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पावती

Original/Duplicate

Monday, January 31, 2022

नोंदणी क्र. :39म

8:56 AM

Regn.:39M

पावती क्र.: 1339

दिनांक: 31/01/2022

गावाचे नाव: आकुर्ली

दस्तऐवजाचा अनुक्रमांक: बरल-2-1236-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शैलेश कमलशंकर मिश्रा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1360.00


पृष्ठांची संख्या: 68

एकूण:

रु. 31360.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

9:15 AM ह्या वेळेस मिळेल.

  
सह दु.नि.का-बोरीवली-२

बाजार मुल्य: रु.11669880 /-

मोबदला रु.13500000/-

भरलेले मुद्रांक शुल्क : रु. 675000/-

यद्ग दुय्यम निबंधरु षोरीवली - १.

मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु.1360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3001202202078 दिनांक: 31/01/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012048266202122M दिनांक: 31/01/2022

बँकेचे नाव व पत्ता:



REGISTERED DOCUMENT

DELEVERED ON 31/01/2022

## गावाचे नाव : आकुर्ली

करारनामा

13500000

11609880

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: वी 303, माळा नं: 3 रा, इमारतीचे नाव: मिंग वीफ विलिंडिंग नंबर 7को ऑप हौ मोसा लिमिटेड, ब्लॉक नं: लोखंडवाला टाउनशिप कांदिवली ईस्ट, रोड : आकुर्ली रोड PUI: RS0615513010000 ( ( C.T.S. Number : 171 ; ) )

1) 79 चौ.मीटर

1): नाव:- धोंडीराम गोविंद देशमुख वय:-54; पत्ता:-प्लॉट नं: वी 303, माळा नं: 3 रा, इमारतीचे नाव: मिंग वीफ विलिंडिंग नंबर 3 को ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: लोखंडवाला टाउनशिप कांदिवली ईस्ट, रोड नं: आकुर्ली रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AEGPD8626P

2): नाव:- शारदा धोंडीराम देशमुख वय:-49; पत्ता:-प्लॉट नं: वी 303, माळा नं: 3 रा, इमारतीचे नाव: मिंग वीफ विलिंडिंग नंबर 3 को ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: लोखंडवाला टाउनशिप कांदिवली ईस्ट, रोड नं: आकुर्ली रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AIMPD9406B

1): नाव:- शैलेश कमलशंकर मिश्रा वय:-51; पत्ता:-प्लॉट नं: ए 003, माळा नं: -, इमारतीचे नाव: हिल व्हिव अपार्टमेंट शिवशक्ती को ऑपरेटिव्ह सोसायटी लिमिटेड, ब्लॉक नं: मालाड ईस्ट, रोड नं: कुरार विल्लेज, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AFVPM6054Q

2): नाव:- अना शैलेश मिश्रा वय:-42; पत्ता:-प्लॉट नं: ए 003, माळा नं: -, इमारतीचे नाव: व्हिव अपार्टमेंट शिवशक्ती को ऑपरेटिव्ह सोसायटी लिमिटेड, ब्लॉक नं: मालाड ईस्ट, रोड नं: कुरार विल्लेज, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-BEFPM3745C

3): नाव:- अभिषेक शैलेश मिश्रा वय:-23; पत्ता:-प्लॉट नं: ए 003, माळा नं: -, इमारतीचे नाव: हिल व्हिव अपार्टमेंट शिवशक्ती को ऑपरेटिव्ह सोसायटी लिमिटेड, ब्लॉक नं: मालाड ईस्ट, रोड नं: कुरार विल्लेज, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-DTAPM3141N

31/01/2022

31/01/2022

1236/2022

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वेचारात घेतलेला तपशील:-

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

Office of the  
Ex. Eng. Bldg. Prop. (W/S) P. & R. Wards  
Dr. Babasaheb Ambedkar Market Bldg.  
Candivall (West), Mumbai-400 022

Spring Leaf - 7

**BRIHANMUMBAI MAHANAGARPALIKA**  
**NO. CHE/A-2925/BP(WS)/AR**

To.

2 MAR 2005

Shri S.T. Lokhandwala,  
C.A. to M/s. Bombay  
Gowrakshak Mandali,

Subject : Permission to occupy the completed building  
No. 7 on plot No. 'E' bearing C.T.S. No.  
171/1A/49 of village Akurli, Akurli Road,  
Lokhandwala Complex, Kandivalli (East), Mumbai.

Reference : Your Arch's letter dated 28.01.2005.

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The development work of building No. 7 comprising of Stilt + 7 upper floors on plot No. 'E' bearing C.T.S. No. 171/1A/49 of village Akurli, Akurli Road, Lokhandwala Complex, Kandivalli (East), Mumbai completed under the supervision of Shri Naren Kuwadekar, Licenced Architect having Lic. No. CA/85/9399, Shri A.V. Vora, Licenced Structural Engineer, having Licence No. STR/13 and Lic. Site Supervisor, Shri Gulam Hussain A. Rangwala, having Licence No. R/103/SS-I, may be occupied on the following conditions.

1. That the certificates U/s 270A of B.M.C. Act shall be obtained from A.E.W.W.R./South and a certified copy of the same shall be submitted to this office.
2. That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of plan duly signed is returned herewith in token of approval.

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Yours faithfully,

Ex. Engineer. Bldg. Proposal  
(Western Suburbs) R. Wards.

# AGREEMENT FOR SALE

D. Shailashankar Mishra



## Transferors

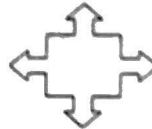
Mr. Dhondiram Govind Deshmukh  
Mrs. Sharda Dhondiram Deshmukh

## Transferees

Mr. Shailesh Kamalashankar Mishra  
Mrs. Ratna Shailesh Mishra  
Mr. Abhishek Shailesh Mishra

## Premises

Flat No.B-303  
Spring Leaf Building No.7  
Co-operative Housing Society Ltd.,  
Lokhandwala Township, Akurli Road,  
Kandivali (East), Mumbai-400101



## **ESTATE AGENT**

### **ROSHNI REAL ESTATE AGENT**

Shop No.5, Akurli Pushkar Co-op. Hsg. Soc. Ltd.  
Near Lokhandwala Circle, Kandivli (East), Mumbai-400101.

[ Phone : Office - 29661112/29662386

Mobile - 9821181604 ]



**CHALLAN**  
MTR Form Number-6



GRN	MH012048266202122M	BARCODE		Date	23/01/2022-12 11 39	Form IG-	25 2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2	PAN No.(If Applicable)	AFVPM6054Q
Location	MUMBAI	Full Name	Shailesh Kamalashankar Mishra And Other
Year	2021-2022 One Time	Flat/Block No.	Flat No B/303 3rd Floor Spring Leaf Building No 7
		Premises/Building	Chs Ltd

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	
0030045501 Stamp Duty	675000.00	Lokhandwala Township Akurli Road Kandivali East	Mumbai		4 0 0 1 0 1	
0030063301 Registration Fee	30000.00					
Total		Amount In	Words	Seven Lakh Five Thousand Rupees Only		
				Remarks (If Any) PAN2=AEGPD8626P--SecondPartyName=Dhondiram Govind Desai mukh-		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Ref. No.	69103332022012414071 706556793
Cheque/DD No.		Bank Date	24/01/2022-17:51:15
Name of Bank		RBI Date	Not Verified with RBI
Name of Branch		Bank-Branch	IDBI BANK
		Scroll No.	Not Verified with Scroll

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करायच्या दस्त्यासाठी सधर चलन लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलन लागू नाही.



Mobile No.	9821360391	
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RORR		

*Lawley*  
*Rohini S. Mishra*  
*Shirley*

24/01/2022

AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Mumbai, this 31/01/2022 day of January, Two Thousand Twenty-two, between **Mr. DHONDIRAM GOVIND DESHMUKH** (Age : 54 years, having PAN AEGPD8626P, Aadhaar No.5746 2040 9175) & **Mrs. SHARDA DHONDIRAM DESHMUKH** (Age : 49 years, having PAN AIMP9406B, Aadhaar No.7942 6716 3036), both Adults, Indians, Inhabitants of Mumbai, presently residing at & joint owners of residential premises addressed at : Flat No.B-303, Spring Leaf Building No.7 Co-operative Housing Society Ltd., Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai-400101, hereinafter jointly referred to as 'the **Transferors**' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and assignees) of the One Part; And **Mr. SHAILESH KAMALASHANKAR MISHRA** (Age : 51 years, having PAN AFVPM6054Q, Aadhaar No.4727 6687 3537), **Mrs. RATNA SHAILESH MISHRA** (Age : 42 years, having PAN BEFPM3745C, Aadhaar No.8216 5071 2820) & **Mr. ABHISHEK SHAILESH MISHRA** (Age : 23 years, having PAN DTAPM3141N, Aadhaar No.6859 6145 4938), all Adults, Indians, Inhabitants of Mumbai, presently residing at : Flat No.003, 'A' Wing, Hill View Apartment Shivshakti Co-operative Housing Society Ltd., Near Santoshi Mata Temple, Vaishet Pada, Kurar Village, Malad (East), Mumbai-400097, hereinafter jointly referred to as 'the **Transferees**' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and assignees) of the Other Part;

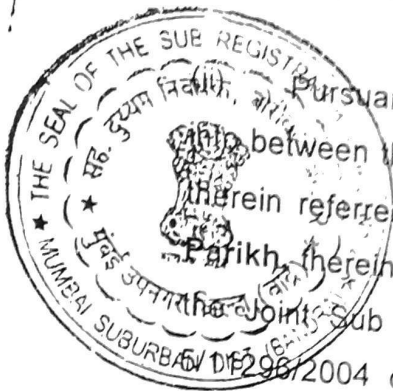


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*Shardha*  
*Ratna S. Mishra*  
*Abhishek*

WHEREAS,

(i) M/s. Lokhandwala Construction Industries Private Ltd. a Company incorporated under the provisions of the Companies Act, 1956 and having its Registered Office at : 48, Indranarayan Road, Santacruz (West), Mumbai-400054, developed the land more particularly described in the Schedule hereunder and constructed Flats therein in a group of buildings collectively named as 'Spring Leaf' situated at : Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai-400101.



Pursuant to Agreement dated 28th October, 2004 made and entered between the said M/s. Lokhandwala Construction Industries Private Ltd. herein referred to as 'The Developers' of the One Part and Mr. Ashit P. Parikh, herein referred to as 'The Allottee' of the Other Part [registered with the Joint Sub Registrar, Borivali-2, Mumbai, under Registration No. BDP-298/2004 dated 02.11.2004], the said Developers M/s. Lokhandwala Construction Industries Private Ltd., agreed to sell and the said Mr. Ashit P. Parikh agreed to purchase and accordingly purchased a residential premises bearing Flat No.303 [admeasuring 850 Sq. Ft. - Built-up Area, inclusive of the enclosed balcony, area whereof is 6.60 Sq. Mtrs.] on the 3rd Floor in 'B' Wing of Building No.7 in the said group of buildings collectively named as 'Spring Leaf', situated at : Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai-400101, more particularly described in the Schedule hereunder (hereinafter referred to as "the said premises") together with all rights, title interest and benefits thereof, on the terms and conditions and at the consideration mentioned therein. The said building was constructed in the year 2005 with Stilt plus Seven Upper Floors (with 'Lift' facility).

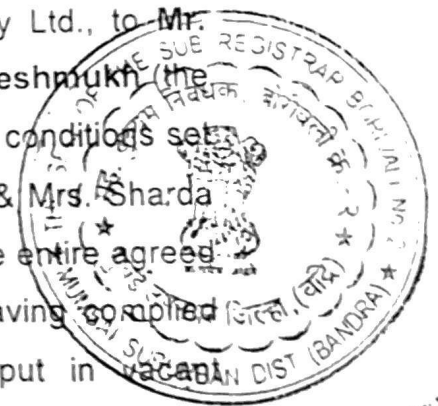
2005 with Stilt plus Seven		
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(iii)	The said Mr. Ashit P. Parikh, in terms of the said Agreement dated 28th October, 2004, having	

paid to the said Developers M/s. Lokhandwala Construction Industries Private Ltd., the entire agreed consideration for "the said premises" in terms thereof, was put in vacant possession of "the said premises". Accordingly, the said Mr. Ashit P. Parikh was holding "the said premises" as its absolute and exclusive owner thereof.

Handwritten signatures and initials at the bottom of the page, including a large signature on the left and several smaller ones on the right.

(iv) A Co-operative Housing Society of the Flat Owners of the said Building No.7 in the said group of buildings named 'Spring Leaf' was formed and registered under the name and style of 'Spring Leaf Building No.7 Co-operative Housing Society Ltd.' a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/W-R/HSG/TC/13416 of 2006-07 dated 28.4.2006 (hereinafter referred to as 'the said Society'); And the said Mr. Ashit P. Parikh was admitted as one of the members of the said registered Society and, as such member, was allotted and was holding 5 (Five) Fully Paid Up shares of Rs.50/- each in the capital of the said Society, bearing Share Certificate No.039 (Distinctive Nos. from 191 to 195 – hereinafter referred to as 'the said shares').

(v) Pursuant to Agreement for Sale dated 29<sup>th</sup> September, 2006 (registered with the Joint Sub-Registrar, Borivali-4, Mumbai, vide Registration No.BDR-10/6710/2006 dated 29.09.2006), the said Mr. Ashit P. Parikh sold "the said premises", along with the said five shares in the Share Capital of the said Spring Leaf Building No.7 Co-operative Housing Society Ltd., to Mr. Dhondiram Govind Deshmukh & Mrs. Sharda Dhondiram Deshmukh (the Transferors herein) for the consideration and on the terms and conditions set out therein. And the said Mr. Dhondiram Govind Deshmukh & Mrs. Sharda Dhondiram Deshmukh (the Transferors herein), having paid the entire agreed consideration amount to the said Mr. Ashit P. Parikh and having complied with the terms and conditions mentioned therein, were put in possession of "the said premises". Accordingly, the said Mr. Dhondiram Govind Deshmukh & Mrs. Sharda Dhondiram Deshmukh (the Transferors herein) have ever since been holding "the said premises", along with the said five shares, as its absolute and joint owners thereof.



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(vi) The Transferors further covenant with the Transferees as under

(a) That in "the said premises" aforesaid, the Transferors are legally entitled to "the said premises" and the said shares together with benefits attached to it and that neither the Transferors herein personally nor through

*Handwritten signature: Anish*  
*Handwritten signature: Ramesh S. Mishra*  
*Handwritten signature: Anish*

*Handwritten signature*

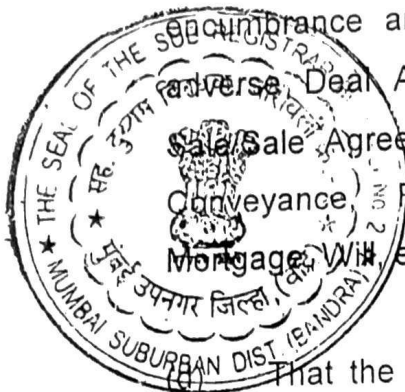
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any of their agent/s or Constituted Attorney have or had at any time heretofore either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of "the said premises".

(b) That the Transferors are in the exclusive and absolute possession of "the said premises" with full lock and key control with actual custody and dominion over the possession of "the said premises" with the said shares and benefits and that neither the Transferors had till date hereof nor at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of "the said premises" or any part or portion thereof in any way or any manner whatsoever.

(c) That title of the Transferors in respect of "the said premises" with said shares and benefits is absolutely clear and marketable, free from all encumbrance and reasonable doubts including free from all third party ~~converse~~ Deal Arrangements, Understanding, Agreement, Agreement for Sale/Sale Agreement, Sale Deed/Deed of Sale, Transfer or Assignment, Conveyance, Release, Relinquishment, Surrender, Gift, Exchange, Mortgage, Will, etc., and all other encumbrances of any nature whatsoever.



That the Transferors herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of "the said premises" to the knowledge, notice (expressed and/or

imparted and/or information of the Transferors.		
9234	98	4L
(e) The Transferors do hereby represent, declare, covenant with the Transferees that notwithstanding any act, deed or thing whatsoever done by the Transferors or by any person or persons lawfully or equitably claiming		
from, under, or in trust for them made, done, omitted, committed, or knowingly or willingly suffered to the contrary, the Transferors now have the good right, clear title and absolute power to sell, transfer, release and assure "the said premises" unto and to the use of the Transferees in the manner mentioned below.		

from, under, or in trust for them made, done, omitted, committed, or knowingly or willingly suffered to the contrary, the Transferors now have the good right, clear title and absolute power to sell, transfer, release and assure "the said premises" unto and to the use of the Transferees in the manner mentioned below.

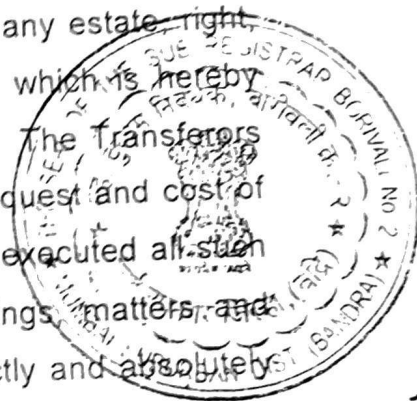
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(f) AND that it shall be lawful for the Transferees, from time to time and at all times after payment of full and final consideration amount as mentioned herein, to peacefully and quietly hold, possess and enjoy "the said premises" sold, transferred, released and assured with its appurtenances, and receive the rents and profits thereof for their own use and benefit, without any eviction, interruption, claim or demand whatsoever from or by the Transferors or by any other person or persons lawfully or equitably claiming by, from, under, or in trust for the Transferors.

(g) AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged by the Transferors, sufficiently saved, defended, kept harmless and indemnified the Transferees of, from, and against all estates, charges and encumbrances whatever already made, executed, occasioned, and suffered by the Transferors or by any other person or persons lawfully or equitably claiming any estate right, title or interest at law or in equity in "the said premises" which is hereby released and assured by, from, under, or in trust for them. The transferors shall, from time to time and at all times hereafter, at the request and cost of the Transferees, do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely releasing, transferring, securing and assuring "the said premises" transferred unto and to the use of the Transferees in the manner aforesaid as shall or may be reasonably required by the Transferees, their heirs or assigns for assuring "the said premises" and every part thereof sold, transferred, released, secured, assured and assigned unto and to the use of the Transferees.



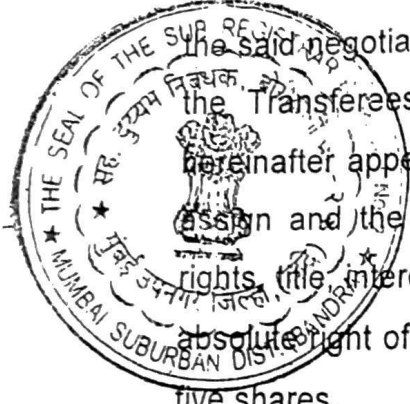
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2022		

(h) That the Transferors have provided to the Transferees copies of all the documents of title of the Transferors relating to "the said premises" and the Transferees confirm that they have duly inspected and verified the same and satisfied themselves about the title of the Transferors with regard to "the said premises".

Amish  
Ramesh  
Abhishek

(i) That in the manner aforesaid, the Transferors have truly, honestly, bonafidely and in good faith disclosed to the Transferees all the material facts and circumstances in respect of "the said premises" with said shares and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or concealment from the Transferees in bad faith) of anything whatsoever in that behalf and in any manner whatsoever.

AND WHEREAS upon the strength of the aforesaid representations made by the Transferors, the Transferees have approached the Transferors and have entered into oral negotiations with the Transferors, and pursuant to the said negotiations, requested the Transferors to sell "the said premises" to the Transferees for the consideration and on the terms and conditions hereinafter appearing; and the Transferors have agreed to sell, transfer and assign and the Transferees have agreed to purchase and acquire all the rights, title, interest and benefits of the Transferors in "the said premises" with absolute right of use and occupation of "the said premises" and also the said five shares.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY

बतथा ~~बत~~ BETWEEN THE PARTIES AS FOLLOWS:

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1.	The Transferors herein Mr. Dhondiram Govind Deshmukh & Mrs. Sharda Dhondiram Deshmukh hereby jointly agree to sell and the Transferees herein Mr. Shailesh Kamalashankar Mishra, Mrs. Ratna Shailesh	

Mishra & Mr. Abhishek Shailesh Mishra hereby jointly agree to purchase of what is commonly known as **ON OWNERSHIP BASIS** all the rights, title, interest and benefits of the Transferors in the 'said premises' viz., FLAT No.B-303, SPRING LEAF BUILDING NO.7 CO-OPERATIVE HOUSING SOCIETY LTD., situated at : LOKHANDWALA TOWNSHIP, AKURLI ROAD KANDIVALI (EAST), MUMBAI-400101, along with the said five shares, for a total consideration of Rs.1,35,00,000/- (Rupees One Crore, Thirty-five Lakhs only) payable by the Transferees as specified hereinafter:

*[Signature]*

Ratna S. Mishra

*[Signature]*

<> (a) A sum of Rs.1,00,000/- (Rupees One Lakh only) has been paid by the Transferees to the Transferors, in Cash, towards token money/part of consideration amount for "the said premises", receipt whereof the Transferors hereby admit and acknowledge;

<> (b) A sum of Rs.11,00,000/- (Rupees Eleven Lakhs only) has been paid by the Transferees to the Transferors, vide Cheque No.311505 dated 15.11.2021 drawn on Indian Bank, towards part of consideration amount, for "the said premises", receipt whereof the Transferors hereby admit and acknowledge, subject to realisation of the said cheque;

<> (c) A sum of Rs.8,00,000/- (Rupees Eight Lakhs only) has been paid by the Transferees to the Transferors, vide Cheque No.311508 dated 25.11.2021 drawn on Indian Bank, towards part of consideration amount for "the said premises", receipt whereof the Transferors hereby admit and acknowledge, subject to realisation of the said cheque;

<> (d) A sum of Rs.16,65,000/- (Rupees Sixteen Lakhs, Sixty five Thousand only) has been paid by the Transferees to the Transferors, as per details given in the 'Receipt' herein, towards part of consideration amount for "the said premises", receipt whereof the Transferors hereby admit and acknowledge, subject to realisation of the said cheques;

<> (e) An amount of Rs.1,35,000/- (Rupees One Lakh, Thirty-five Thousand only) will be deducted by the Transferees as Tax Deducted at Source under the provisions of Section 194-I-A of the Income Tax Act, 1961. The Transferees will deposit this amount with Government of India and provide to the Transferors the relevant Tax Deduction Certificates (with the Transferor's PAN mentioned), in accordance with Section 194-I-A of the Income Tax Act, 1961 and rules there under. The Transferors admit that such a payment of Rs.1,35,000/- (Rupees One Lakh, Thirty-five Thousand only) to Government of India under the Income Tax Act, 1961 will form a part of consideration amount for "the said premises"; and



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 Ratna's witness  
*[Handwritten signature]*

<> (f) The balance sum of Rs.97,00,000/- (Rupees Ninety-seven Lakhs only) is payable by the Transferees to the Transferors within \_\_\_\_\_ days from the date of Registration of this Agreement for Sale (by availing loan from any Financial Institution/Bank, or, from their own resources) towards balance and final part of consideration amount for "the said premises".

2. The Transferors confirm that they have obtained the required 'No Objection Certificate' from the said Society (vide their Certificate dated 09.12.2021) for the sale of "the said premises" to the Transferees, and furnished the same to the Transferees before execution of this Agreement. The Transferors shall also extend their co-operation to the Transferees herein to obtain the required 'No Objection Certificate' in the format stipulated by the Financial Institution/Bank from where the Transferees propose to avail loan.



On receipt of the full and final consideration amount as agreed herein, the Transferors and Transferees undertake to execute necessary forms and documents prescribed by the said Society for transferring "the said premises" and the said shares in the name of the Transferees herein.

The Society Transfer Charges in respect of this Sale shall be borne and paid by the Transferors and Transferees in equal share. The legal charges and other incidental expenses in respect of this Sale are to be borne and paid by the Transferees except the charges incurred by the Transferors for their own benefit of any nature including legal advice, etc.

4. The Transferors declare that they have paid all the amounts levied on "the said premises" such as Municipal Taxes, Electricity Bills and also Maintenance and all other Charges including Property Tax due and payable to the Society / respective authorities till date.

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The Transferors hereby declare that they have good right, clear title and absolute authority to enter into this Agreement and transfer "the said premises" and that the Transferors have not done any act, matter or thing whatsoever whereby the Transferors are prevented from agreeing to transfer or assign "the said premises" in favour of the Transferees.

*(Handwritten signatures and marks)*

6. The Transferors hereby covenant with the Transferees as follows:-

i) That the Transferors are the absolute owners of "the said premises" and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon "the said premises" either by way of Sale, Charge, Mortgage, Lien, Gift, Trust, Lease, Will, Inheritance, Assignment or otherwise howsoever and have good right, full power and absolute authority to sell and transfer the same to the Transferees.

ii) That the Transferors have not created any charge or encumbrances of whatsoever nature in respect of "the said premises" nor "the said premises" is subject matter of any litigation nor is the same or any of it attached in execution of any decree nor have the Transferors created any tenancy or Leave and License or any right in favour of any one in respect of "the said premises".

iii) That the Transferors have not received any notice of any nature whatsoever from any Government or Non-Government authority or any Competent Authority whereby the Transferors are prohibited or prevented from selling and transferring the said shares and/or "the said premises" in favour of the Transferees.

iv) That the Transferors have duly observed and performed the rules and regulations as per the bye-laws of the said Society and paid up to date their contribution in the nature of outgoings, dues, taxes, etc., to the Society.

v) That the membership of the Transferors in the said Society has not been in any way jeopardized either by Notice of any nature whatsoever from the said Society or otherwise in any manner whatsoever.

vi) That there are no pending litigations in any Court or Tribunal or attachment issued by any Court or tribunal or any legal proceedings initiated/to be initiated in respect of the said shares and/or "the said premises" or any part thereof by any person or persons, Government or anybody or authority or the said Society on any account whatsoever.



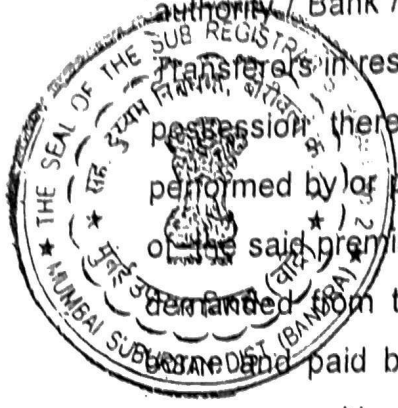
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*Signature*  
*Retnra Sindher*  
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*Signature*

vii) That there is no prohibitory order issued by any Tax and/or Revenue authority prohibiting the Transferors from selling and/or transferring "the said premises".

viii) That the Transferors shall indemnify and keep indemnified the Transferees from and against all actions, claims, demands, costs, charges and expenses etc., claimed as falling due prior to the execution of these presents and until the date of handing over vacant possession of "the said premises", whichever is later. It is hereby agreed and undertaken by the Transferors that, in case any amount payable to the said Society or any other authority / Bank / Institution / Sales Tax / Income Tax / Agency, etc., by the Transferors in respect of "the said premises" prior to the date of giving vacant possession thereof to the Transferees herein due to the act(s)/deed(s) performed by or pertaining to the Transferors during the period of ownership of the said premises" by the Transferors herein is brought to the notice of or demanded from the Transferees at any time in future, the same shall be paid by the Transferors only without any delay, from their own resources, without making any demand of funds therefor from the Transferees herein. In other words, it is explicitly understood, agreed upon and confirmed by the Transferors that there shall be no encumbrance or liability of whatsoever nature on "the said premises" or in the title of "the said premises" at the time of giving vacant and peaceful possession of "the said premises" (immediately on receipt of full and final consideration amount for "the said premises" as mentioned in these presents) to the Transferees herein.



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Notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Transferors or any person, person/s or Bodies lawfully or equitably claiming by, from them, or in trust for them, the Transferors have themselves full and absolute right, clear title, claim, interest, power and absolute and complete authority to sell, assign and transfer to the Transferees "the said premises" AND THAT the Transferors have not done or committed or omitted to do any act, deed, matter or thing whereby the		

Transferors have themselves full and absolute right, clear title, claim, interest, power and absolute and complete authority to sell, assign and transfer to the Transferees "the said premises" AND THAT the Transferors have not done or committed or omitted to do any act, deed, matter or thing whereby the

Sushra

Ratna S. Shinde

Chandhu

ownership, possession and/or occupation of "the said premises" by the Transferors may be rendered illegal and/or unauthorized for any reason or on any account.

x) That no proceeding or notice intimating intention of proceeding for acquisition or requisition by any Governmental or Semi Governmental or local bodies or authorities or Banks/Financial Institutions or by any other authorities have been served upon or issued against "the said premises" or any part thereof.

xi) That no notice or intimation of attachment has been issued attaching or causing to be attached "the said premises" or any part thereof by Income Tax, Sales Tax or any other Department or any Governmental or Semi Governmental or local bodies or authorities for arrears of taxes, cesses, levies or duty payable by the Transferors and/or any of the predecessors in title of the Transferors.

xii) That "the said premises" is not affected by any Lis pendens or insolvency proceedings or any prohibitory orders from any Authority restraining the Transferors from dealing with or disposing of or parting with possession of "the said premises" or any part thereof, neither the Government nor any public authority has issued any order under the Income Tax Act, Wealth Tax Act, Co-operative Societies Act, Banking Regulation Act, SARFAESI, IBC and/or the Maharashtra Land Revenue Code or under any statute restraining the Transferors from selling or disposing of the said premises" or any part thereof in any manner, as represented by Transferors to the Transferees herein.

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xiii) The Transferors acknowledge that the Transferees have agreed to purchase and acquire ON OWNERSHIP BASIS all the rights, title, claim, benefits and interest in "the said premises" as well as in the said shares and paid the moneys under this Agreement based upon the veracity and correctness of the various representations as stated above and the Transferors hereby agree and undertake to indemnify and keep indemnified

*Swishu*  
*Ratna S. Mishra*  
*Bishu*



*[Handwritten signature]*



the Transferees from and against all losses and claims which may be occasioned by any inaccuracy or inconsistency or inadequacy in the aforesaid representations or by any person claiming any rights, title or interest in the said shares and/or "the said premises" by the Transferors.

7. On payment of the full and final consideration amount as mentioned herein for "the said premises" within the stipulated period as aforesaid, the Transferees shall be entitled to apply for the membership of the said Spring Leaf Building No.7 Co-operative Housing Society Ltd.' The Transferees hereby agree and undertake to become members of the said Spring Leaf Building No.7 Co-operative Housing Society Ltd.' and abide by its rules, regulations and bye-laws.



The Transferors, on receipt of the full and final consideration amount for "the said premises" from the Transferees herein within the stipulated period as aforesaid, shall grant, assign, transfer and assure all the rights, title interest and benefits in "the said premises" to the Transferees herein along with vacant and peaceful possession of "the said premises" and all the documents of title (in original) in respect of "the said premises" without any delay.

9. The Transferors further undertake to pay all the Taxes, Maintenance Charges and Other outgoings in respect of "the said premises" up to the date of handing over vacant possession of "the said premises" to the Transferees herein. Thereafter, the Transferees shall be liable and responsible to pay the necessary outgoings and bills in respect of "the said premises".

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10. On payment of the full and final consideration for "the said premises" within the stipulated period as aforesaid, the Transferees shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy "the said premises" for and unto the use and benefit of the Transferees, their heirs, executors, administrators and nominees for ever and without any let, hindrance, denial, eviction claim, charge, interest, demand or lien of the Transferors or any person or persons lawfully or equitably claiming through, under or in trust for the Transferors.

*[Handwritten signature]*

Ratna S. Adshah

*[Handwritten signature]*

11. The Transferors shall give full co-operation to the Transferees for transfer of "the said premises" and the said shares in the name of the Transferees and the admission of the Transferees as members of the said Society. The Transferors also undertake to extend full co-operation to the Transferees for obtaining 'No Objection Certificate' from the said Society in the Bank's format to enable the Transferees secure loan against the security of "the said premises" from any Financial Institution/Bank.

12. The Transferees shall be entitled to get "the said premises" and the said shares transferred in their names at any time after paying the full consideration amount to the Transferors as mentioned in these presents.

13. The Transferors agree and undertake that they will give full co-operation to the Transferees for and execute such further Writings, Transfer Forms (including but not limited to Gas, Telephone and Electricity), Declarations or Documents as may be necessary for the purpose of effectually transferring their share, right, title, claim and interest in respect of "the said premises" to the Transferees.

14. The Transferors further undertake and declare that any nomination with regard to "the said premises" and made by the Transferors with the said Society prior to this date in favour of any person other than the Transferees hereinafter shall hereafter be deemed to be inoperative and shall be considered as voluntarily withdrawn by the Transferors herein on receipt of the agreed full and final consideration amount for "the said premises" from the Transferee herein as mentioned in these presents.



15. This Agreement shall be subject to the provisions of all the Rules and Regulations, as applicable, governing this Agreement for Sale and amended upto date. The Stamp Duty and Registration Charges in respect of this Agreement for Sale shall be borne and paid by the Transferees.

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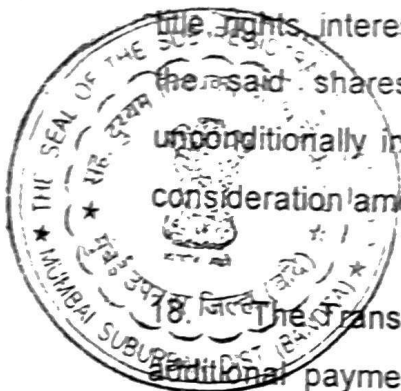
16. It is hereby agreed and undertaken by the Transferors that, in case they have given any Authority Letter, Power of Attorney to any other person

*[Handwritten signatures]*

*[Handwritten signatures: Partners, Anshu]*

party in respect of sale/transfer/assignment or for any kind of transaction of any nature whatsoever with regard to "the said premise", it shall be treated as null and void, cancelled, revoked, shall be deemed to be inoperative and shall be considered as voluntarily withdrawn/revoked by the Transferor from the date of execution of this Agreement for Sale.

17. The Transferors admit and undertake that they shall relinquish all the title rights, interest, benefits, ownership, claims, etc., in "the said premise and the said shares in favour of the Transferee herein voluntarily and unconditionally in eternity immediately at the time of receiving the final part consideration amount mentioned in Clause 1(e) above.



18. The Transferees shall not be called upon by the Transferors to make additional payment of any other sum of money other than that has been expressly agreed upon with the Transferors in these presents.

19. It is hereby agreed by and between the parties hereto that, on payment of the full and final consideration for "the said premises" as mentioned in these presents, this Agreement for Sale shall be treated/deemed as Sale Deed.

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SCHEDULE



Flat No.B-303 [admeasuring 850 Sq. Ft. – Built-up Area, inclusive of the enclosed balcony area whereof is 6.60 Sq. Mtrs.] on the 3<sup>rd</sup> Floor in 'Spring Leaf Building No.7 Co-operative Housing Society Ltd.', situated at : Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai-400101 (constructed in the year 2003 with Stilt plus Seven Upper Floors, with 'Lift' facility), on all those pieces or parcels of land situated, lying and being at Village Akurli, Taluka Borivali, bearing C.T.S.No. 171/1-A/49, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, within the assessment jurisdiction of 'R-South' Ward of Brihanmumbai Mahanagar Palika.

Handwritten signatures and initials at the bottom of the page.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and year first herein above written:

Signed and Delivered by the within named Transferors  
Mr. Dhondiram Govind Deshmukh  
(PAN AEGPD8626P,  
Aadhaar No.5746 2040 9175)  
Mrs. Sharda Dhondiram Deshmukh  
(AIMPD9406B,  
Aadhaar No.7942 6716 3036)  
in the presence of

Vishal Arjunam   
सहायक न्यायिक अधिकारी


 







Signed and Delivered by the within named Transferees  
Mr. Shailesh Kamalashankar Mishra  
(PAN AFVPM6054Q,  
Aadhaar No.4727 6687 3537)  
Mrs. Ratna Shailesh Mishra  
(PAN BEFPM3745C)  
(Aadhaar No. 8216 5071 2820)  
Mr. Abhishek Shailesh Mishra  
(PAN DTAPM3141N,  
Aadhaar No.6859 6145 4938)  
in the presence of

Vishal Arjunam   
सहायक न्यायिक अधिकारी

   
Ratnas Mishra







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**SPRING LEAF**  
BLDG. NO. 7 CO-OP. HSG. SOCIETY LTD.

REGD NO. BOM/WR/HSG/TC/13413  
OF 2006-2007 Dated : 28/04/2006

LOKHANDWALA TOWNSHIP,  
AKURLI ROAD, KANDIVALI (E),  
MUMBAI - 400101.

Ref. No.

Date : 09/12/2021

TO  
MR Dhondiram Govind Deshmukh  
& MRS Sharda Dhondiram Deshmukh  
Flat NO - B-303, Spring Leaf  
Lokhandwala Township,  
Akurli road, Kandivali (E)  
Mumbai - 400101.




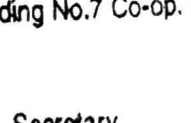

Respected Sir/Madam,  
Sub: NO Objection Certificate for proposed sale  
of Flat NO - B-303.

We refer to your Application dated 02/12/2021 which we have received on 02 Dec 2021 informing us about your intention to sale of your Flat NO B-303. We have no objection for you selling the above said flat to SHAILESH KAMALASHANKAR MISHRA. Subject to the clearance of all the dues, compliance of the Rules & Regulation of Maharashtra co-op. society Act 1960 & Rule 1961 and Bye laws of the society.

Open car parking not available in the society premises for Flat NO - B-303.

Thanking you

बिल्डिंग - B-303 society		
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For Spring Leaf Building No.7 Co-op. Hsg. Soc. Ltd.  
 Chairman  
 Secretary  
 Treasurer.



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

देयक क्रमांक 2019-2020	देयक क्रमांक 201910BIL10915134 201920BIL10915135	देयक दिनांक 01/01/2020
प्रेषक - सहा. क.व सं./ विभाग: Office of the Asstt.Assessor & Collector, R South, Municipal offices Bldg., Room No. 109, M.G.Cross Road No.2, Near S.V.P.Municipal Swimming Pool, Kandivali (West), Mumbai - 400 067.		
मालमत्ता करवर्ष 2019-2020		
प्रेषक व पत्ता: SPRING LEAF BLDG NO 7 CHSL KANDIVALI TOWNSHIP, AKURLI RD, KANDIVALI EAST, MUMBAI		
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्गान, करदात्यांची नावे. 201911A7SL 171 TO 179 ETC AKURLI KANDIVLI (E) SPRING LEAF NO.7 BOMBAY GAOWARAKSHAK MANDALI		
मालमत्ता दिनांक 01/11/2004	एकूण मांडवली मूल्य: ₹ 293596005	
मालमत्ता मूल्य: ₹ Twenty Nine Crore Thirty Five Lakh Ninety Six Thousand Five Only		
मालमत्ता मूल्य: ₹ 0	दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकवाकी	₹ 0
मालमत्ता मूल्य: ₹ 0	दि. 01/04/2019 ते 31/03/2020	₹ 0
कराचे नाव	01/04/2019 ते 30/09/2019	31/03/2020
मालमत्ता कर	161455	161455
मालमत्ता कर	0	0
मालमत्ता कर	101275	101275
मालमत्ता कर	0	0
मालमत्ता कर	63111	63111
मालमत्ता कर	58709	58709
मालमत्ता कर	51384	51384
मालमत्ता कर	0	0
मालमत्ता कर	2931	2931
मालमत्ता कर	73389	73389
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मालमत्ता कर	512254	512254
मालमत्ता कर	0	0
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मालमत्ता कर	0	0
मालमत्ता कर	512254	512254
मालमत्ता कर	0	0
मालमत्ता कर	493935	493935
मालमत्ता कर	503095	503095
मालमत्ता कर	₹ Five Lakh Twelve Thousand Two Hundred Fifty Four Only	₹ Five Lakh Twelve Thousand Two Hundred Fifty Four Only
मालमत्ता कर	18318	18318
मालमत्ता कर	31/03/2020	31/03/2020



*Handwritten notes:*  
 period  
 vide 464  
 5/3/2020  
 18/01/2020  
 18/01/2020

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		५०३०९५

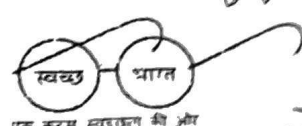
Make payment through NEFT: - SBIN0003000, Beneficiary A/C No:- MCGMPTRS0615513010000, Name-MCGM Property Tax. Please  
 payment done through NEFT will be collected against oldest bills first. Cheque may be drawn  
 the name of MCGM"

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.  
 मालमत्ता करवर्ष 2019-2020 मधील ४६,४५ चौ. मी. (५०० चौ. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ निवासी मदनिकांशी संबंधित असलेल्या मालमत्ता  
 कराने भरण्यात आलेला नाही. अनवधानाने या सदनिकांना कर आकारणी झाली असल्यास त्या सदनिकांचा कर वगळून मालमत्ता कराचे  
 मालमत्ता कर वाचे व सदर बाब संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyaccomp.ac@mcmg.  
 कर निव्वळ आचरी वर कळविण्यात येतील.

सं. रा. सुसनाके

ड. अश्विनी दामोदर  
 करनिर्धारक व संकलक (२)

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एक स्टॅम्प स्विकारणेची आहे

**SPRING LEAF BLDG. NO. 7 CO-OP. HSG. SOC. LTD.**

Regn. No. MUM / WR / HSG / TC / 13416 / 05 / 06 / 2006 Dated 28-04-2006  
 Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai - 400 101.

**SHARE CERTIFICATE**

Share Certificate No. \_\_\_\_\_ Member's Regn. No. B-303 No. of Shares 05 (FIVE)  
 AUTHORIZED SHARE CAPITAL OF RS. 21,000 DIVIDED INTO 420 SHARES OF RS. 50/- EACH)

THIS IS TO CERTIFY that Shri / Smt / M/s. ASHIT P. PARIKH  
 is the Registered Holder of 05 fully paid up share of Rs. 50/- each numbered  
 From 191 to 195 both inclusive, in SPRING LEAF BLDG. NO. 7 CO-OP. HSG. SOC.  
 LTD., KANDIVALI (EAST), MUMBAI - 400 101. Subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society this 10 TH Day of DEC 2006

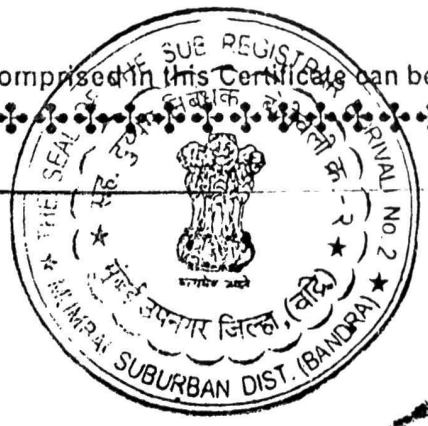


[Signature]  
 Authorised  
 M. C. Member

[Signature]  
 Secretary

[Signature]  
 Chairman

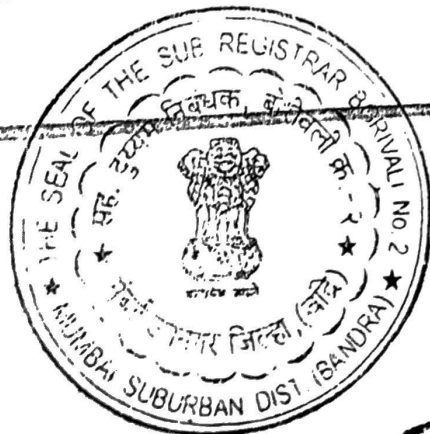
NOTE: No transfer of Share(s) comprised in this Certificate can be registered unless accompanied by this Certificate.



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MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARE(S)

DATE OF TRANSFER	TRANSFER NO.	REGN. NO. OF TRANSFEROR	TO WHOM TRANSFERRED	REGN. NO OF TRANSFEREE
13.03.2022	01	39	MR DHONDIRAM Govind Deshmukh MR Sharda Dhondiram Deshmukh Auth. M. C. Member <i>(Signature)</i> Chairman	91 <i>(Signature)</i> Secretary
			Auth. M. C. Member Chairman	Secretary
			Auth. M. C. Member Chairman	Secretary
			Auth. M. C. Member Chairman	Secretary
			Auth. M. C. Member Chairman	Secretary
			Auth. M. C. Member Chairman	Secretary
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			Auth. M. C. Member Chairman	Secretary
			Auth. M. C. Member Chairman	Secretary
			Auth. M. C. Member Chairman	Secretary



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१२३५	३७	५८
२०२२		





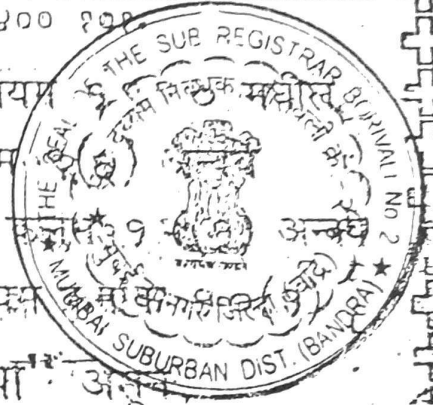
# \* नोंदणीचे प्रमाणपत्र \*

नोंदणीक्रमांक : एमयूएम/डब्ल्यूआर/एचएसजी/टीसी/१३५७६/७५/०६/सन२००

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की

स्प्रिंग लिफ्ट नं. ७ को-ऑपरेटिव्ह हॉसिंग सोसायटी लिमिटेड,  
सोटीएस नं. १७१/१ अ/ ४९, सेक्टर चार, प्लॉट नं. ई, लोखाडवाला  
टाउनशिप, आकुली रोड, कांदीवली [पूर्व], मुंबई-४०० १२२

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम (सन १९६९ चा महाराष्ट्र अधिनियम क्र. २४) कलम नोंदविण्यात आलेली आहे. उपासनेनिर्दिष्ट अधिनियमाच्या व महाराष्ट्र सहकारी संस्थेचे नियम १९६९ मधील नियम



अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" अन्वये

उपवर्गीकरण "भाडेकरू सहभागीवारी गृहनिर्माण संस्था" आहे.

ब्रल्ल २		
१२३	५३६	५५
स्कीर/२		



कार्यालयीन मोहर  
मुंबई  
दिनांक २६/४/२००६

होई  
उपनिबंधक  
सहकारी संस्था 'आर' विभाग मुंबई

Oct 2022

मालमत्ता पत्रक

ANNEXURE "B"

आकुली

पत्रक क्र. नं. व.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	नामुका/न. भू. मा. का. -- न. भू. अ. गोंरेगांव	जिल्हा -- मुंबई उपनगर जि
१७१२अ/४९			५१०८९.२	भारगाधिकार	शासनाला दिलेल्या भूकारणाचा किंवा भाड्या तपशिल आणि त्याच्या फेर तपशिलांचा नियत
विभागाधिकार	--			(शंती) क	बिनशंती सारा र. रु. ४०८२८/- दिनांक १८/२००१ न ३१/७/२
धरणाचा मुळ धारक	--				
धर	--				
धर धार	--				
धर धर	--				
धरक	धरधार				
				नॉयन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षारक

१५/०१/१९९९

मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे फडौल क्र. सी/कार्या-७अ/एकत्रीकरण फंड विभाजन एस आर २८०७/९७ दिनांक २६.११.९७ चे आदेश व इकडौल आदेश क्र. न. भू. आकुली/पो. वि./मो. र. न. २५/९८ १९ दि. १५.१.९९ अन्वये ५१०८९.२ चौ. मि. चौ नविन मिळकत पत्रिका उघडली व सत्ता प्रकार शंती दाखल करून धारक सदरी शंती दाखल केली

बरल - २/		
१२३५	४९	५८
२०२२		

११/०४/२००५

मा. जिल्हाधिकारी मु. उप. जिल्हा यांचे फडौल आदेश क्र. सी/सकलन ७१/एल एन डी/एन ए पो/अस आर ७६८४ दिनांक २२/७/२००४ व इकडौल आदेश दिनांक ११/४/२००५ अन्वये धारक सत्ता प्रकार व बिनशंती सा-याची नोंद घेतली



सत्यप्रति लिपि

खरी नकल

जमिनी प्रगण नारीस २१।६।२००३  
 नकल मंगल २१।६।२००३  
 नकल विल्याची नगरी २५।६।०५  
 नकल तयार २३.६

सत्य प्रतिलिपि

मंगल

नगर मंत्रालय, मुंबई

एकूण नकल ५

APPLICANT : Shailesh Mishra

MOBILE NO. : 9821360391

CO-APPLICANT : \_\_\_\_\_

MOBILE NO. : \_\_\_\_\_

GUARANTOR : \_\_\_\_\_

MOBILE NO. : \_\_\_\_\_

PRODUCT : Star Home Loan - 1st

AMOUNT : \_\_\_\_\_

BRANCH : \_\_\_\_\_

LEAD BY : \_\_\_\_\_

ACCOUNT NO. : \_\_\_\_\_