



520/6036

पावती

Original/Duplicate

Friday, March 07, 2025

नोंदणी क्र.: 39म

8:25 AM

Regn.: 39M

पावती क्र.: 6467 दिनांक: 07/03/2025

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: मबई31-6036-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: त्रिष्मा नितिन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

**DELIVERED**

एकूण:

रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
8:44 AM ह्या वेळेस मिळेल.

  
सह दु.नि.मुबई 31

बाजार मूल्य: रु.12288282.45/-

मोबदला रु.20500000/-

भरलेले मुद्रांक शुल्क: रु. 1025000/-

**सह दुय्यम निबंधक वर्ग २**  
**मुंबई-३९**

1) देयकाचा प्रकार: DHC रकम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325067306573 दिनांक: 07/03/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017073041202425P दिनांक: 07/03/2025

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area



**CERTIFIED TRUE COPY**

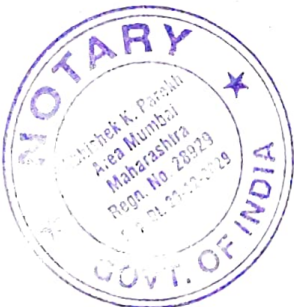
**ABHISHEK K. PAREKH**

B Com., LL.B

NOTARY GOVT. OF INDIA

Advocate High Court

15 & 16, Janta Market, Entrance Hotel Sadguru,  
Near Chembur Rly. Station, Chembur, Mumbai - 400 071



**7 MAR 2025**



07/03/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 31

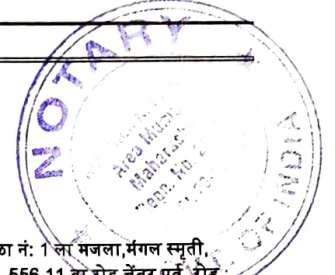
दस्त क्रमांक : 6036/2025

नोदणी :

Regn:63m

गावाचे नाव : चेंबूर

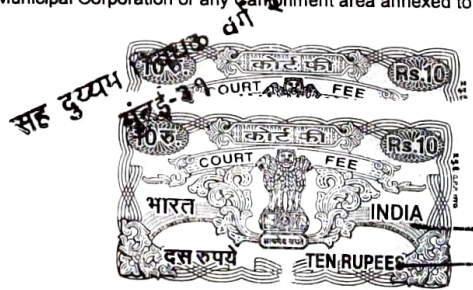
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	20500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12288282.45
(4) मू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 102, माळा नं: 1 ला मजला,मंगल स्मृती, इमारतीचे नाव: विश्वास को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट न. 556,11 वा रोड चेंबूर पूर्व, रोड मुंबई 400 071, इतर माहिती: मोजे चेंबूर,सदनिकेचे क्षेत्रफळ 615 चौ फूट रेरा कारपेट,व सोबत एक कार्प वाकिंग स्पेस इन बिल्डिंग सहित, — महसूल व वन विभाग,मंत्रालय,मुंबई यांचेकडील आदेश क. मुद्रांक/2021/अ नौ. सं. क. 12/प्र. क. 107/म-1(घोरण)दि. 31/03/2021 अन्वये महिला खरेदीवर असल्याने 1 टक्का मुद्रांक शुल्कामध्ये सबलत देण्यात आली आहे. PUI: MW0208720140002 (( C.T.S. Number : 1471, 1471/1 to 8 ; ))
(5) क्षेत्रफळ	1) 62.87 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:-युफेमिया डायमॅटिना डीसुझा तर्फे मुखत्यार जेव्रिफर सिल्बिया डीसुझा वय:-64; पत्ता:-प्लॉट नं: 0, माळा नं: 1, इमारतीचे नाव: इ-101, लिंक व्ह्यू को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: 4 था क्रॉस रोड, आय.सी. कॉलनी, बोरिवली (पश्चिम), रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400103 पॅन नं:-AKIPD9291J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिष्मा नितिन वय:-31; पत्ता:-प्लॉट नं: 302, माळा नं: 3, इमारतीचे नाव: मंगल स्मृती,प्लॉट नं 556 , ब्लॉक नं: 11 वा रोड, डायमंड गार्डन जवळ, चेंबूर, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ANMPN6276G
(9) दस्तऐवज करून दिल्याचा दिनांक	07/03/2025
(10)दस्त नोंदणी केल्याचा दिनांक	07/03/2025
(11)अनुक्रमांक,खंड व पृष्ठ	6036/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1025000
(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.



सह दुय्यम निबंधक वर्ग २  
मुंबई-३१

## Index-II

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GRISHMA NITIN	eChallan	10000502025030303264	MH017073041202425P	1025000.00	SD	0009607406202425	07/03/2025
2		DHC		0325067306573	1200	RF	0325067306573D	07/03/2025
3	GRISHMA NITIN	eChallan		MH017073041202425P	30000	RF	0009607406202425	07/03/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202503065753				
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	98-चेंबूर - कुर्ला				
उप मूल्य विभाग	भुभाग: उत्तरेस रेल्वे, पुर्वेस गाव हद्द, दक्षिणेस व्ही. एन. पुरव मार्ग व पश्चिमेस रामकृष्ण चेंबूरकर मार्ग				
सर्व्हे नंबर / न भू क्रमांक	सि टी एस नंबर#1471				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
92500	185190	212960	275200	185190	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	62.87चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs 30250/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100% apply to rate= Rs 185190/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी) + खुल्या जमिनीचा दर ) = ( ( (185190-92500) * (100 / 100) ) + 92500 ) = Rs 185190/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 185190 * 62.87 = Rs 11642895.3/-				
F) बांदिस्त वाहन तळाचे क्षेत्र बांदिस्त वाहन तळाचे मूल्य	13.94चौरस मीटर = 13.94 * ( 185190 * 25/100 ) = Rs 645387.15/-				
Applicable Rules	= ,10,4,16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बांदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहने तळाचे मूल्य + इमारती भावंटीच्या खुल्या जागेचे मूल्य + बांदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 11642895.3 + 0 + 0 + 0 + 645387.15 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 12288282.45/-				

Home Print

साह दुय्यम निबंधक वर्ग २  
मुंबई-३९





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

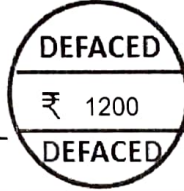
मबई-३१  
क्र. ६०३६  
२०२५  
२/१०

**Receipt of Document Handling Charges**

PRN 0325067306573

Receipt Date 07/03/2025

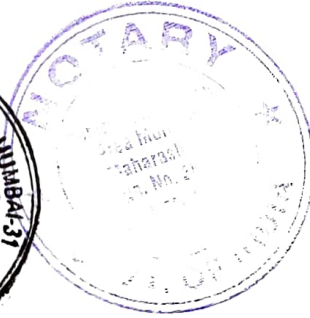
Received from GRISHMA NITIN, Mobile number 9930032111, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 6036 dated 07/03/2025 at the Sub Registrar office S.R. Mumbai 31 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name SBIN	Payment Date 06/03/2025
Bank CIN 10004152025030606287	REF No. 506597999142
Deface No 0325067306573D	Deface Date 07/03/2025

This is computer generated receipt, hence no signature is required.





मबई-३१

दस्त क्र. ६०३६

२०२५

Department of Stamp & Registration, Maharashtra

३/६०

Receipt of Document Handling Charges

PRN 0325067306573

Date 06/03/2025

Received from GRISHMA NITIN, Mobile number 9930032111, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Mumbai 31 of the District Mumbai Sub-urban District.

Payment Details

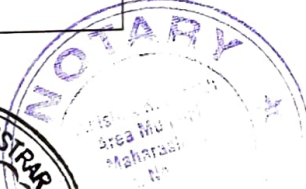
Bank Name SBIN

Date 06/03/2025

Bank CIN 10004152025030606287

REF No. 506597999142

This is computer generated receipt, hence no signature is required.





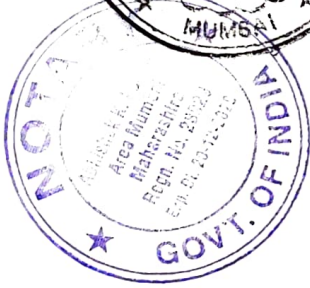
GRN : MH017073041202425P Amount : 10,55,000.00

Bank : STATE BANK OF INDIA

Date : 03/03/2025-13

2	(IS)-520-6036	0009607406202425	07/03/2025-08:25:25	IGR561	102500
Total Defacement Amount					10,55,000

मसुदा-३१	
दस्त क्र. ६०३६	२०२५
५/६०	







मर्ई-३१	
दस्त क्र. ६०३६	२०२५
७/३०	

# AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 07<sup>th</sup> day of MARCH, 2025, IN BETWEEN:

**Mrs. EUFEMIA DIAMANTINA D'SOUZA**, aged 87 years, having PAN No. AKIPD9291J, Aadhaar No. 7273 6320 4384, an adult, Indian Inhabitant, residing at Flat No. E-101, on the 1<sup>st</sup> Floor, in "Link View Co-op. Housing Society Limited", situated at 4<sup>th</sup> Cross Road, I. C. Colony, Borivali (West), Mumbai 400 103, **hereby represented Through her Constituent Attorney Mrs.**

**SYLVIA D'SOUZA**, aged 64 years, having PAN No. AKIPD9291J, Aadhaar No. 4372 9697 0957, an adult, Indian Inhabitant, residing at Flat No. E-101, on the 1<sup>st</sup> Floor, in "Link View Co-op. Housing Society Limited", situated at 4<sup>th</sup> Cross Road, I. C. Colony, Borivali (West), Mumbai 400 103 hereinafter called **"THE SELLER/TRANSFEROR"** (which expression shall unless

repugnant to the context or meaning thereof shall be binding on her, including her heirs, executors, administrators and assigns) of the **FIRST PART;**

**AND**

**Ms. GRISHMA NITIN**, aged 31 years, having PAN No. ANMPN6276G, Aadhaar No. 5966 0211 7258, an adult, Indian Inhabitant, residing at Flat No. 302, on the 3<sup>rd</sup> Floor, Mangal Smriti, Plot No. 556, 11<sup>th</sup> Road, Near Diamond Garden, Chembur, Mumbai 400 071, hereinafter called **"THE PURCHASER/TRANSFEEE"** (which expression shall unless repugnant to the context or meaning thereof shall be binding on her, including her heirs, executors, administrators and assigns) of the **SECOND PART.**

## WHEREAS:-

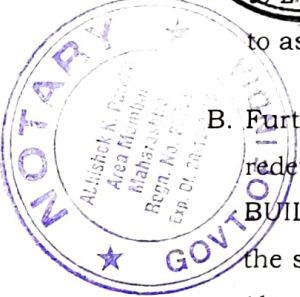
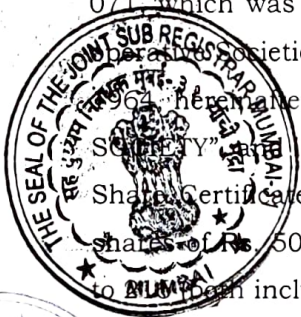
A. WHEREAS the SELLER/ TRANSFEROR herein was originally owner in respect of Flat No. 3, admeasuring an area of about 480 Sq. Ft. (Carpet Area) or equivalent to 44.59 Sq. Meters. (Carpet Area) or thereabouts, on Ground Floor of the Old Building before redevelopment named as "SMRITI", of the

*J. Souza*  
*Grishma*



मलक-३१	
दस्ता क्र. ६०८८६	२०३५
CTS No. 1471, 1471/1 to 8 of Village Chembur, bearing Plot No. 556 of Suburban Scheme III, at 11 <sup>th</sup> Road, Chembur East, Mumbai 400 071, hereinafter referred to as the said "OLD FLAT".	

Co-operative Housing Society Limited, situated at CTS No. 1471, 1471/1 to 8 of Village Chembur, bearing Plot No. 556 of Suburban Scheme III, at 11<sup>th</sup> Road, Chembur East, Mumbai 400 071, hereinafter referred to as the said "OLD FLAT". The SELLER / TRANSFEROR was the bonafide member of the Viswas Co-operative Housing Society Limited, situated at Plot No. 556, 11<sup>th</sup> Road, Chembur, Mumbai 400 071 which was duly registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. 747 of 1960, hereinafter for brevity sake is referred to as "THE OLD SOCIETY". In respect of the said Old Flat was holding its Share Certificate No. 3, for (72) Seventy Two fully paid up shares of Rs. 50/- each, bearing Share Distinctive Nos. 145 to 216 (both inclusive), hereinafter for brevity sake is referred to as "THE SAID OLD SHARES".



B. Further the said society went under the process of redevelopment with the Developer M/s. MANGAL BUILDHOME PRIVATE LIMITED and after redevelopment of the said society, vide an Agreement For Providing Permanent Alternative Accommodation dated 11<sup>th</sup> day of June, 2021, duly registered under Registration Serial No. KRL1-8893-2021 as on dtd. 11/06/2021, the said Developer M/s. MANGAL BUILDHOME PRIVATE LIMITED have with the confirmation of the said Society allotted on ownership basis to the said Mrs. EUFEMIA DIAMANTINA D'SOUZA i.e. the SELLER / TRANSFEROR herein a New Flat No. 102, admeasuring an area of about 615 Sq. Ft. RERA Carpet Area, or equivalent to 57.15 Sq. Mtrs. RERA Carpet Area or thereabouts, on the First Floor, of the newly constructed building known as "MANGAL SMRITI", of the Viswas Co-operative Housing Society Limited, along with One Car Parking Space in the said New Building, situated at CTS No. 1471, 1471/1 to 8 of Village Chembur, bearing Plot No. 556 of Suburban Scheme III, at 11<sup>th</sup> Road, Chembur East, Mumbai 400 071, hereinafter for brevity sake referred to as the said "NEW FLAT", in lieu of her said existing Old Flat.

*Handwritten signatures and dates:*  
 29/06/21  
 29/06/21

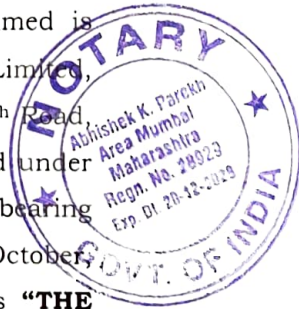


मबई-३९	
दस्त क्र. ९०३६	२०२५
e/ed	

C. NOW WHEREAS the SELLER / TRANSFEROR herein is thus a sole and absolute owner in respect of the said Residential **Flat No. 102, admeasuring an area of about 615 Sq. Ft. RERA Carpet area or equivalent to 57.15 Sq. Mtrs. RERA Carpet area or thereabouts, on the 1<sup>st</sup> Floor, in the building known as "MANGAL SMRITI", of the Viswas Co-operative Housing Society Limited, situated at Plot No. 556 of Suburban Scheme III, 11<sup>th</sup> Road, Chembur East, Mumbai 400 071, hereinafter referred to as the said "FLAT", together with the said One Car Parking Space in the said Building, hereinafter referred to as the said "CAR PARKING", and both the said FLAT and the said CAR PARKING, both together hereinafter for brevity be referred to as "THE SAID FLAT PREMISES".**



D. WHEREAS the SELLER / TRANSFEROR above named is member of the Viswas Co-operative Housing Society Limited, situated at Plot No. 556 of Suburban Scheme III, 11<sup>th</sup> Road, Chembur East, Mumbai 400 071, which is registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/747 of 1964 Dated : 1<sup>st</sup> October 1964, hereinafter for brevity sake is referred to as **"THE SAID SOCIETY"**.



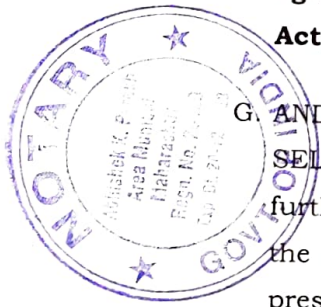
E. WHEREAS the SELLER / TRANSFEROR is the member and registered Share holder of the Viswas Co-operative Housing Society Limited, situated at Plot No. 556 of Suburban Scheme III, 11<sup>th</sup> Road, Chembur East, Mumbai 400 071, and in respect of the said New Flat, has been allotted a New Share Certificate No. 2, bearing Membership No. 2, for in all its 60 (Sixty) shares of the said society of the face value of Rs. 50/- each, bearing Share Distinctive Nos. from 61 to 120 (both inclusive), as on dtd. 31<sup>st</sup> Day of December, 2023, hereinafter for brevity sake is referred to as **"THE SAID SHARES"**.

F. AND NOW WHEREAS the SELLER / TRANSFEROR is willing and desirous to sell and transfer her said sole ownership

*Signature*  
*Signature*

दस्ता क्र. ६०३६	Flat 2034
90/60	

along with its shares to the name of the PURCHASER / TRANSFEREE and the PURCHASER / TRANSFEREE has agreed to purchase the same from the SELLER / TRANSFEROR and therefore the SELLER / TRANSFEROR has with the prior written consent of the said Society agreed to transfer the said Flat Premises along with all her rights, titles, interests, claims and benefits in the said Flat Premises and in its amenities / facilities in the said Society to the PURCHASER / TRANSFEREE and the PURCHASER / TRANSFEREE herein has agreed to purchase the same for a total sale consideration amount fixed at **Rs. 2,05,00,000/- (Rupees Two Crore Five Lakhs Only)** subject to the deduction of the necessary 1% Tax Deduction at Source (T.D.S.) payable on the total agreement value, as applicable as per the Income Tax Act, 1961, being the present value of the property thereof.



AND WHEREAS the PURCHASER / TRANSFEREE and the SELLER / TRANSFEROR have agreed to not to enter into further Sale Deed on receipt of full and final consideration of the sale price by the SELLER / TRANSFEROR, and these presents shall be treated as a final Sale Deed for transfer of the said FLAT PREMISES along with its Shares in the name of the abovementioned PURCHASER / TRANSFEREE.

**NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH & IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. That the SELLER /TRANSFEROR shall sell, on receipt of full consideration as set out below, transfer and assign unto the PURCHASER / TRANSFEREE and the PURCHASER / TRANSFEREE shall purchase and acquire from the SELLER /TRANSFEROR together with all their rights, title and interest and benefit in the ownership of the said Residential **Flat No. 102, admeasuring an area of about 615 Sq. Ft. RERA Carpet area or equivalent to 57.15 Sq. Mtrs. RERA Carpet area or thereabouts, on the 1<sup>st</sup> Floor, in the**

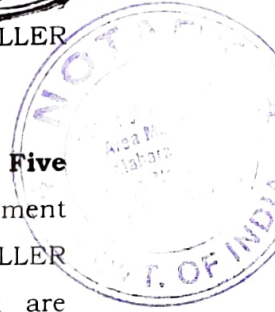
*Jasraj*      *Ghishu*



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९९/६०	

building known as "MANGAL SMRITI", of the Viswas Co-operative Housing Society Limited, situated at Plot No. 556 of Suburban Scheme III, 11<sup>th</sup> Road, Chembur East, Mumbai 400 071, hereinafter referred to as the said "FLAT", together with the said One Car Parking Space in the said Building, hereinafter referred to as the said "CAR PARKING", and both the said FLAT and the said CAR PARKING, both together hereinafter be referred to as "THE SAID FLAT PREMISES", along with its total sale consideration amount of Rs. (Rupees Two Crore Five Lakhs Only) subject to the deduction of the necessary 1% Tax Deduction at Source (T.D.S.) payable on the total agreement value applicable as per the Income Tax Act, 1961, which is paid by the PURCHASER / TRANSFEREE to the SELLER / TRANSFEROR as per the following manner: -

- Rs. 52,95,000/- (Rupees Fifty Two Lakhs Ninety Five Thousand Only)**, has been paid as an advance part payment amount by the PURCHASER / TRANSFEREE to the SELLER / TRANSFEROR. The details of the said amount are mentioned in the Receipt of this Agreement for Sale.
- A sum of **Rs. 2,05,000/- (Rupees Two Lakh Five Thousand Only)** to be paid within the necessary time period as per the necessary 1% Tax Deduction at Source (T.D.S.) as applicable as per the Income Tax Act, 1961, on the total Agreement Amount.
- Balance amount of **Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only)** will be paid by the PURCHASER / TRANSFEREE to the SELLER / TRANSFEROR within a period of 10 working days from the date of Registration of this Agreement For Sale by way of sanctioning of loan from Bank/s or Financial Institutions subject to the SELLER / TRANSFEROR providing all the necessary original documents pertaining to the said Flat Premises to be submitted to the said Bank/s or Financial Institutions and fulfilling all their requirements for said loan disbursement.



*Handwritten signatures and dates:*  
 20/04/2024  
 20/04/2024

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Understood by both the parties that payment of balance consideration / amount by the PURCHASER / TRANSFEREE to the SELLER /TRANSFEROR and Transfer and possession of the said Flat Premises by the SELLER /TRANSFEROR to the PURCHASER / TRANSFEREE are essential terms of this Agreement for Sale.

3. The SELLER /TRANSFEROR agrees that if the present sale transaction is not completed on account of balance sale consideration mentioned in clause 1(c) above within 10 working days from the date of registration of the agreement of sale, the transferor shall grant a grace period of 5 more working days to make the final balance payment in terms of this Agreement. However, after expiry of the aforesaid 15 working days from the date of registration of this Agreement, if the PURCHASER / TRANSFEREE fails to make the balance payment in terms of this Agreement, the SELLER /TRANSFEROR shall be entitled to terminate this Agreement and the SELLER /TRANSFEROR shall immediately refund the initial amount of **Rs. 52,95,000/- (Rupees Fifty Two Lakhs Ninety Five Thousand Only)** to the PURCHASER / TRANSFEREE.

4. Upon completion of payment aforesaid, the SELLER /TRANSFEROR will help the PURCHASER / TRANSFEREE to submit the transfer papers and other documents to the said society and help in getting the title of the said Flat Premises along with its Shares duly transferred into the name of PURCHASER / TRANSFEREE.
5. The SELLER /TRANSFEROR shall execute all papers, forms, declaration and documents as required by the said society and as per Law, in favour of the PURCHASER / TRANSFEREE for the effectual transfer of her shares and other Interest in the said society in respect of the said Premises.
6. The SELLER /TRANSFEROR also shall execute necessary documents and forms and give consent for the transfer of Electricity Meter as required by TATA POWER immediately

*Jureza*

*Gishu*

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with the security deposit, along with the Gas Connection, BMC Property Tax Bill, etc into the name of PURCHASER / TRANSFEREE.

7. The SELLER /TRANSFEROR undertake to intimate the Managing Committee of the said society for this transfer in favour of the PURCHASER / TRANSFEREE.
8. The PURCHASER / TRANSFEREE do hereby agree to become the members of the said society and also to abide by the regulations and Bye-Laws of the said society. They undertake to pay and discharge all contributions, costs, demand and dues which the said society may make in respect of the said Flat Premises from time to time.
9. Both the parties understand, that the consideration amount hereinabove mentioned is for transfer of all the said shares and also inclusive, of all deposits and sinking funds etc. lying and being at the credit of SELLER /TRANSFEROR in the books of the society.
10. The SELLER /TRANSFEROR further declares that she shall be responsible for the payment to the society for all outgoings including Municipal Property Taxes, Society Charges for Flat Premises maintenance charges, electricity, gas and all other utility bill/s, dues, etc, in respect of the said Flat Premises till possession, and thereafter the PURCHASER / TRANSFEREE shall be liable to pay all such outgoings. The SELLER /TRANSFEROR shall indemnify to the PURCHASER / TRANSFEREE for any outstanding dues or charges thereof.
11. The SELLER / TRANSFEROR do hereby covenants with the PURCHASER / TRANSFEREE that she has not made, committed, omitted or willingly done any acts, deeds, matters or things that may be lawfully or equitably claimed by, from, through under or in any trust on the said Flat Premises and that she herself has good right, full power and absolute authority to sell, transfer and assign the said Flat Premises



*[Handwritten signatures]*



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along with its shares to the PURCHASER / TRANSFEREE in manner aforesaid.	
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12. The SELLER /TRANSFEROR declares that there is no prohibitory order, from any government and / or local authority or injunction by any court restraining her from handing over and / or transferring the said Flat Premises along with its Shares to the PURCHASER / TRANSFEREE herein

13. The SELLER /TRANSFEROR further declares that no tax or charge has been levied on the said Flat Premises or any part thereof

14. The SELLER /TRANSFEROR confirms that she has not received any notice or writ or summons in respect of the said Flat Premises or any part thereof.

15. The SELLER /TRANSFEROR do hereby assures unto and covenants with the PURCHASER / TRANSFEREE that the said Flat Premises hereby agreed to be transferred is free from all heirship and all other type of claims, encumbrances, whatsoever and that no person or persons or heir has any claim in or upon the said Flat Premises hereby agreed to be transferred or any party hereof by way of any heirship, m.o.u., sale, exchange, charge, gift, trust, inheritance, maintenance, resident, possession, lease, lien, assessment or otherwise whatsoever.

16. The SELLER /TRANSFEROR hereby declares that there is no Income Tax case on this property and in case any imposition of any liability of Income Tax arises for that SELLER /TRANSFEROR shall be solely responsible and shall indemnify to the PURCHASER / TRANSFEREE.

17. The SELLER /TRANSFEROR do hereby covenants with the PURCHASER / TRANSFEREE that the SELLER /TRANSFEROR on mutual understanding shall from time to time and all times hereinafter at the request of the

*Surendera*

*Gurishma*

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दस्त क्र. ६०३६	२०२५
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PURCHASER / TRANSFEREE do and execute or cause to be done or executed all acts, deeds, matters, things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said Flat Premises and every part thereof vested in the PURCHASER / TRANSFEREE.

18. The SELLER /TRANSFEROR hereby declares that she has full right and absolute authority to sell, assign and transfer the said Flat Premises along with its shares to the PURCHASER / TRANSFEREE and is absolute sole owner and in possession of the said Flat Premises.

19. The SELLER /TRANSFEROR further declares that she has not created any mortgage, charges or lien on the said Flat Premises any part thereof and the same is free from all charges, encumbrances, claims and demands of any nature whatsoever and that she is fully entitled to deal with or dispose off the same and undertake to keep the PURCHASER / TRANSFEREE fully indemnified in this behalf.

20. The SELLER /TRANSFEROR shall keep indemnified the PURCHASER / TRANSFEREE or their assigns and successors from or against all actions, suit and proceedings and all types of claims, charges, dues, demands, liens, penalties, expenses, arrears or other liabilities of whatsoever nature made against or suffered by or brought against the PURCHASER / TRANSFEREE or their successors by reason or virtue of any kind of act, deed, omission or non-observance by the SELLER /TRANSFEROR of any of the terms, conditions, agreements, covenants and provisions on which she holds the said Flat Premises and of any rules, regulations and Bye-Laws of the said society in force up to the period of the transfer of the said Flat Premises along with its Shares in the name of the PURCHASER / TRANSFEREE.

*[Handwritten signatures]*



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दस्त क्र. २०३८	२०३५
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21. The necessary society transfer charges payable to the said Society shall be equally paid by the SELLER /TRANSFEROR and PURCHASER / TRANSFEREE.

22. The SELLER /TRANSFEROR shall obtain the necessary NO OBJECTION CERTIFICATE (as per the format given by the Bankers / Financial Institutions of PURCHASER/TRANSFEREE) from said society for transfer the said Flat Premises to the name of PURCHASER / TRANSFEREE.

23. That the SELLER /TRANSFEROR shall handover to the PURCHASER / TRANSFEREE all the previous Original Chain Documents / Deeds/ Original Share Certificate, duly paid last utility bill/s, Property Tax bills paid in respect of the said Flat Premises on time of registration of this Agreement For Sale in order for the same to be submitted to the Bankers / Financial Institutions of the PURCHASER / TRANSFEREE for loan disbursement.

24. That the PURCHASER / TRANSFEREE upon payment of the entire sale consideration amount to the SELLER /TRANSFEROR shall be entitled to enter, occupy, possess and enjoy the said Flat Premises and all the amenities therein including electricity, and other fittings (if any), therein annexed to the said Premises.

25. The PURCHASER / TRANSFEREE hereby agree to observe and perform all any terms and conditions and the stipulation of the said Society and regularly pay all the dues payable to the said Society in respect of the said Flat Premises and shall not withhold the same for any reason whatsoever.

26. Upon completion of sale, deposits if any and sinking fund etc. now standing in the name of the SELLER /TRANSFEROR in the said Society shall stand duly transferred into the name of the PURCHASER / TRANSFEREE.

*Jandevra* *Gishan*

मबई-३१	
दस्त क्र. ६०३६	२०२५
१०/६०	

27. The SELLER/ TRANSFEROR has no objection for transferring the said Flat Premises along with its Electricity Meter Connection, Gas Connection, Share Certificate, BMC Property Tax Bill, and all other legal documents pertaining to the above Flat Premises in favour of above mentioned PURCHASER / TRANSFEREE.

28. The PURCHASER / TRANSFEREE shall present the Agreement For Sale / Sale deed For registration under the Registration act & SELLER /TRANSFEROR shall attend the office & admit the execution thereof. All legal expenses, stamp duty & registration charges with respect to the Agreement For Sale / Sale deed shall be borne by the PURCHASER / TRANSFEREE, only.

29. As per state Gov. of Maharashtra Order No. Mudrank - 2021/110R/12CR/107/M-1 date 31 March 2021. In exercise of the powers, the Government of Maharashtra has decided to reduce the stamp duty by 1% as otherwise chargeable under clause (b) of Article 25 of the Maharashtra Stamp Act, (LX of 1958) and in exercise of the powers conferred by clause (a) of Section 9 of the Maharashtra Stamp Act, the Government of Maharashtra reduces the Stamp Duty w.e.f. 1st April, 2021, by 1% as otherwise chargeable under clause (b) of Article 25 of Schedule I to the said Act on the document or instrument of Conveyance or Agreement for Sale of any type of residential property executed or being executed between "the Woman/Women Purchaser/s and any Seller or other executant of the said Document or instrument; subject to the following condition: 1) that no refund shall be granted where the stamp duty has been paid by any of the parties to the said instrument, prior to the date of publication of the Order in the Maharashtra Government Gazette.

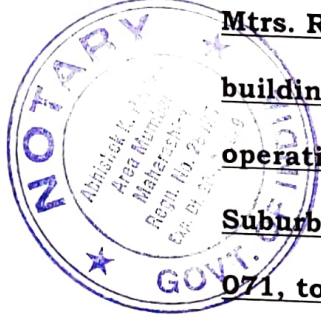
30. This Agreement for Sale is subject to the provision of Maharashtra Ownership Flat Act, 1963 and rules there under.

*Seema*  
*Amish*

मबई-३१	
दस्त क्र. ९०३६	२०२३
१६/६०	

**SCHEDULE OF THE PROPERTY:-**

All that piece and parcel of Flat No. 102, admeasuring an area of about 615 Sq. Ft. RERA Carpet area or equivalent to 57.15 Sq. Mtrs. RERA Carpet area or thereabouts, on the 1<sup>st</sup> Floor, in the building known as "MANGAL SMRITI", of the Viswas Co-operative Housing Society Limited, situated at Plot No. 556 of Suburban Scheme III, 11<sup>th</sup> Road, Chembur East, Mumbai 400 071, together with the said One Car Parking Space in the said Building. Bearing C.T.S. No. 1471, 1471/1 to 8 of Revenue Village - Chembur, Taluka - Kurla, District - Mumbai Suburban. The said Building consists of Stilt + 9 (Nine) Upper Floors, constructed in the year 2023, situated within the Municipal Jurisdiction area "M-West" Ward, bearing Municipal Assessment Property Tax SAC No. MW0208720140002.



*Aswara*

*Ghishan*

<b>मबई-३१</b>	
दस्त क्र. ६७३६	२०२५
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IN WITNESS WHEREOF THE PARTIES  
HEREUNDER SET AND SUBSCRIBED THEIR RESPECTIVE  
HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE  
WRITTEN.

SIGNED AND DELIVERED by the  
Within named **SELLER / TRANSFEROR**  
**Mrs. EUFEMIA DIAMANTINA D'SOUZA**  
Through her Constituent Attorney  
**Mrs. JENNIFER SYLVIA D'SOUZA**



*Jennifer D'Souza*

In the presence of .....

WITNESSES:

1. Adv Abhishek K Parvateh  
*for*
2. Vaibhav Shigam *Shigam*



SIGNED AND DELIVERED by the  
Within named **PURCHASER / TRANSFEREE**  
**Ms. GRISHMA NITIN**



*Grishma*

In the presence of .....

WITNESSES:

1. Adv Abhishek K Parvateh  
*for*
2. Vaibhav Shigam *Shigam*





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दस्त क्र. ६०३४
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**ADVANCE PART PAYMENT RECEIPT:-**

RECEIVED with thanks Rs. 52,95,000/- (Rupees Fifty Two

Lakhs Ninety Five Thousand Only), from the PURCHASER / TRANSFEREE viz, Ms. GRISHMA NITIN towards advance part payment towards sale of Flat No. 102, admeasuring an area of about 615 Sq. Ft. RERA Carpet area or equivalent to 57.15 Sq. Mtrs. RERA Carpet area or thereabouts, on the 1<sup>st</sup> Floor, in the building known as "MANGAL SMRITI", of the Viswas Co-operative Housing Society Limited, situated at Plot No. 556 of Suburban Scheme III, 11<sup>th</sup> Road, Chembur East, Mumbai 400

071, together with the said One Car Parking Space in the said Building with the above mentioned terms and conditions paid by her to me as per the details given below:-

**MODE OF PAYMENT:-**

DATE	Cheque/REF/ D.D. NO./IMPS Ref No	FROM BANK	AMOUNT IN RS.
February 5, 2025	IMPS 503621 382734	HDFC BANK	50,000
February 8, 2025	IMPS 503910 340185	HDFC BANK	1,50,000
March 4, 2025	IMPS/P2A/5063 11071542	AXIS BANK	95,000
March 6, 2025	RTGS/IR/UTIBR 6202503060306	AXIS BANK	50,00,000
		<b>Total</b>	<b>52,95,000/-</b>

I SAY RECEIVED Rs. 52,95,000/-

*J. Souza*

Mrs. EUFEMIA DIAMANTINA D'SOUZA  
Through her Constituent Attorney  
Mrs. JENNIFER SYLVIA D'SOUZA  
(SELLER / TRANSFEROR)

WITNESSES :

1. Adv Abhishek K Paredkar
2. Vaibhav Shigam *Shigam*





1:06/2021

मूची क्र.2

दुग्धम निर्यात कर दि. कुला 1

दस्तावेज क्र. 88/3/2021

नोदणी

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मबई-३९

दस्त क्र. ६०३६

२०२५

29/६०

गावाचे नाव चेंबूर

- (1) विन्यायानुसार पर्यायी जागेचा करण
- (2) मांडवला 0
- (3) बाजारभाव (भाईपट्टयाच्या 2005854
- राजकीयपट्टयावर आकारणी देतो की पट्टेदार ने नमुद करावा)
- (4) भू-मापन, पाट्टीमात्रा व धरणीमात्रा (असल्यास)

1) पालिकेचे नाव: Mumbai Ma na pa. इतर वर्णन: इतर माहिती: इतर माहिती: पर्यायी जागेचा करारनामा, पीजे चेंबूर, सी. टी. एम. नं. 1471, 1471/1 ते 8, स्थिती, विंगडाम को. ओप. ही. सो. लिमिटेड प्लॉट नं. 556, 11 बा रोड, चेंबूर, मुंबई-400071, जुना प्लॉट नं. 3, लक्ष मजला, मंगल पूर्वी बापटन अमलेंत जुने क्षेत्रफळ 480 चौ. फुट कार्पेट मोबत विकामकाने विनामूल्य दिलेले नविन क्षेत्रफळ 135 चौ. फुट कार्पेट एकूण क्षेत्रफळ मूल प्रमाणे 615 चौ. फुट कार्पेट व नवीन इमारतीत नवीन सदतिका नं. 102, 1 या मजला, मंगल स्थिती, प्लॉट नं. 556, 11 बा रोड, चेंबूर, मुंबई-400071 मोबत एक कार पालिका स्वयं मंत्रित ( C.T.S Number: 147 1471/1 (88))



- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायानुसार हुकुमनामा किंवा आदेश अमल्यात, प्रतिवादिचे नाव व पत्ता

1) 62 87 चौ.मीटर

- 1): नाव:-मेसर्स मंगल विल्डहोमस लिमिटेड तर्फे भागिदार अक्षय अजय कुलकर्णी बय.-31; पत्ता:-प्लॉट नं. 556, 11 बा रोड, चेंबूर, मुंबई-400071 इमारतीचे नाव:- वॉटस कॉर्पोरेट पार्क, ब्लॉक नं: गम मंदिर रोड, गुणगाव ऑफिस नं. ए 1701/1702, मल्ल नं. इमारतीचे नाव:- वॉटस कॉर्पोरेट पार्क, ब्लॉक नं: गम मंदिर रोड, गुणगाव पूर्व, रोड नं: महाराष्ट्र, MUMBAI पिन कोड:-400067 पॅन नं:-AAGCM5420M
- 2): नाव:-मायबा देणार विद्यास को. ओप. ही. सो. लिमिटेड तर्फे बेयरमन भीष्म नुजहाण्यम बय.-50; पत्ता:-प्लॉट नं. प्लॉट नं. 556, माळा नं: इमारतीचे नाव:- ब्लॉक नं: 11 बा रोड, चेंबूर रोड नं. महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAAAV3207D
- 3): नाव:-मायबा देणार विद्यास को. ओप. ही. सो. लिमिटेड तर्फे मेकेंटनी प्रसा. बिने बय:-80; पत्ता:-प्लॉट नं. प्लॉट नं. 556, माळा नं: इमारतीचे नाव:- ब्लॉक नं: 11 बा रोड, चेंबूर रोड नं. महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AAAAV3207D
- 4): नाव:-मायबा देणार विद्यास को. ओप. ही. सो. लिमिटेड तर्फे इमरत बांधना ए. कौशिक बय:-64; पत्ता:-प्लॉट नं. प्लॉट नं. 556, माळा नं: इमारतीचे नाव:- ब्लॉक नं. 11 बा रोड, चेंबूर रोड नं. महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AAAAV3207D

- (8) दस्तऐवज करून घेणा-या पक्षकागचे व किंवा दिवाणी न्यायानुसार हुकुमनामा किंवा आदेश अमल्यात, प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रम क्र. व पुढे
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) गंगा

1) नाव:-मेसर्स मंगल विल्डहोमस लिमिटेड तर्फे भागिदार अक्षय अजय कुलकर्णी बय.-83; पत्ता:-प्लॉट नं. प्लॉट नं. 556, 11 बा रोड, चेंबूर रोड नं. महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AKIPD9291J

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मुद्रांकनासाठी विचारगट घेतलेला तपशील:-

मुद्रांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारणाना तपशील दस्तऐवजानुसार आवश्यक नाही

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

