvodaya S.R.A. Co-Operative Housing Society Ltd., situated at Sarvodaya Nagar, Shah Compound, Jogeshwari (W), Mumbai - 400102

102, lying and being on the plot of land bearing CTS No. 265 (pt.), 266, 266/1 to 4, 268, 268/1 to 22, of Village Oshiwara, Taluka - Andheri, within the Registration District of Mumbai and Mumbai Suburban, (hereinafter referred to as "the said Premises"); more particularly described in the Schedule of the property hereunder written; in favor of Smt. Kantidevi Surendraprasad Baluni and such handed over the vacant and peaceful possession of the said Flat to Smt. Kantidevi Surendraprasad Baluni, vide Possession Letter dated 01-05-2012.

V. **AND WHEREAS** such Smt. Kantidevi Surendraprasad Baluni was a bonafide member of Sarvodaya S.R.A. Co-op. Hsg. Soc. Ltd., duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing registration No. MUM/SRA/HSG/(TC)11295/2006, dated 12/11/2006, (herein referred to as "the said Society"). The said Society has not yet issued the Share Certificate in respect of the said Premises.

VI. **AND WHEREAS** the said Smt. Kantidevi Surendraprasad Baluni expired on 03/08/2023, at All India Institute of Medical Science Rishikesh, Dehradun, Uttarakhand, died intestate, leaving behind her the following persons as her only heirs, legal representatives and next-of-kin according to the Hindu Succession Act, 1956, by which she was governed at the time of her death;

- 1) Mr. Sunil Surendra Baluni (Son)
- 2) Mrs. Purnima Deepak Raturi nee Ms. Purnima Surendra Baluni (Married Daughter).

*Sunil*

*Purnima*

परीक्षिता सिंह