

Municipal Corporation of Greater Bombay.

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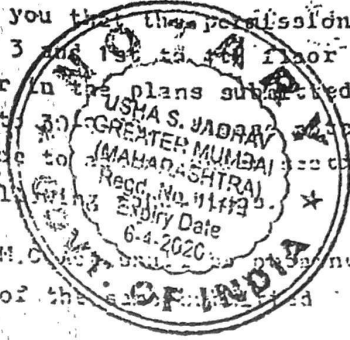
No. CE/1916(A)/BSZII/AP

To
Shri R.S. Bhatnagar, Architect.

Sub : Permission to occupy the completed portion of wing 3 and 1st to 4th floor of wing 4 on plot B of C.S.No. 151/2, 152 1 & 2, Dattamandir Road, Malad East.

Ref : Your letter dated 23-11-77.

By direction I have to inform you that the permission to occupy the completed portion of wing 3 and 1st to 4th floor of wing 4 shown by you in the red colour in the plans submitted by you on 13-11-77 is hereby granted upto 30-11-78 subject to the condition that this permission is without prejudice to the provisions of 753A/171 of B.M.C. Act and subject to following conditions:-
1. That the certificate u/s 753A of B.M.C. Act is obtained from A.B.W.M.B. and certified copy of the same is submitted to this office.



- 2. That all terms and conditions of the approved layout/ subdivision shall be complied with.
- 3. That all I.O.B. objection 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. Existing structure will be demolished before asking for further occupation.
- 6. All proposed walls etc. etc. will be constructed as per B.C.C.

CERTIFIED TO BE TRUE COPY - 30 JAN. 1978

Asst. Engineer Bldg. Proposal

USHA S. JADHAV, A. & C.P.

Advocate, LL.M.
ADVOCATE HIGH COURT,
NOTARY GOVT. OF INDIA -
701, Bldg. No. 4, Naranda Complex,
Vaishali Nagar, Dahisar (East),
Maha.ashtra, Mumbai-400 068.



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No. CE/1916(A)/BSZII/AP

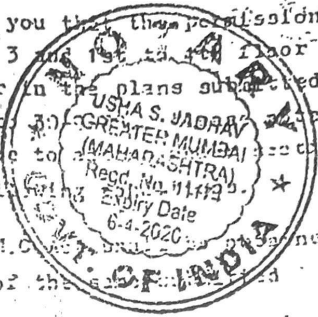
To
Shri R.S. Bhatnagar, Architect.

Sub : Permission to occupy the completed portion of wing 3 and 1st to 4th floor of wing 4 on plot 5 of C.S.No. 151/2, 152 1 & 2, Dattamandir Road, Malad East.

Sir

Ref : Your letter dated 23-11-77.

By direction I have to inform you that the permission to occupy the completed portion of wing 3 and 1st to 4th floor of wing 4 shown by you in the red colour in the plans submitted by you on 13-11-77 is hereby granted upto 30-06-2020. That this permission is without prejudice to section 353A/171 of B.M.C. Act and subject to following conditions:



1. That the certificate n/s UTPA of B.M.C. Act and certified copy of the same be submitted to this office.

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

3. That all I.O.B. objection 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. Existing structure will be demolished before asking for further occupation.

6. All compound walls and gates will be constructed as per B.C.C.



CERTIFIED TO BE TRUE COPY - 30 JAN. 1978

Respectfully,
Advocate

USHA S. JADHAV, A. & C.P.

Advocate, LL.M.
ADVOCATE HIGH COURT,
NOTARY GOVT. OF INDIA

701, Bldg. No. 4, Naranda Complex,
Vaishali Nagar, Dahisar (East),
Maharashtra, Mumbai-400 068.

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13/02/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 3539/2025

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3974885.46
(4) पू-भापन, पोटहिस्सा व चरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सी/101, माळा नं: पहिला मजला, इमारतीचे नाव: मालाड गौतम नगर को-ऑप हाऊसिंग सोसायटी लि., ब्लॉक नं: मालाड पूर्व, मुंबई - 400097, रोड : दत्त मंदिर रोड PUI: PN0802370110000 ((C.T.S. Number : 151 ;))
(5) क्षेत्रफळ	1) 37.17 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 असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-बेला कमलेश मेहता वय:-57; पत्ता:-प्लॉट नं: सी-101, माळा नं: 1, इमारतीचे नाव: मालाड गौतम नगर को-ऑप हाऊसिंग सोसायटी लि. , ब्लॉक नं: मालाड पूर्व, मुंबई - 400097, रोड नं: दत्त मंदिर रोड , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAGPM5477R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुधीर बालुमाई त्रिवेदी वय:-63; पत्ता:-प्लॉट नं: डी-302, माळा नं: 3, इमारतीचे नाव: शांति नगर सोसायटी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: दत्त मंदिर रोड , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ABSPT2282Q 2): नाव:-धर्मिल सुधीर त्रिवेदी वय:-28; पत्ता:-प्लॉट नं: डी-302, माळा नं: 3, इमारतीचे नाव: शांति नगर सोसायटी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: दत्त मंदिर रोड , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AXNPT6474B
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	13/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	3539/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	384000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

दस्तासोबत सूची क्र. II
खरी प्रतसह. दुय्यम निबंधक बोरीवली क्र. 6,
मुंबई उपनगर जिल्हा.

Valuation ID	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					13 February 2025,07:22:11 PM
	202502139728					
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	62-मालाड (पुर्व) (बोरीवली)					
उप मूल्य विभाग	भुभाग: पूर्वेस द्रुतगती मार्ग,उत्तरेस वॉर्ड सीमा, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे.					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#151					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
62930	132420	151910	166300	132420	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	37.17चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	30 वर्षे	बांधकामाचा दर -	Rs.30250/-	
उद्दवाहन सुविधा-	नाही	मजला -	First Floor			
रस्ता सन्मुख -						
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ नुसार मूल्यदर	= 95% apply to rate = Rs.125799/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
	= (((125799-62930) * (70 / 100)) +62930)					
	= Rs.106938/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 106938 * 37.17					
	= Rs.3974885.46/-					
Applicable Rules	= ,18,19,4					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बांदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांदिस्त बाल्कनी + मेकेनिकल वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 3974885.46 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	=Rs.3974885.46/-					

Home Print

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CHALLAN
MTR Form Number-6



GRN MH016107038202425E		BARCODE [Barcode]		Date 13/02/2025-16:34:37		Form ID 25.2	
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty				TAX ID / TAN (If Any)			
Office Name MBI				PAN No.(If Applicable) ABSPT2282Q			
Location MUMBAI				Full Name SUDHIR BALUBHAI TRIVEDI			
Year 2024-2025 One Time				Flat/Block No. C/101, Malad Gautam Nagar CHSL			
Account Head Details		Amount In Rs.		Premises/Building			
0030045501 Stamp Duty		384000.00		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)			
				PAN2=AAGPM5477R~SecondPartyName=BELA KAMLESH			
				MEHTA~CA=6400000			
Total		4,44,000.00		Amount In Words Four Lakh Fourteen Thousand Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No. 02003942025021301074 1425027970	
Cheque/DD No.				Bank Date		RBI Date 13/02/2025-16:35:54	
Name of Bank				Bank-Branch		Not Verified with RBI	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

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Department ID : **NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.** Mobile No. : 9819004317
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 13th Day of FEBRUARY, 2025 BETWEEN MRS. BELA KAMLESH MEHTA {PAN – AAGPM5477R}, aged 57 yrs, an adult, Indian Inhabitant of Mumbai, residing at Flat no – C/101, 1st Floor, Malad Gautam Nagar Co-op. Hsg. Society Ltd., Datta Mandir Road, Malad (East), Mumbai - 400097 hereinafter called and referred as “THE VENDOR” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns) of the FIRST PART

AND

1) MR. SUDHIR BALUBHAI TRIVEDI {PAN – ABSPT2282Q}, aged 63 yrs, & 2) MR. DHARMIL SUDHIR TRIVEDI {PAN – AXNPT6474B}, aged 28 yrs, both adults, Indian Inhabitants of Mumbai, residing at Flat No – D/302, Shanti Nagar Society, Datta Mandir Road, Malad (East), Mumbai – 400097, hereinafter called as “THE PURCHASERS” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the SECOND PART.

B. K Mehta S. B. Trivedi
RSI

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WHEREAS the VENDOR is possessed and owner of on what is known as "OWNERSHIP BASIS" of a Residential Flat No - C/101 on 1st Floor of Malad Gautam Nagar Co-op. Hsg. Society Ltd. situated at Datta Mandir Road, Malad (East), Mumbai - 400097 admeasuring 400 sq.ft Built-up area, bearing C.T.S. No :- 156 of Village Malad (East) and the Society bearing Registration No. BOM/HSG/5663 dated 24/11/1978, hereinafter referred to as "THE SAID FLAT" & "THE SAID BUILDING/SOCIETY".

AND WHEREAS by an Agreement dated 14/10/1977 made and entered into BETWEEN MESSRS. SWASTIK TRADING COMPANY, therein referred to as "THE PARTY OF FIRST PART" AND MR. A R. MANE, therein referred to as "THE PARTY OF SECOND PART", the party of second part therein purchased said Flat No - C/101 on Ownership basis for a valuable consideration mentioned therein.

AND WHEREAS by an Agreement dated 02/03/1995 made and entered into BETWEEN SHRI. ASHOK R. MANE, therein referred to as "THE TRANSFEROR" AND SHRI. KAMLESH AMBALAL MEHTA & SMT. BELA KAMLESH MEHTA, therein referred to as "THE TRANSFEREES", the transferees therein purchased said Flat No - C/101 on Ownership basis for a valuable consideration mentioned therein.

AND WHEREAS by an Agreement for Sale dated 31/05/2004 made and entered into BETWEEN SHRI. KAMLESH AMBALAL MEHTA, therein referred to as "THE VENDOR" AND SMT. BELA KAMLESH MEHTA, therein referred to as "THE PURCHASER", the purchaser therein purchased half undivided share of the Vendor in the said Flat No - C/101 on Ownership basis for a valuable consideration mentioned therein, which was duly registered vide serial No. BDR2-05113-2004 dated 09/06/2004.

AND WHEREAS the VENDOR is holding Share Certificate No - 36 dated 01/01/1982 of 5 fully paid shares of Rs.50/- each bearing serial no - 176 to 180 (both inclusive) in her name hereinafter referred to as "THE SAID SHARES".

B.K Mehta

S. B. Trivedi

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AND WHEREAS the VENDOR declares that her membership in the said society is valid and subsisting and not terminated by the said society and she has not received any notice of expulsion of membership or any other notices restraining her from transferring the said flat and the said Shares.

AND WHEREAS an Agreement is arrived at between the parties hereto whereby the VENDOR has agreed to sell, assign, convey, assure and transfer unto the PURCHASERS and the PURCHASERS have agreed to purchase and acquire from the VENDOR said Flat along with said shares and all the rights, title and interest of the VENDOR including ownership rights in respect of the said Flat and all the benefits and advantages free from all encumbrances at and for a total consideration of Rs.64,00,000/- (RUPEES SIXTY FOUR LAKHS ONLY).

AND WHEREAS the PURCHASERS have requested to the VENDOR to execute Sale Agreement, which the VENDOR has agreed to do so in the manner hereafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER :

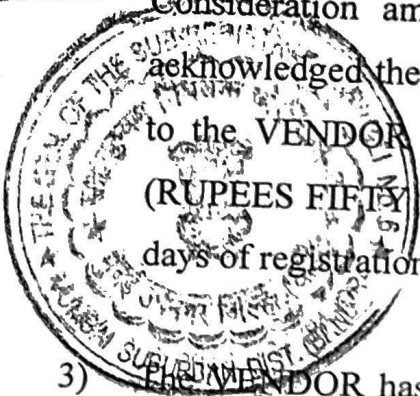
- 1) That the VENDOR doth hereby sell, transfer, assign, convey unto and in favour of the PURCHASERS and the PURCHASERS hereby acquire and purchase the said Flat No- C/101 on 1st Floor of Malad Gautam Nagar Co-op. Hsg. Society Ltd. situated at Datta Mandir Road, Malad (East), Mumbai - 400097 admeasuring 400 sq.ft Built-up area, together with all rights, benefits, titles, shares, sinking fund amount, deposits etc and ownership rights in respect of the said Flat at and for a total consideration of Rs.64,00,000/- (RUPEES SIXTY FOUR LAKHS ONLY).
- 2) It is hereby agreed by and between the parties that the PURCHASERS has paid a sum of Rs.6,51,000/- (RUPEES SIX LAKHS FIFTY ONE THOUSAND ONLY) being part payment of sale consideration amount after deducting TDS of Rs.64,000/- (RUPEES SIXTY FOUR THOUSAND ONLY) being 1% on Sale

B. K. Mehta

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Consideration amount as per Income Tax Rules and the VENDOR have acknowledged the receipt of the same. The PURCHASERS have agreed to pay to the VENDOR the balance amount of sale consideration of Rs.56,85,000/- (RUPEES FIFTY SIX LAKHS EIGHTY FIVE THOUSAND ONLY) within 60 days of registration of this agreement through bank loan/personal resources..

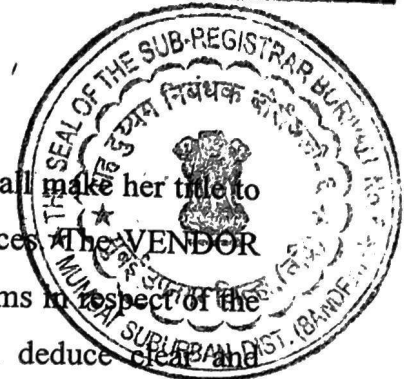


- 3) THE VENDOR has agreed to hand over vacant and peaceful possession of the said flat to the PURCHASERS immediately on the day of receipt of entire balance amount of sale consideration.
- 4) The VENDOR declares that she is absolute sole owner and/or fully seized and/or possessed and/or otherwise well and sufficiently entitled to the said Flat and no other person or persons has or have any right, title, and interest, claim or demand of any nature whatsoever into or upon the said Flat either by way of sale, mortgage, charge, lien, gift, trust, inheritance, leave and license, easement or otherwise any tax liabilities in respect of the said flat and is free from all encumbrances, claims, liens, attachment either before or after judgment and that there is no any adverse claim from any person or any local authorities and that there is no defect in title and that she has good right, full power and absolute authority to sell, assign, convey and/or otherwise transfer the said Flat and all her rights, titles and interests including the ownership rights in respect of the said Flat unto and in favor of the PURCHASERS.
- 5) The VENDOR hereby declares, confirms, represents and warrants to the PURCHASERS that there are no Wealth Tax or other taxation proceedings either for recovery or otherwise initiated, concluded or pending by any Taxation Authorities or Local Authorities whereby the rights of the VENDOR to deal with the said flat are any way affected & that the title of the VENDOR to the said flat is clear, marketable and free from all encumbrances.
- 6) The VENDOR has agreed and shall always be liable to pay any form of liability such as insufficient Stamp duty & penalty on previous chain agreements with respect to said flat.

B. K. Mehta

S. B. Trivedi

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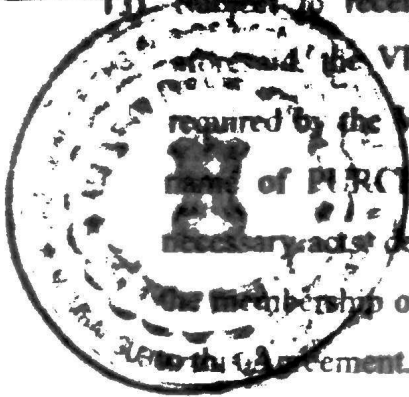
- 7) The VENDOR shall always be liable and responsible for and shall make her title to the said flat as clear, marketable and free from all encumbrances. The VENDOR shall at her own cost and risk clear all defects and settle all claims in respect of the said flat up to the date of execution of this agreement and deduce clear and marketable title to the said Flat.
- 8) The VENDOR has handed over Original Share Certificate & Original Chain Agreements pertaining to said flat as mentioned above to the PURCHASERS on the day of execution of this agreement.
- 9) The VENDOR agrees to indemnify and keep indemnified the PURCHASERS against any actions, costs, charges and expenses that may be made, suffered incurred or instituted against the PURCHASERS and/or any one of claiming through her on account of and/or for the breach of any of the representation made by the VENDOR in these presents turn out to be incorrect or and to be false.
- 10) Upon making full & final payment of Sale Consideration amount the PURCHASERS as the owners shall be entitled to deal with the said flat in such manner as they deem fit.
- 11) That the PURCHASERS shall from time to time and at all times, after making balance & final payment of sale consideration amount as per this agreement, peaceably and quietly enter upon, occupy, possess and/or enjoy the said flat and every part thereof hereby sold, transferred, assigned for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from the VENDOR and/or her heirs, executors or administrators or by any person or person's claiming or to claim from under or in trust for her.
- 12) The PURCHASERS shall hold the said flat free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the VENDOR well and sufficiently saved defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and whatsoever made occasioned and suffered by the VENDOR and/or by any person or persons claiming or to claim from under or in trust for her.

B. K. Mehta

S. B. Trivedi

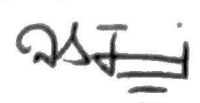
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... receipt of the full sale consideration amount by the **VENDOR** as
 ... the **VENDOR** shall sign and execute such other documents as may be
 required by the **VENDOR** to enable the said society to transfer the said Flat in the
 name of **PURCHASERS** and for that purpose the **VENDOR** shall do all the
 necessary acts & deeds, things in the manner so required and shall also resign from
 the membership of the said society in favour of the **PURCHASERS** with reference
 to this Agreement.

- 14) The **VENDOR** further declares that on execution of these presents, she and her heirs, executors, administrators, successors shall not have any right, title or interest of any nature whatsoever either directly or indirectly in the said Flat or in any part or portion thereof together with benefits of any Sinking fund, Repair fund or any other funds of the said Society and the **PURCHASERS** shall be exclusively entitled to the said Flat and said funds.
- 15) On the **PURCHASERS** being admitted as members of the said society the **PURCHASERS** shall abide by the Rules and Regulations and bye-laws of the said society and pay the regular outgoings as per society bills.
- 16) The **VENDOR** shall clear all dues payable by her to Tata Power for the Electricity charges, Mahanagar Gas Ltd for Gas charges or any outstanding/s payable to the said society in respect of the said flat till the date of handover of vacant possession of the said flat to the **PURCHASERS**.
- 17) It is hereby agreed by the **VENDOR** that she has No Objection to transfer any amount of Deposits Lying with the Tata Power, Mahanagar Gas Ltd, said Society or any other such bodies in her name against the said Flat in the name of the **PURCHASERS**.
- 18) The **VENDOR** agrees to obtain all necessary written permissions and/or No-objection certificates from the said society for transferring the said flat and the said shares in the name of the **PURCHASERS** herein.

B.K Mehta S.B Trivedi


बदल - ६/		
393e	92	2C
२०२५		



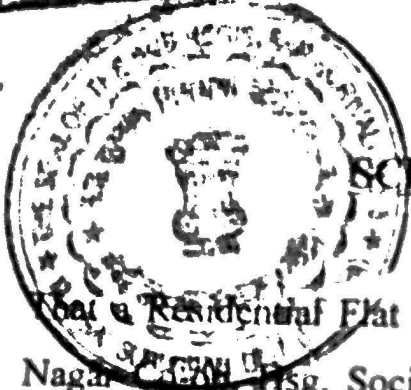
- 19) The VENDOR has agreed to obtain necessary NOC or other documents from the concerned authority for approval of Housing loan amount.
- 20) This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Acts, 1963 and the Maharashtra Ownership Flat Rules, 1964 or any other provisions of law applicable thereto.
- 21) The PURCHASERS agrees to pay the necessary stamp duty as levied by the concerned authority on this agreement and to lodge this agreement for registration by paying the registration fees.
- 22) Parties hereto agree and assure each other to procure the Registration of this deed whenever such registration be legally required and necessary to give effect to this deed according to law applicable to the said flat and to appear before the Sub-Registrar concerned and to present the documents for registration, to admit and execute thereof and to receive acknowledgement for such documents.
- 23) The VENDOR agrees to get the said Flat transferred in the name of the PURCHASERS in the records of the Society and the Premium/Transfer fee/Donation on transfer of shares payable to the said Society in this respect shall be borne and payable by both the parties equally.
- 24) It is agreed by the parties hereto that if there is any delay or default on the part of either party in performing their respective part of the contract then the aggrieved party shall be entitled to specific performance of this Agreement together with right to claim cost, charges and expenses and losses, from the defaulting party.
- 25) This Agreement is subject to the exclusive jurisdiction of the Courts at Mumbai only.

B. K. Mehta

S. B. Trivedi

RSI

बलि = ६!		
393C	93	2C
२०२१		



SCHEDULE OF THE PROPERTY

One Residential Flat bearing Flat No- C/101 on 1st Floor of Malad Gautam Nagar Co-op Hsg. Society Ltd. situated at Datta Mandir Road, Malad (East), Mumbai - 400097 admeasuring 400 sq.ft Built-up area (equivalent to 37.17 sq.mtrs Built-up area) bearing C.T.S. No:- 151 of Village - Malad (East), Taluka - Borivali of Mumbai Suburban District hereinabove referred to as "THE SAID FLAT" & "THE SAID BUILDING/SOCIETY".

AND WHEREAS the said Building was constructed in the year 1978 the said Building is having Ground plus 04 (Four) Upper floors without Lift facility.

B. K. Mehta

S. B. Trivedi

ASST

करल = ६१		
343८	१५	२८
२०२५		

RECEIPT

RECEIVED a sum of Rs.6,51,000/- (RUPEES SIX LAKHS FIFTY ONE THOUSAND ONLY) towards part payment of sale consideration amount from the party of the Second part, MR. SUDHIR BALUBHAI TRIVEDI & MR. DHARMIL SUDHIR TRIVEDI, in respect of sale of above mentioned Flat No- C/101, 1st Floor, Malad Gautam Nagar Co-op. Hsg. Society Ltd., Datta Mandir Road, Malad (East), Mumbai - 400097.

Details of Payment :-


Sr.	Cheque No	Dated	Drawn on Bank,	Branch	Amount
1.	000023	02/12/2024	BANK OF BARODA,	Malad East	51,000/-
2.	000024	17/01/2025	"	"	6,00,000/-
TOTAL					<u>6,51,000/-</u>

I SAY RECEIVED,

B. K. Mehta

(VENDOR)

WITNESSES :-

1. K. S. Trivedi.
2. 

5113324

सूची क्र.2

दुय्यम निबंधक : बोरीवली । (मालाड)

13-02-2025

दस्त क्रमांक : 5113/2004

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

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1)विलेखाचा प्रकार	करारनामा	खरल - ६/
(2)मोबदला	रु.286500	353९ १६ २८
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 286500	२०२५
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका क्र सी/101, सी वींग, 11 ला मजला, गीतम नगर, मधील अर्धा अविभाजीत हिस्सा	
(5) क्षेत्रफळ	37.17 चौ मी बिल्ट अप	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कमलेश अंबालाल मेहता वय:-??पत्ता:- सी १०१पिन कोड:-९७पॅन नं:-	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-बेला कमलेश मेहता वय:-??पत्ता:- सी १०१पिन कोड:-९७पॅन नं:-	
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/05/2004	
(10)दस्त नोंदणी केल्याचा दिनांक	09/06/2004	
(11)अनुक्रमांक,खंड व पृष्ठ	5113/2004	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2845	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	2870	
(14)शेरा	-	



MALAD GAUTAM NAGAR Co-op. Hsg. Soc. Ltd.

मालाड गौतम नगर सहकारी गृहनिर्माण संस्था मर्यादित

Redg. No.: BOM / HSG. / 5663 of 1978

गौतम नगर, दत्त मंदिर मार्ग, मालाड (पूर्व), मुंबई - ४०० ०९७.
GAUTAM NAGAR, DATTAMANDIR ROAD, MALAD (EAST), MUMBAI - 400 097.

Date : _____
DATE: 04/02/2025

To,
Smt. Bela Kamlesh Mehta,
C-101, 1st floor, Malad Gautam Nagar
Co-operative Housing Society Limited,
Datta Mandir Road, Malad (East),
Mumbai 400097.

बरल - ६/		
343E	90	2L
२०२५		

Dear Sir,

This is to certify that Smt. Bela Kamlesh Mehta a member and owner of the flat at Malad Gautam Nagar Co-operative Housing 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.** C/101
3. **Address** - Malad Gautam Nagar Co-op Housing Society Ltd, Datta Mandir Road, Malad East, Mumbai - 400097.
4. **Area of the flat** - 400 sq.ft (Built-up)
5. **Age of the Building** - 46 years
6. **Year of construction** - 1978
7. **Floors of the building** - Ground Floor + 4 floors
8. **Whether lift is provided** - No Lift
9. **Location** - Village-Malad, Taluka - Borivali, Mumbai Suburban District.
10. **CTS No & Rev. Village** - 151, 151/1, 152, 152/1, 152/2 of Village - Malad, Taluka - Borivali, District - Mumbai Suburban
11. **Nature of Property** - Residential
12. **Terms of Occupancy** - Ownership
13. **Share Certificate** - Bearing No.36, having Dist No. from 176 to 180 stands on her 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 Smt. Bela Kamlesh Mehta 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 Gautam Nagar Co-operative Housing Society Ltd.
Secretary/ Chairman/ Treasurer



बल - ६/		
393e	9L	2L
२०२५		

E MALAD GAUTAM NAGAR **CO-OPERATIVE HOUSING SOCIETY LIMITED**



(Registered under M. C. S. Act, 1960) (Registration No. 5663 and Date 36)

Capital Rs. 2 LACS Divided into 4000 Shares each of Rs. 50/- only
 Member's Register No. 36 (C/101)

THIS IS TO CERTIFY that Shri/Smt. A. R. MANE.

BOMBAY is the Registered Holder of Shares [FIVE] from No. -176-
180- of Rupees TWO HUNDRED FIFTY ONLY [Rs. 250/-]

E MALAD GAUTAM NAGAR **CO-OPERATIVE HOUSING SOCIETY LTD.**
LAD, BOMBAY subject to the Bye-laws of the said Society and that upon each of
 Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at BOMBAY this 1ST
of JANUARY 1982 .

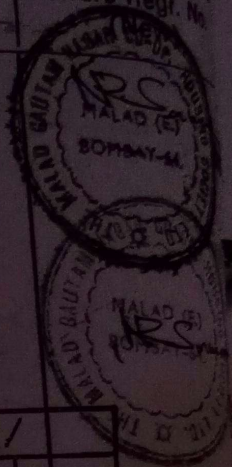
[Signature] Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee



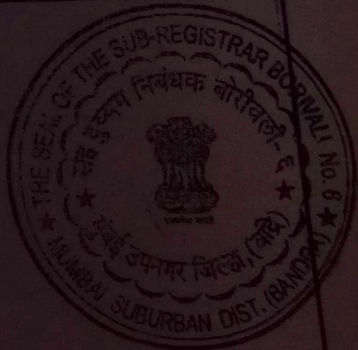
P. T. O.

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No.
31/08/1996	82	36	KAMLESH A. MEHTA	
01/08/2004		36	SMT. BELA KAMLESH MEHTA	



बरल - ६/
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Chairman

Hon. Secretary

Committee Member

बरल - ६/		
393E	20	2C
२०२५		

37
मालाड (पू)

मालमत्ता पत्रक

तालुका/न. भू. मा. क्र. ४५५/२५
मालमत्ता पत्रक

शिट नंबर
प्लॉट नंबर
क्षेत्र
चौ.मो.

५०६५.६

जिल्हा -

शासनाला दिलेल्या आकाराची किंवा भाड्याची तपशील आणि त्याच्या परंपरासमर्थी निष्पत्ती



[विनशोती आकार रु. ८.०० (१२-५-७२) ते ३१-७-७२]
[रु. १६.६० १-६-७२ पासून]
[रु. २७९.७० १-३-५२ ते ३१-७-७२]
[रु. ५४३.४० १-८-७२ पासून]
[रु. १०८६.८० १-८-७२ पासून]

- श्री.रुपचंद यशरामलाल भंसाली
 - श्री.भयानीराम सिरमला शाह
 - श्री.बस्तिमल यंदनमल शाह
- द्वारेचीने श्रीमती साकरबेन मणीलाल पटेलकरबुन



व्यवहार.	खंड क्रमांक	नविन धारक, (पा) पट्टेदार, (प) किंवा मार, (भा)	साक्षात्कन.
<p>२६/११७१ २६/११७२</p> <p>ज.नि.अधि.मु.उ.अंधेरी यांचेकडील क.प.डी.सी./एल.एन.डी.सी. VI/११६ दि.२२-१-७२ प्रमाणे वि.शे.सारा नोंद घेतली. सा.नं. १५४/१२, १५३, १५२/१२</p> <p>ज.नि.अधि.मु.उ.अंधेरी यांचेकडील क.प.डी.सी./एल.एन.डी.सी. VI/११६ दि.२६-२-७२ प्रमाणे वि.शे.सारा नोंद घेतली. सा.नं. १५४/१२, १५३, १५२/१२</p> <p>ज.नि.अधि.मु.उ.अंधेरी यांचेकडील क.प.डी.सी./एल.एन.डी.सी. VI/११६ दि.२६-२-७२ प्रमाणे वि.शे.सारा नोंद घेतली. सा.नं. १५४/१२, १५३, १५२/१२</p> <p>मा.अ.उप.नि.मुंबई उप,अंधेरी यांचेकडील विनशोती आदेश क्रमांक ए.डी.सी./एल.एन.डी./११६ दि.१५/१२/७९ अन्वये र.रु. १०८६.८० क्षेत्र चौ.मि. वि. ४८/७९ पासून विनशोती सारा नोंद घेतली.</p>			<p>सही - २६/१०/७१ न.मू.अ.क्र.५ मू.उ.सही XXX</p> <p>सही - २६/६/७२ न.मू.अ.क्र.५ मू.उ.सही XXX</p> <p>सही - ८/४/७४ न.मू.अ.क्र.५ मू.उ.सही XXX</p> <p>सही - २७/६/७४ न.मू.अ.क्र.५ मू.उ.सही XXX</p> <p>सही - १९/७/८२ नि.नि.गू.अ. तथा न.मू.अ.क्र.५ मू.उ.नि.मू.</p>



ADVOCATE B. COM. LL. M.
NOTARY GOVT. OF INDIA
701, Bldg. No. 4, Narendra Complex,
Vaishali Nagar, Dahisar (East),
Maharashtra, Mumbai-400 068.



For Malad Gautam Nagar C.H.S. Ltd.,

Secretary Treasurer Chairman

बरल - ३/

3020 42 20

२०१८

बरल - ६/		
3939	29	2C
विभाग/पोजे	मालाड (प)	
नमूने/पुस्तिका	शिफ्ट नंबर	प्लॉट नंबर

मालमत्ता पत्रक

तालुका/न.भु.मा.का. -- न.भु.अ.मालाड

जिल्हा --

मुंबई उपनगर शासनाला दिलेल्या आकारपत्रात तपरीस आणि त्याच्या फेर तपरीस



मौ. अमावसी आयुक्त आणि संचालक भूमि अभिलेख (सि.अ.ब.) पुणे. गांधीकडील परिपत्रक क्र. मा.पू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भु.मालाड (पूर्व)/फे.क्र. ५४८ दिनांक १४/१२/२०१५ याचवे मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पाच हजार पासष्ट पुणांक सहा दशांश चो.मि. दाखल केले.

खंड क्रमांक

नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)

तपरीस करणारा -

खरी नकल -

न.भु.अ.मालाड



अर्ज क्रमांक ११ १०

एकूण नोंदी/एकूण शक्यते

अर्ज दाखल तारीख ११/१२/१६

नकलेचे शुल्क १२० २

अर्ज तयार तारीख ११/१२/१६

अर्ज निष्काली तारीख 18 FEB 2016 कागद शुल्क २ १

अर्ज करणारा *Jadhav*

अर्ज तपासणी करणारा *Semchi* एकूण शुल्क १२० २

प्रमुख लिपीक
आर प्रमुख अधिकारी
CERTIFIED TO BE
CORRECT COPY



बरल - ३/		
५६०	५५	२०
२०१६		

मालमत्ता पत्रक (मालाड)

मालाड (प)

मालाड पत्रक

3930 22 2025 8/3

क्र. क्रमांक / क्र. क्रमांक क्र. क्रमांक क्र. क्रमांक

दिनांक २०२५



प्राथमिकीकरण क्र. क्रमांक

- १) श्री. कनकधर चव्हाण व संजाली
- २) श्री. चण्डीराम शिरकण व साठ
- ३) श्री. अशिमल चव्हाण व साठ



दिनांक २४/०४/२०२५

For Malad Gautam Nagar C.H. Society
CERTIFIED TO BE TRUE COPY
 Treasurer Chairman

USHA S. JADHAV
 B.Com., LL.M.
 ADVOCATE HIGH COURT,
 NOTARY GOVT. OF INDIA
 701, Bldg. No. 4, Malandra Complex,
 Valshali Nagar, Dahisar (East),
 Maharashtra, Mumbai-400 088.

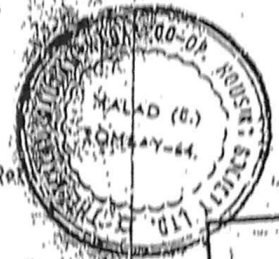
२४/०४/२०२५ मि. शे. सारा सुवत न. भू. क्र. २५२ प्रमाणे

२४/०४/२०२५ मि. शे. सारा न. भू. क्र. २५२ प्रमाणे

२४/०४/२०२५ सुवारीत विनशेती सारा न. भू. क्रमांक २५२ प्रमाणे

मे. सहस्रान्वार बोरीवली यांचेकडील पत्र क्र. जगावडी / का. वि. २६७/८८ दि. २५/५/८८ व मो. नि. मि. भू. अ. तथा नगर भूमापन अ. जोगेश्वरी यांचेकडील दि. ३/५/८८ अन्वये र. रूपये ११९६८.८९ पैसे जमिन महसुलाची धकऱ्याची म्हणून मोजाची नोंद ठेवणेत आली.

मा. जगावडी आवृत्त आणि संचालका भूमि अभिलेख (म. रा. पत्र) पुणे यांचेकडील परिपत्रक क्र. ना. भू. १/मि. प./ अहारी नोंद/२०१५ पुणे दिनांक २४/०२/२०१५ व याकडील आदेश क्र. न. भू. मालाड (पूर्व)/फ. क्र. ५४८ दिनांक २४/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद अंकी-क्षेत्र अहारी छत्तीस पूर्णांक हा दशांश चौ. मि. दाखल केले.



२४/१२/२०१५ एकूण नोंदी एकूण १००

२४/१२/२०१५ नकलेचे शुल्क १००

२४/१२/२०१५ कागद शुल्क २८

२४/०४/२०२५ मि. अ. मालाड
 २०२५
 १८/०४/२०२५

प्रमाणित लिपीत

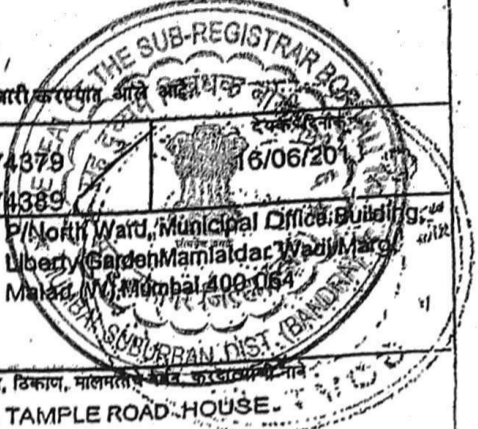
नगर भूमापन अधिकारी

बरल - ६ / -
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 ३०२५ ७३

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
 मालमत्ता कर देयक

शहर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १९८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

सेवा क्रमांक PN0802370110000	मालमत्ता करवर्ष 2013-2014	देयक क्रमांक 201310BIL02274379 201320BIL02274389	दस्तावेज क्रमांक 16/06/201
उपेक्षक व पत्ता : SECT GAUTAM NAGAR CO OP H3G SOC, DATTA MANDIR ROAD, MALAD E MUMBAI 97		शेक - सस. क. व सं. / विभाग : P/North Ward, Municipal Office Building, Liberty Garden, Malad East, Wadimarg, Malad, M.C. Mumbai 400 054	

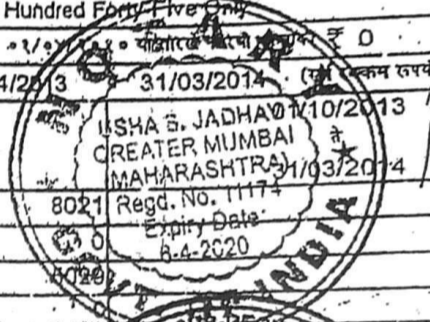


मालमत्ता क्रमांक, सधनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गणाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्ता कर देयक करालयाचे नाव
AT SAKERBEN MANILAL PATEL (P O SHRI R J KOTHARI) P6327(2)195B-I DATTA TAMPLE ROAD, HOUSE.

प्रथम करनिर्धारण दिनांक : **19/07/1974** | अंतिम करनिर्धारण दिनांक :
 एकूण भरलेली रक्कम : **₹ 97697645**

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 ₹ 15597

देयक क्रमांक	01/04/2013	31/03/2014	(यदि रक्कम उपरोक्त आहे)
राखेचे नाव	01/04/2013	31/03/2014	
सर्वसाधारण कर	30/09/2013		8021
पत्त			0
जलसंधारण कर			5029
मूलनिःसारण कर			0
मलनिःसारण कर			3127
न.च. शिक्षण उपकर			2991
राज्य शिक्षण उपकर			2406
रोजगार हमी उपकर			0
वृक्ष उपकर			147
पथकर			3721
कलम १५२ अ नुसार देवनी रक्कम			25442
एकूण देयक रक्कम			0
असक्रीय देव			0
महानगरपालिका देव			0
सर्वा : तात्पुरत्या देयकांमध्ये अधिदानाची रक्कम			0
सर्वा : देव अधिदानाची रक्कम			0
एकूण भरलेली रक्कम			25442
भरावण्याची निव्वळ रक्कम			0
प्रतिदानाची निव्वळ रक्कम			0
अक्षरी रूपये :	Twenty-Five Thousand Four Hundred Forty-Two Only.		
Secretary	Treasurer	Chairman	
अंतिम देय दिनांक	14/09/2013		



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 701, Bldg. No. 4, Malad East Complex,
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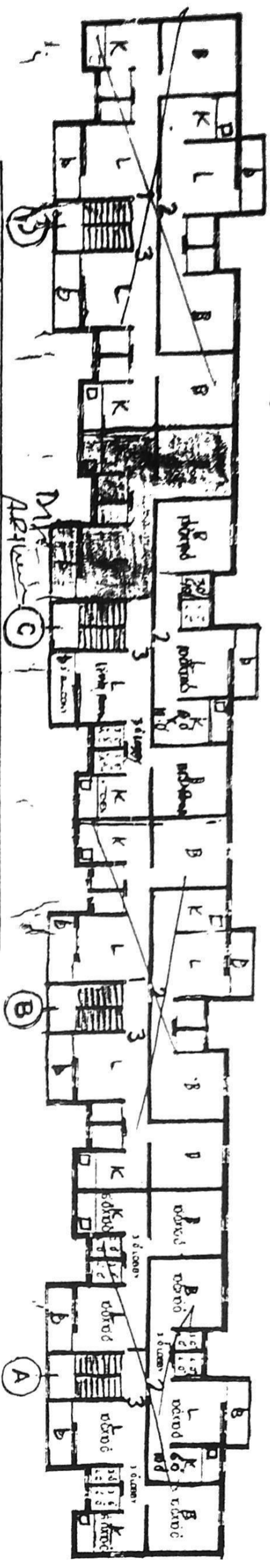
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 pls authorize

E & OE





BUILDINGS :		AREA	REMARKS	AREA	REMARKS	AREA	REMARKS
FLOOR	FLAT NO.	AREA	REMARKS	AREA	REMARKS	AREA	REMARKS
4TH	401						
	402						
	403						
3RD	301						
	302						
	303						
2ND	201						
	202						
	203						
1ST	101						
	102						
	103						
GR	1						
	2						
	3						

Flat No 101 on First Floor

Plot No 101 on First Floor

TYPICAL FLOOR PLAN
SCALE 1/4" = 1'-0"

PROPOSED GAUTAM NAGAR
AT DATTA MANDIR ROAD
M A L A D (E)

BHATNAGAR AMBARE ARCHITECTS
C. V. ...