

1	करल-२	
११५२	५	३६
२०१८		

MD'souza

FILE NO

: AGREEMENT FOR SALE:

This Agreement made and entered into at Mumbai on this 19th day of September in the Christian year 2018, BETWEEN 1) MRS. VIDHI KRISHNAMOHAN NAG, aged about 34 years, Pan No.AOOPN9013N, and 2) MR.KRISHNAMOHAN R. NAG, aged about 38 years, both are adults, Indian inhabitants of Mumbai, residing at Flat No.A/901, DEV ASHISH Co-operative Housing Society Limited, Subhash Road, Bhandup (W), Mumbai-400 078, hereinafter referred to as the 'VENDORS' (which expression shall unless it repugnant to the meaning and context thereof, mean and include their heirs, executors, administrators and assigns) of the party of the FIRST PART.

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Krishnamohan



AND

MS. MERLYN JULIE ANNA D'SOUZA aged about 35 Years, Pan No. AFMPD6546H, an adult, Indian inhabitant of Mumbai, presently residing at C/5, Pearl Houses, 205, Dr. Ambedkar Road, Dadar (E), Mumbai - 400014, hereinafter referred to as the 'PURCHASER' (which expression shall, unless it be repugnant to the meaning and context thereof, mean and include their heirs, executors, administrators and assigns) of the party of the SECOND PART.

WHEREAS:

- The VENDORS are seized, possessed, and /or otherwise well and sufficiently owner of a residential premises known as Flat No.A/901, admeasuring 417 Sq. Ft. Carpet area, on the 09th Floor in the building of the society known as Dev Ashish Co-operative Housing Society Limited, situated at Subhash Road, Bhandup (W), Mumbai-400 078, constructed on the pieces or

Vidhi

Krishnamohan

MD'souza

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२०१८	parcels of land situate, lying and being at Village Kanjur, in the	

registration district and sub-district of Mumbai City and Mumbai Suburban and bearing C.T.S. No. 398,398/1to 19, Village Kanjur, Taluka Kurla, Under Municipal Ward No. 'S' and the Registration Dist. of Greater Mumbai and suburban district an Registration District of Greater Mumbai (M.S.D.), hereinafter referred to as the 'The Said Premises', for the sake of brevity.

- b. The VENDORS have acquired and purchased The Said Premises from M/S City Estate Developers Ltd., by an agreement for sale dated 23rd day of June 2015 which is registered on the same day with the sub-registrar, Kurla, Mumbai suburban district, and bearing registration no. KRL4/ 6023/ 2015.



Dev Ashish Co-operative Housing Society Limited is registered under the Maharashtra Co-operative Societies Act 1960 with the Registration No. MUM/SRA/HSG/(T.C)/12844/2017, dated 12/2/2017 (hereinafter referred to as 'THE SAID SOCIETY'), the share certificate is not issued to any member and it is an under process.

- d. AND WHEREAS the VENDORS has agreed to sell, transfer and assign all their rights, title, interest etc. in respect of the Said Premises in favour of the within named Purchasers who has agreed to purchase the Said Premises at the price and terms and conditions described herein below.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

Vidhi

Krishnamohan

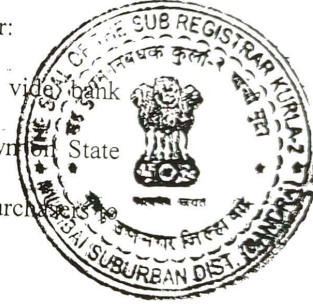
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२०१८		

1. The VENDORS shall sell to the Purchasers purchase from the VENDORS on ownership basis the Said Premises, more particularly described in the schedule hereinafter written, with all the rights of its occupation, enjoyment and ownership which the said VENDORS possess and transfer to the said Purchasers for the **total consideration of Rs. 89,00,000/- (Rupees Eighty Nine Lakh Only)**. The total consideration includes all the deposits, payments or any expenses such as amounts paid for extra amenities and any such charges that have been borne by the VENDORS in respect of the said premises.

2. The Total purchase price of the Said Premises **Rs.89,00,000/- (Rupees Eighty Nine Lakh Only)** has been agreed to be paid by the Purchasers to the VENDORS in the following manner:

- Rs.2,00,000/- (Rupees Two Lakh Only)** by vide bank transfer no.ITS2608049, dated 02/08/2018, drawn on State Bank Of India, Parel Branch, has paid by the Purchasers to the VENDORS as earnest money on 02/08/2018.
- Rs.10,00,000/- (Rupees Ten Lakhs Only)** by vide bank transfer No.ITS6548303, drawn on State Bank of India, Parel Branch, has paid by the Purchasers to the VENDORS as part Payment on 04/09/2018.
- Rs. 8,00,000/- (Rupees Eight Lakhs Only)** by vide Bank Transfer No.ITS6647715, dated 05/09/2018, drawn on State Bank of India, Parel Branch, has paid by the Purchasers to the VENDORS as part Payment on 05/09/2018.
- Rs. 8,11,000/- (Rupees Eight Lakhs Eleven Thousands Only)** by vide bank Transfer No.ITS7253091, dated 05/09/2018, drawn on State Bank of India, Parel Branch, has



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: SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
 Flat No. A/901, on the 09th Floor, A wing, in the building of the society known as Dev Ashish Co-operative Housing Society Limited, situated at Subhash Road, Bhandup (W), Mumbai-400 078, admeasuring 417 Sq. Ft. Carpet area constructed on the pieces or parcels of land situate, lying and being at Village Kanjur, in the registration district and sub-district of Mumbai City and Mumbai Suburban and bearing C.T.S. No. 398, 398/1to 19 of Village Kanjur, Taluka Kurla, Mumbai Suburban District.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this writing on the day _____ month and _____ year first herein above mentioned.


SIGNED, SEALED AND DELIVERED

by the within named party of the
 FIRST PART, the "VENDORS":-

- 1) MRS. VIDHI KRISHNAMOHAN NAG,
- 2) MR. KRISHNAMOHAN R. NAG,

In the presence of

1. Vinod Abhange 

2. Sameer Bagudra 


SIGNED, SEALED AND DELIVERED

By the within named party of the

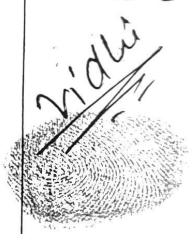
SECOND PART, the "PURCHASERS":-

MR. MERLYN JULIE ANNA D'SOUZA

In the presence of

1. Vinod Abhange 

2. Sameer Bagudra 



MD'souza



DEV ASHISH CO-OP HOUSING SOCIETY LTD.

(Reg No. : MUM/SRA/HSG/(TC)/12844/2017 Dated : 06.12.2017)

Add: CTS NO.398, 398/1 TO 19 OF VILLAGE KANJUR, SUBHASH ROAD (W), BHANDUP (W), MUMBAI-400078.

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११४५२	१३	३९
AND MR. KRISHNAMOHAN		

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT MRS. VIDHI KRISHNAMOHAN NAG AND MR. KRISHNAMOHAN NAG are bonafide members of our society and are holding flat No. A/901 admeasuring about 417 sq. ft. carpet area on the 9th floor in the building of DEV ASHISH CO-OP HOUSING SOCIETY LIMITED (Reg. No MUM/SRA/HSG/(TC)/12844/2017 dated 06.12.2017) situated at CTS NO 398/1 to 19 OF VILLAGE KANJUR, SUBHASH ROAD, BHANDUP (WEST), MUMBAI 400078.

Share certificate of the Society Membership has not yet been issued to any member so far.

They have paid the dues of the society upto date, the bills of which are generated by the society and available as a part of our record.

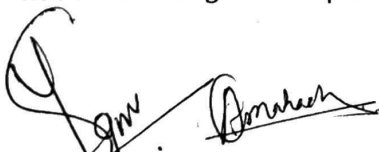
The building of the society was constructed in the year 2016. The building in which the flat is situated consists of Ground + 13 upper floors and does have lift facility.

The said flat is free from any encumbrances such as Mortgage, Lien, Charge, hypothecation etc as per the records of the Society.

The society has **NO OBJECTION** for sale of the said flat and the said share in favour of MERLYN JULIE ANNA D'SOUZA.

This certificate is being issued on their request subject to compliance of documentation and provisions of bye-laws No. "G" for transferring the Share & Property.

Any financial liability created by the builder of the building and local authority, will be discharged by the Transferor, till the receipt of the entire sale proceeds of the captioned flat or handling over of possession, whichever is later.



CHAIRMAN / SECRETARY
FOR DEV ASHISH CO-OP HOUSING SOCIETY LIMITED
Date : 17th September, 2018
Place : Mumbai



SLUM REHABILITATION AUTHORITY
 5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

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२०१८ (FORM 'A')		

No. SRA/ENG/2514/S/PL/AP **9 FEB 2012**
COMMENCEMENT CERTIFICATE

To,
M/s. City Estate Developers Pvt.Ltd.
Ishwar Bhavan, Nr. Bank of Baroda,
Station Road, Bhandup (West),
Mumbai-400 078.

COMPOSITE BLDG.

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६०२३	६२	८०
२०११/०८/२०१०		

With reference to your application No. 7448 dated 28/08/2010 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 398, 398/1 of village Kanjur T.P.S.No. - ward 15 situated at Subhash Road, Bhandup (W), Mumbai-400 078 for Marathwadi SRA CHS (Prop.).

The Commencement Certificate/Building Permit is granted subject to compliance of sanctioned plan in LOI U/R No. SRA/ENG/2178/S/PL/LOI dt. 02/03/2010 and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not conform to or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI P.B. BANDGAR

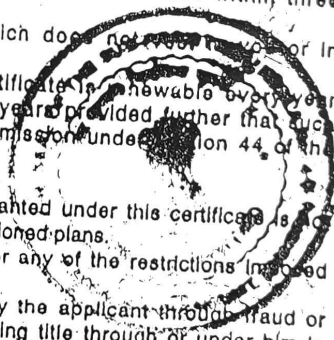
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level of Composite Bldg. for Wing 'A', 'B' & part Rehab Wing 'C'.

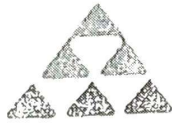
For and on behalf of Local Authority
 The Slum Rehabilitation Authority

Bhandgar
 9/2/2012
 Executive Engineer (SRA) - I
 FOR

TRUE COPY



OC ①



SLUM REHABILITATION AUTHORITY

No: SRA/ENG/2514/S/PL/AA

Dated 22 JAN 2017

To,
Architect,
Shri. Ajay Sawant of
M/s. Architectural Concept,
802, C-2 Wing, Skyline Wealth Space
Premier Road, Vidyavihar (West),
Mumbai-400 086.

Subject : Part OCC for Sale Wing 'A' & full OCC for Sale wing 'B' of Composite building under Slum Rehabilitation Scheme on plot bearing C.T.S. No.398, 398/1 to 19 of village- Kamun, situated at Subhash Road, Bhandup (West), Mumbai-400 078.

Ref: Your letter dated 01/03/2016.

Gentlemen,

With reference to your above letter, I have to inform you that the permission to occupy Part OCC for Sale Wing 'A' & full OCC to wing 'B' completed under the supervision of Architects Ajay Sawant of M/s. Architectural Concept (License No.CA/2007/40294), Consulting Structural Engineer Paras Consultants (Reg. No. STR S/33S/197), Site Supervisor Ansari Istiyaque Ahmed (Reg. No.SS/192/1) and as per occupation plans submitted by you on 05/03/2016 is hereby granted, subject to the following conditions

1. That this Occupation permission is granted for part OCC of Sale Wing 'A' i.e. Gr + 1st to 11th upper floors & full OCC of Sale wing 'B' i.e. Stilt + 1st to 7th upper floors as shown hatch on the accompanying occupation plans.
2. That the balance LOI & IOA conditions shall be complied before asking full OCC of Composite bldg.

O.C. (2)

3. That the certificate under section 270A of MMC. Act shall be obtained from A.E. (WW)-'S' ward and a certified copy of the same shall be submitted to this office.
4. That you shall handed over 02 nos. of PAP before granting full OCC to sale wing 'A'.

One set of plans for part completion of Sale wing 'A' & full completion of Sale wing 'B' of Composite building is returned herewith as a token of approval.

Yours faithfully,



Executive Engineer-III
Slum Rehabilitation Authority

Copy to:

1. Developer: M/s. City Estate Developers Ltd.
2. Secretary: Marathawadi SRA CHS Ltd.
3. Assistant Municipal Commissioner 'S' Ward.
4. A.E. (WW), 'S' Ward.
5. A.A. & C., 'S' Ward.
6. Secretary (SRA)/I-Card Section.



Executive Engineer-III
Slum Rehabilitation Authority

DEV ASHISH CO-OP. HOUSING SOCIETY LTD.

Registration No. MUM/SRA/HSG/(TC)/12844/2017 Dated: 06/12/2017
 CTS.NO.398, 398/1 TO 19 OF VILLAGE KANJUR, SUBHASH ROAD, BHANDUP (W), MUMBAI-400078.

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 29 3e
 2018

BILL

Unit No. : A/0901 Unit Area : 417.00 SqFt Unit Type : RESIDENCE Bill No. : 57
 Name : VIDHI NAG Floor No : 09 Bill Date : 01/07/2018
 Bill For : July, August, September : 2018 Due Date : 20/08/2018
 Wing : A

Sr.	Particulars Of Charges	Amount
1	Sinking Fund Contribution	522.00
2	Repairs & Maint. Fund	1,563.00
3	Maint. Service Charges Contribution	7,611.00
E.&O.E.		9,696.00
Sub Total		11,429.00
Adjustment Credit/Rebate		0.00
Interest On Arrears		0.00
Previous Arrears		0.00
Principal		11,429.00
Interest		0.00
Total Due Amount and Payable ₹		21,125.00

Rupees Twenty One Thousand One Hundred Twenty Five Only

Notes:

- THIS BILL TO BE PAY BEFORE DUE DATE, OTHER WISE 21% P.A. INTEREST WILL BE CHARGED.
- CHEQUE TO BE DRAWN ON ABOVE SOCIETY NAME. (DEV ASHISH CO-OP HSG. SOCIETY LTD)
- THIS BILL TO BE PAID QUARTELY BASIS ONLY AND RECEIPT WILL BE PRINT BELOW NEXT BILL.
- CHEQUE TO BE DEPOSIT TOWARDS TREASURER (FLAT NO. B/302, SANTOSH KAMTEKAR OR A/102)
- ALL ON LINE TRANSFER COUNTER RECEIPT TO BE EMAIL TO THE SOCIETY (devashishbhp@gmail.com)



RECEIPT

Received with thanks from VIDHI NAG

Details of payments received are as under: Period :- 01/04/2018 To 30/06/2018



Unit No. : A/0901

Receipt No.	Date	Chq No.	Chq Date	Bank & Branch	Towards Bill No.	Amount	
45	18/05/2018	668961	18/05/2018		16, Bill Date: 01/04/2018	17,901.00	
Rupees seventeen thousand nine hundred one only						Total	17,901.00

(Subject to Realisation of Cheque)

For DEV ASHISH CO-OP HOUSING SOCIETY LTD



करल-२

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महावितरण

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.
बीज आकार देयक

Bill No: 000000144148177
File No: 1-435/1000-M
CBI 0.1

BILL NO. (GGN):000000144148177

- ऑगस्ट-२०१८

ग्राहक क्रमांक : 000054305869
VIDHI K NAG&KRISHNAM OHAN R NAG
A-901, DEV ASHISH;CTS NO.398(1 TO 19);JANTA MARKET; SUBHASH NAGAR; 400078

देयक दिनांक 13-08-2018

देयक रक्कम रु 510.00

देय दिनांक 03-09-2018

या तारखे नंतर भरल्यास 520.00

मोबाइल/इमेल : 9969421584
बिलिंग युनिट : 4732/ISHWAR NAGAR S/DN, BHANDUP
दर संकेत : 90/LT I Res 1-Phase
पी. सी./चक्र+मास : J3/06/1002/1617/3555002



पुरवठा दिनांक 13-01-2016
मागील रिडिंग दिनांक 07-07-2018

गुणक अवयव	युनिट	समा. युनिट	एकूण बीज वापर
1.00	130	0	130

SCAN THIS QR CODE



QR कोडद्वारे आपला विलेख तपासण्यासाठी किंवा विलेख आकार पुढील देयकात समाविष्ट करण्यात येईल.
(Available on Android, iOS & Windows)

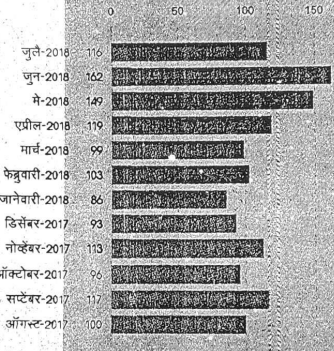
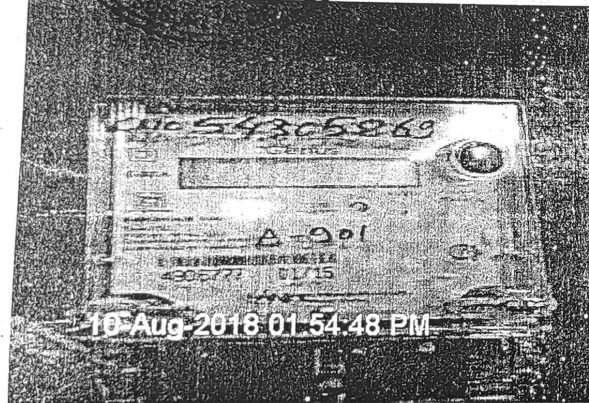
मध्यवर्ती तक्रार नियंत्रण केंद्र 24x7
1800-233-3435, 1800-200-3435, 19120

For Billing Complaint contact IGRF-IGRF ADMINISTRATIVE BUILDING, 6TH FLOOR, WAGLE STATE, THANE

येथे तक्रारीचे निवारण समाधानकारक न आल्यास ग्राहक पुढील ठिकाणी तक्रार दाखल करू शकतात
IGRF:- VIDYUT BHAVAN LBS MARG BHANDUP

सुख्य

मुख्य अभियंता (वाणिज्य)



विशेष संदेश Dear Consumer, Thank you for registering your mobile no. with MSEDCL. Your registered mobile no. is shown on the bill. It is requested to validate your mobile no. by visiting our website or using mobile app. Remaining consumers are requested to register their mobile no. by - 1) Visiting website, 2) Sending SMS 'MREG <consumer no>' to 9225592255
Toll Free Numbers of 24 X 7 Call Center of MSEDCL are changed. Consumers can dial any of the toll free numbers i.e. 1912, 1800-102-3435, 1800-233-3435 to reach MSEDCL Call Center.

महावितरणच्या कायमस्वरूपी बीज खंडित ग्राहकांसाठी
नवप्रकाश योजना
व्याज व विलंब आकारात माफी योजना
योजनेत सहभागी व्हा आणि
कायमस्वरूपी खंडित बीजपुरवठा पुन्हा जोडून घ्या
नवप्रकाश योजनेचा लाभ घेण्यासाठी महावितरणचे संकेतस्थळ www.mahadiscom.in पहा अथवा नजीकच्या कार्यालयाशी संपर्क साधा.

- कृषीपंप ग्राहकही योजनेत सहभागी होऊ शकतात.
- ३१ जानेवारी २०१७ पर्यंत मूळ थकबाकी भरा आणि व्याज व विलंब आकारात १००% सूट मिळवा
- योजनेच्या फेब्रुवारी ते एप्रिल २०१७ ह्या तीन महिन्यांत मूळ थकबाकी २५% व्याजासह भरा. विलंब आकारात १००% आणि व्याजात ७५% सूट मिळवा.



स्थळप्रत बिलिंग युनिट : 4732	ग्राहक क्रमांक : 000054305869	पी. सी. : J3	दर : 90	या तारखे पर्यंत भरल्यास	23-08-2018	Rs. 500.00
अंतिम तारीख	03-09-2018			या तारखे नंतर भरल्यास	03-09-2018	Rs. 520.00

बिलिंग युनिट : 4732	ग्राहक क्रमांक : 000054305869	पी. सी. : J3	दर : 90	अंतिम तारीख	03-09-2018	Rs. 510.00
47323000054305869030920180000005100010002308180010				या तारखे पर्यंत भरल्यास	23-08-2018	Rs. 500.00
				या तारखे नंतर भरल्यास	03-09-2018	Rs. 520.00



FORM A: PERSONAL DETAILS

Existing Customer: Yes No

APPLICANT CO-APPLICANT GUARANTOR

If Yes, CIF No/ Account No. 38008931292 Housing Loan

Name: MERLYN D' SOUZA
First Name Middle Name Last Name

Date of Birth: 24/10/1983 PAN: AFMPD6546H

Mobile: 9821595476

e-mail: merlynmadsouza@gmail.com

Name of Spouse: _____

Name of Father: _____

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. _____

2) Voter ID No. _____

3) Passport No.: _____

4) Driving License No. _____

5) MGNREGA Job card No. _____

6) Letter issued by National Population Register Containing Name and Address: _____

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:
Indian Army Indian Navy Indian Air Force



MD'souza

MD'souza

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... of the p...
... ort.



पावती

Original/Duplicate

Wednesday, September 19, 2018

नोंदणी क्र.: 39म

9:50 AM

Regn.: 39M

पावती क्र.: 12567 दिनांक: 19/09/2018

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल2-11452-2018

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मर्लीन जुली आण्णा डीसुज़ा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

एकूण:

रु. 30780.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
9:40 AM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला २

सह दुय्यम निबंधक (वर्ग-२)

कुर्ला क्र. २

वाजार मूल्य: रु.5780880/-

मोवदला रु.8900000/-

भरलेले मुद्रांक शुल्क: रु. 445000/-

- 1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005970228201819E दिनांक: 19/09/2018
वँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.780/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1909201800231 दिनांक: 19/09/2018
वँकेचे नाव व पत्ता:

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DOCUMENT DELIVERED ON

M.D. Souza