

Shri/Smt: Aparna Ashok Gavthe and Ashok Sumant Gavathe

Address: 146/4395, Kannamwar Nagar 1, Vikhroli East Mumbai-400083

Email:

Mobile No.: 9869072783

TO WHOMSOEVER IT MAYCONCERN

We the undersigned, Shri/Smt. Aparna Ashok Gavthe and Ashok Sumant Gavathe states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr . No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	1203
7	Floor No.	12
8	Sale Agreement Registration Under No.	KRL2/5960/2021
9	Date of Registration	25/03/2021
10	Amount of Stamp Duty paid	Rs. 284700/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/5960/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

AA Gavthe
04/03/2022.
Yours Faithfully



अ.र.ल-२
५८६० ७ ९९५
२०२१

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 25th day of March 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;

AND

Aparna Ashok Gavthe and Ashok Sumant Gavathe, adult, Indian Inhabitant, residing at 146/4395, Kannamwar Nagar 1, Vikhroli East Mumbai-400083, hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**.

The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".

WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("MHADA") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

Promoter

Allottee

करल-२		
५९६०	The MHADA Board	१९७५
२०२९	40 tenements (hereinafter referred to as the "Old Building")	

had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with tit bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;

- D. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;
- E. The conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;
- F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;
- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;
- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

AJ

2

AA Gawke

Allottee

LHT

करल-२		
५९६०	४९	९९५
२०२९		

- 13.3 This Agreement is presently governed by the provisions of RERA and other applicable laws for the time being in force subject to any other ordinance, regulations, statute, etc. being enacted by the Government to regulate and provide for promotion, construction, sale, management and transfer of apartments on ownership basis in Maharashtra.
- 13.4 The Allottee/s hereby agree to indemnify and keep indemnified, saved, defended and harmless the Developer against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Developer from or due to any breach by the Allottee/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee/s in complying / performing his / her / their / its obligations under this Agreement.
- 13.5 Any delay, tolerance or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Developer in respect of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/s shall not in any manner prejudice the rights herein mentioned of the Developer.
- 13.6 All notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s by Registered Post A.D. / Under Certificate of Posting / Courier or by Hand Delivery or by Fax, E-mail to the address of the addressee at his / her / their / its address hereinafter mentioned or as may be existing in the records of the Developer based on the information and details provided by the Allottee/s.



PROMOTIONAL OFFER

As a promotional offer the Developer is paying the stamp duty on the said agreement value. The Agreement value of the said customer is inclusive of stamp duty amount.

To the Developer:

M/s. Vaibhavlaxmi Builders and Developers
101/102, Maruti Krupa
Kannamwar Nagar-I
Vikhroli (East)
Mumbai - 400 083
E-mail: [●]

To the Allottee/s:

Promoter

[Signature]

35

NA Gaudhe



LHT

Allottee

दस्त क्रमांक: करल-2 (5960 2021)

वाजार मूल्य: रु. 82,40,442/-

मोबदला: रु. 94,87,143/-

भरलेले मुद्रांक शुल्क: रु. 2,84,700/-

दु. नि. सह. दु. नि. करल-2 यांचे कार्यालयात

अ. क्र. 5960 वर दि. 25-03-2021

रोजी 11:25 म.पू. वा. हजर केला.

पावती: 6446

पावती दिनांक: 25-03-2021

सादरकरणाचे नाव: अपर्णा अशोक गावठे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकुण: 32300.00

AA Gauthi

दस्त हजर करणाऱ्याची सही:

सह निबंधक कुर्ला-2

सह दुय्यम निबंधक कुर्ला-2

दस्ताचा मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उघड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

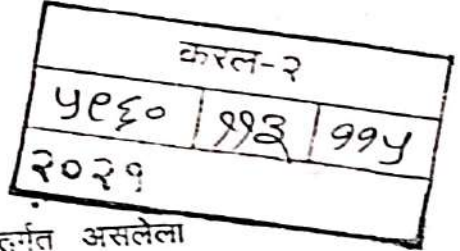
शिक्का क्र. 1 25 / 03 / 2021 11 : 25 : 51 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 25 / 03 / 2021 11 : 27 : 34 AM ची वेळ: (फी)

सह निबंधक कुर्ला-2

सह दुय्यम निबंधक कुर्ला-2

मुंबई उपनगर जिल्हा



प्रातिज्ञापत्र

“सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दाखलीत संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या असलेल्या आणि “दस्ताची सत्यता, वैधता याबाबतची बाबेसाठी या दस्तऐवजात नोंदणीत व कबुलधारक हे संपूर्णतः जबाबदार राहिलेला आहे. दस्तऐवजात नोंदणीत व दस्तामुळे राज्य शासन / केंद्र शासन यांच्या वरत असलेल्या नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

१) *Wichet*

२) *Wichet*

लिहून घेणारे

१) *AA Gauthi*२) *Wichet*

(LHT)





25/03/2021 11:30:00 AM

दस्ता क्रमांक : करल-2/5960/2021

दस्ताचा प्रकार :- करारनामा

दस्त गोपवारा भाग-2

करल-2

दस्ता क्रमांक: 5960/2021

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: मेसर्स वैभवलक्ष्मी बिल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार म्हणून अनिल शंकर विचारे
पत्ता: प्लॉट नं: ऑफिस नं. 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर-1, रोड नं: विक्रोळी ईस्ट मुंबई, महाराष्ट्र, मुंबई.
पॅन नंबर: AAGFV5861J

पक्षकाराचा प्रकार

लिहून देणार
वय :- 46
स्वाक्षरी:-*Wichore*

छायाचित्र



अंगठ्याचा ठसा



- 2 नाव: अपर्णा अशोक गावडे
पत्ता: 146/4395, -, कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, कन्नमवार नागर, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर: ACNPG2599M

लिहून घेणार
वय :- 58
स्वाक्षरी:-*AA Gaurav*

- 3 नाव: अशोक सुमंत गावडे
पत्ता: 146/4395, -, कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, कन्नमवार नागर, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर: ABAPG6105D

लिहून घेणार
वय :- 64
स्वाक्षरी:-*(LHT)*

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 25 / 03 / 2021 11 : 29 : 04 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: रमेश - तादुरी
वय: 29
पत्ता: शॉप नं 1 शेफर्स अपार्टमेंट स्टेशन रोड विक्रोळी ईस्ट मुंबई
पिन कोड: 400083

स्वाक्षरी

R

छायाचित्र



अंगठ्याचा ठसा



- 2 नाव: किशोर - सालुवे
वय: 31
पत्ता: शॉप नं 1 शेफर्स अपार्टमेंट स्टेशन रोड विक्रोळी ईस्ट मुंबई
पिन कोड: 400083

स्वाक्षरी

Bahub

शिक्का क्र.4 ची वेळ: 25 / 03 / 2021 11 : 29 : 44 AM

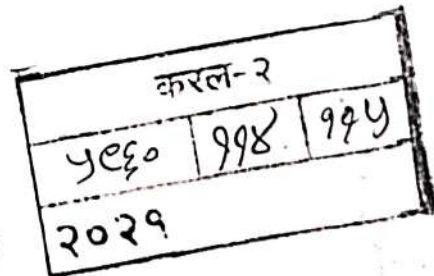
सह दुय्यम निवेदीक कुर्ला-2

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	APARNA ASHOK GAVTHE AND OTHER	eChallan	69103332021032428376	MH013900566202021E	284700.00	SD	0006508540202021	25/03/2021
2		DHC		2403202125799	2000	RF	2403202125799D	25/03/2021
3		DHC		2403202126016	300	RF	2403202126016D	25/03/2021
4	APARNA ASHOK GAVTHE AND OTHER	eChallan		MH013900566202021E	30000	RF	0006508540202021	25/03/2021

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

iSarita v1.5.0





01/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ता 2

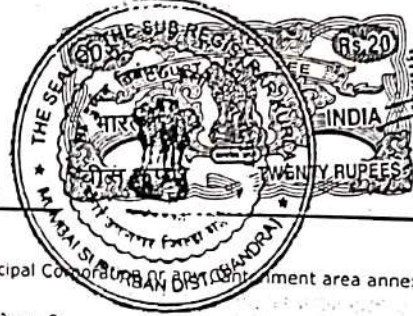
दस्त कर्मांक : 5960/2021

नोदणी :

Regn 63m

गावाचे नाव : हरिपाती

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9487143
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8240442.21
(4) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1203, माळा नं: 12 वां मजला, इमारतीचे नाव: विकटोरीया 54, ब्लॉक नं: कत्रमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083((C.T.S. Number : 356(PART) ;))
(5) क्षेत्रफळ	1) 57.33 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:- मेसर्स वैभवलक्ष्मी विल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार म्हणून अनिल शंकर विचारे वय:-46; पत्ता:- प्लॉट नं: ऑफिस नं. 101/102, माळा नं:-, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कत्रमवार नगर-1, रोड नं: विक्रोळी ईस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AAGFV5861J
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अपर्णा अशोक गावठे वय:-58; पत्ता:-146/4395, -, कत्रमवार नगर 1, विक्रोळी पूर्व, मुंबई, कत्रमवार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-ACNPG2599M 2): नाव:-अशोक सुमंत गावठे वय:-64; पत्ता:-146/4395, -, कत्रमवार नगर 1, विक्रोळी पूर्व, मुंबई, कत्रमवार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-ABAPG6105D
(9) दस्तऐवज करून दिल्याचा दिनांक	25/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/03/2021
(11) अनुकमांक, खंड व पृष्ठ	5960/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	284700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्याकनासाठी विचारात घेतलेला तपशील:-

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

सुतभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्यावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 01/04/2021) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ता-२
मुंबई उच्च न्यायालय

Shri/Smt: Peter Assumption and Rama Assumption

Address: 175/5989, A wing, 4th Floor, Kannamwar Nagar - 2, Vikhroli East, Mumbai - 400083

Email: peter.assumption@gmail.com

Mobile No.: 9833604650 / 9619898667

TO WHOMSOEVER IT MAY CONCERN

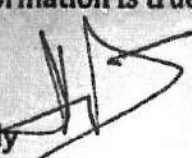
We the undersigned, Shri/Smt. Peter Assumption and Rama Assumption states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

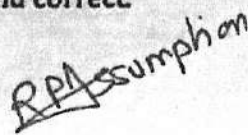
Sr. No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	1405
7	Floor No.	14
8	Sale Agreement Registration Under No.	KRL2/16532/2021
9	Date of Registration	01/11/2021
10	Amount of Stamp Duty paid	Rs. 439600/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/16532/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours Faithfully


PETER
ASSUMPTION


Rama
ASSUMPTION

करल-२
१६५३२ | ६ | १००
२०२१

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 01st day of November 2021;

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BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;

AND

Peter Assumption and Rama Assumption, adult, Indian Inhabitant, residing at 175/5989, A wing, 4th Floor, Kannamwar Nagar - 2, Vikhroli East, Mumbai - 400083, hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**.

The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".

WHEREAS:

- THE SEAL OF THE SUB-REGISTRAR KURLA-2
माह दुपम निवेशक कुला-२ पारी पूरा
मुंबई उपनगर विभाग महाराष्ट्र
THE SEAL OF THE SUB-REGISTRAR KURLA-2
MUMBAI SUBURBAN DIST. (S) (MUMBAI)
- A. The Maharashtra Housing and Area Development Authority (MHADA) was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

>

Promoter

1

Allottee

करल-२	
१६५३२	११००
२०२१	

in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 746.13 sq. mtrs. with tit bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40 (forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;

- D. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;
- E. The conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;



- that the Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;
- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;
- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

2

Allottee

करल-२	
१६५३२	५९ १००
२०२९	Developer
	Allottee/s

AAGFV5861J

AHYPA9743P / APSPA7431E

13.8 The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.9 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.

PROMOTIONAL OFFER

As per circular issued by Government of Maharashtra dated 14th January 2021 the said Promoter has availed 50% reduction in premium facility and the same has been passed on to the Allottee in terms of payment of Stamp Duty Amount for their Flat No 1405



THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and adjacent to Building No. 54 at Survey No. 113(Pt) and City Survey No 356 (Part) of Kurla Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Forty) flats / tenements thereon.

THE SECONDSCHEDULE HEREINABOVE REFERRED TO

(Description of the said Apartment)

Apartment No. 1405 admeasuring 560.59sq. ft. (carpet area as per RERA) on the 14TH Floor of the building to be known as 'Victoria 54' constructed conjointly on the said First Property more particularly described in the **First Schedule** hereinabove.

Promoter

36

Allottee

370 16532

गोमया, 01 नवम्बर 2021 10:32 म.पू.

दम्त गोगवाग भाग-1

काम्य 2

दस्तावेज क्रमांक: 16532/2021

दस्तावेज क्रमांक: गगन2/16532/2021

बाजार मूल्य: रु. 82,36,130/-

मांचदना: रु. 87,91,905/-

भरनेले मुद्रांक शुल्क: रु.4,39,600/-

दु. नि. गद्द. दु. नि. कग्गल 2 यांचे वाच्यार्थान

पावनी:17635

पावती दिनांक: 01/11/2021

अ. प्र. 16532 वर दि. 01-11-2021

मादरुकरणागने नावः पीटर - अक्षमथन

गेजी 10:31 म.प. वा. हजर केगा.

नौदण्णी फी

₹. 30000.00

दम्न ज्ञानाकाङ्क्षी पी

₹. 2000.00

પૃષ્ઠાંતી મંડ્યા: 100

पञ्चमः 32000.00

दन्न तज्जर कण्णान्यानी मही.

सिद्धिचिन्ता विधिवत् प्रमाणित - २
मुंबई उपनगर जिल्हा
दस्तावेज प्रकार: कगनामा

सहादुयमनिववर्क कुर्ला-२
मुंबई उपनगर जिल्हा

मुद्रांक: शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अमलेच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमुद्र न केलेल्या कोणत्याही नागरी क्षेत्रात

शिका क्रं. 101 / 11 / 2021 10 : 31 : 11 AM ची वेळ: (मादगीकरण)

शिकाया क्र. 201/11/2021 10:32:19 AM ची वेळ: (फी)

कदम्ब-२

98432	ee	900
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प्रतिज्ञापत्र

[illegible]

लिहून देणारे

लिहून घेणारे

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11/2021 10:44:51 AM

करतः 2/16532/2021

करतः प्रकार :- करारनामा

दस्त गोपदारा भाग-2

करतः 2

दस्त क्रमांक: 16532/2021

पक्षकाराचे नाव व पत्ता

1. नाव: मेसर्स वैभवतुषी विल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार अनिल शंकर विहारे पत्ता: प्लॉट नं: शॉप नं 2, माळा नं: सी विंग, इमारतीचे नाव: स्टॅला महाराष्ट्र, मुंबई. पिन नंबर: AAGFV58611

पक्षकाराचा प्रकार

लिहून देणार

वय :- 47

स्वाक्षरी:-

W. V. V.

छायाचित्र

अंगठ्याचा ठसा



2. नाव: पीटर - अग्रम्यशन पत्ता: प्लॉट नं: 175/5989, माळा नं: 4 था मजला, इमारतीचे नाव: ए विंग, ब्लॉक नं: कन्नमवार नगर 2, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AHYPA9743P

लिहून देणार

वय :- 46

स्वाक्षरी:-

3. नाव: रमा - अग्रम्यशन पत्ता: प्लॉट नं: 175/5989, माळा नं: 4 था मजला, इमारतीचे नाव: ए विंग, ब्लॉक नं: कन्नमवार नगर 2, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: APSPA7431E

लिहून देणार

वय :- 45

स्वाक्षरी:-

REASSUMPTION

दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कदुत करतात. का. 3 ची वेळ: 01 / 11 / 2021 10 : 44 : 01 AM

टिप:-

दस्त इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता

1. नाव: रमेश - तादुती वय: 31 पत्ता: शॉप नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व पिन कोड: 400083

छायाचित्र

अंगठ्याचा ठसा



2. नाव: किशोर - साळुंके वय: 33 पत्ता: शॉप नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व पिन कोड: 400083

स्वाक्षरी

Ramesh

स्वाक्षरी

Salunka

का. 4 ची वेळ: 01 / 11 / 2021 10 : 44 : 41 AM

प्रमाणित करणारा कुर्ला-2

मुंबई उपनगर जिल्हा

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
PETER ASSUMPTION AND OTHER	eChallan	69103332021103016624	MH008280254202122E	439600.00	SD	0003910006202122	01/11/2021
PETER ASSUMPTION AND OTHER	eChallan		MH008280254202122E	30000	RF	0003910006202122	01/11/2021
	DHC		3010202102189	2000	RF	3010202102189D	01/11/2021

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

Know Your Rights as Registrants
Fully Scanned Document for completeness and integrity (4 pages on a side) printout after scanning
et print immediately after registration



प्रमाणित करण्यात येते की या दस्तामधे
सहस्र (900) पाने आहेत
करतः-2/ 96432 1/2021
पुस्तक क्रमांक 9 क्रमांकावर
बोदल
दिनांक: 09/09/2021

सहस्र निबंधक कुर्ला-2
मुंबई उपनगर जिल्हा.

16532 /2021



02/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 16532/2021

नोदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8791905
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8236130.1
(4) भू-मापन, पोटहिस्सा व परकमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1405, माळा नं: 14 वा मजला, इमारतीचे नाव: विकटोरिया 54, ब्लॉक नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 560.59 चौ.फुट रेरा कार्पेट (C.T.S. Number : 356 PT ;)
(5) क्षेत्रफळ	1) 57.30 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:- मेसर्स वैभवलक्ष्मी बिल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार अनिल शंकर विचारे वय:-47; पत्ता:- प्लॉट नं: शॉप नं 2, माळा नं: सी विंग, इमारतीचे नाव: स्टेला रेसिडेन्सी, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AAGFV5861J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- पीटर - अझम्पशन वय:-46; पत्ता:- प्लॉट नं: 175/5989, माळा नं: 4 वा मजला, इमारतीचे नाव: ए विंग, ब्लॉक नं: कन्नमवार नगर 2, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AHYPA9743P 2) नाव:- रमा - अझम्पशन वय:-45; पत्ता:- प्लॉट नं: 175/5989, माळा नं: 4 वा मजला, इमारतीचे नाव: ए विंग, ब्लॉक नं: कन्नमवार नगर 2, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-APSPA7431E
(9) दस्तऐवज करून दिल्याचा दिनांक	01/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	01/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	16532/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	439600
(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.



सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 01/11/2021) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

Shri/Smt: Govind T Haldankar And Amita Tukaram Haldankar

Address: Near BMC School, 54/1325, Kannamwar Nagar 1, Vikhroli (East), Mumbai-400083

Email:

Mobile No.: 9821347829

TO WHOMSOEVER IT MAY CONCERN

We the undersigned, Shri/Smt. Govind T Haldankar And Amita Tukaram Haldankar states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr . No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	1501
7	Floor No.	15
8	Sale Agreement Registration Under No.	KRL2/5085/2021
9	Date of Registration	16/03/2021
10	Amount of Stamp Duty paid	Rs. 134700/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/5085/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours Faithfully

करल-२
५०८५ ए ११५
२०२१
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 16th day of March 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the One Part;

AND

Govind T Haldankar And Amita Tukaram Haldankar, adult, Indian Inhabitant, residing at Near BMC School, 54/1325, Kannamwar Nagar 1, Vikhroli (East), Mumbai-400083, hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the Other Part.

The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".

WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("MHADA") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

Promoter

1

Allottee

करल-२		
40540	4	994
2029		

The Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with til bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hanyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;

- D. Persistent demands were made by the occupant Industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;



- E. The conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;

- F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;

- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;

- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

[Signature]

2

[Signature]

Allottee

करल-२		
५०८५	४०	११५
२०२४		

13.3 This Agreement is presently governed by the provisions of RERA and other applicable laws for the time being in force subject to any other ordinance, regulations, statute, etc. being enacted by the Government to regulate and provide for promotion, construction, sale, management and transfer of apartments on ownership basis in Maharashtra.

13.4 The Allottee/s hereby agree to indemnify and keep indemnified, saved, defended and harmless the Developer against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Developer from or due to any breach by the Allottee/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee/s in complying / performing the / their / its obligations under this Agreement.

13.5 Any delay, tolerance or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Developer in respect of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/s shall not in any manner prejudice the rights herein mentioned of the Developer.

13.6 All notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s by Registered Post A.D. / Under Certificate of Posting / Courier or by Hand Delivery or by Fax, E-mail to the address of the addressee at his / her / their / it address hereinafter mentioned or as may be existing in the records of the Developer based on the information and details provided by the Allottee/s.

PROMOTIONAL OFFER

As a promotional offer the Developer is paying the stamp duty on the said agreement value. The Agreement value of the said customer is inclusive of stamp duty amount.

To the Developer:

M/s. Vaibhavlaxmi Builders and Developers
101/102, Maruti Krupa
Kannamwar Nagar-I
Vikhroli (East)
Mumbai - 400 083
E-mail: [•]

To the Allottee/s:

Promoter

[Signature]

35

Allottee

[Signature]
mit

370/5085
मंगळवार, 16 मार्च 2021 2:35
म.नं.

करल2
दस्त क्रमांक: 5085/2021

बाजार मुल्य: रु. 35,87,676/-

मोबदला: रु. 44,87,143/-

भरलेले मुद्रांक शुल्क: रु.1,34,700/-

दु. नि. सह. दु. नि. करल२ यांचे कार्यालयात
अ. कं. ५०८६ या नि.

अ. क्रं. 5085 वर दि. 16-03-2021

रोजी 2:32 म.नं. वा. हजर केला.

पावती दिनांक: 16/03/2021

सादरकरणाराचे नाव: गोविंद टी हळदणकर

रु.
30000.00

रु.
2300.00

पृष्ठांची संख्या: 115

एकुणः 32300.00

सहस्रद्वितीयक कर्णा-कुर्ला-२
मुंबई उपनगर जिल्हा

मुंबई उपनगर जिल्हा
दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिवका क्रं. 1 16/03/2021 02:32:19 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 16/03/2021 02:33:28 PM ची वेळ: (फी)

करल-२

5014	998	994
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2029

[illegible]

लिहून देणारे

लिहून घेणारे

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3)





16/03/2021 2:42:44 PM

दस्ता क्रमांक : करस2/5085/2021

दस्ताचा प्रकार : करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: गेसाई वैभवतुभी विल्हरी अँड डेव्हलपर्स चे भागीदार अदित्य रामदास सोमळे तर्फे मुख्यकार म्हणून अर्जित चंकर निवासे
पत्ता: प्लॉट नं: 101/102, माळा नं: -, हुमरतीचे गाव: मास्की कृपा, ब्लॉक नं: कन्नमवार नगर-1, रोड नं: विकोली ईस्ट मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AAGFV50611
 - 2 नाव: गोविंद टी हळदणकर
पत्ता: प्लॉट नं: 54/1325, माळा नं: -, हुमरतीचे गाव: निभर बी एम सी खुल, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विकोली पूर्व मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: ADHFM1232M
 - 3 नाव: अमिता तुकाराम हळदणकर
पत्ता: प्लॉट नं: 54/1325, माळा नं: -, हुमरतीचे गाव: निभर बी एम सी खुल, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विकोली पूर्व मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AFLPM5725F

पक्षकाराचा प्रकार

विवृत देणार
वय : 46
स्वाक्षरी:

विवृत देणार
वय : 49
स्वाक्षरी:

विवृत देणार
वय : 46
स्वाक्षरी:



अंगठ्याचा दस्त



वरील दस्ताऐवज करून देणार तभाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुत करतात.
शिकका क्र.3 ची वेळ: 16 / 03 / 2021 02 : 40 : 00 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: रमेश - तादुरी
वय: 29
पत्ता: शीप नं 1 शेफेर्स अपार्टमेंट स्टेशन रोड विकोली ईस्ट मुंबई
पिन कोड: 400083
- 2 नाव: किशोर - सालुंके
वय: 31
पत्ता: शीप नं 1 शेफेर्स अपार्टमेंट स्टेशन रोड विकोली ईस्ट मुंबई
पिन कोड: 400083

स्वाक्षरी

स्वाक्षरी



शिकका क्र.4 ची वेळ: 16 / 03 / 2021 02 : 40 : 47 PM

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

करल-२

५०८५ ११५ ११५

२०२१

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GOVIND T HALDANKAR AND OTHER	eChallan	69103332021031613824	MH013229425202021E	134700.00	SD	0006234382202021	16/03/2021
2		DHC		1603202106253	300	RF	1603202106253D	16/03/2021
3		DHC		1603202106121	2000	RF	1603202106121D	16/03/2021
4	GOVIND T HALDANKAR AND OTHER	eChallan		MH013229425202021E	30000	RF	0006234382202021	16/03/2021

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

5085 / 202

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1. Verify Scanned Document for correctness through thumbnail (4 pages in a size) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

iSarita v1.5.0



प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण एकशे पंधरा (११५) पाने आहेत
करल-२/५०८५ /२०२१
पुस्तक क्रमांक १ क्रमांकावर
नोंदला १६/०३/२०२१
दिनांक:

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.



18/03/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्ता क्रमांक : 5085/2021

नोदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विलेखावा प्रकार	करारनामा
(2) मोबदला	4487143
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3587675.52
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1501, माळा नं: 15 वा मजला, इमारतीचे नाव: विक्टोरीया 54, ब्लॉक नं: कत्रमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083((C.T.S. Number : 356(PART) ;))
(5) क्षेत्रफळ	1) 24.96 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:- मेसर्स वैभवलक्ष्मी विल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार म्हणून अनिल शंकर विचारे वय:-46; पत्ता:- प्लॉट नं: ऑफिस नं. 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कत्रमवार नगर-1, रोड नं: विक्रोळी ईस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AAGFV5861J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गोविंद टी हळदणकर वय:-49; पत्ता:- प्लॉट नं: 54/1325, माळा नं: -, इमारतीचे नाव: निअर वी एम सी स्कुल, ब्लॉक नं: कत्रमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-ABHPH1232M 2): नाव:- अमिता तुकाराम हळदणकर वय:-46; पत्ता:- प्लॉट नं: 54/1325, माळा नं: -, इमारतीचे नाव: निअर वी एम सी स्कुल, ब्लॉक नं: कत्रमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AFLPH5725F
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	16/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5085/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	134700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

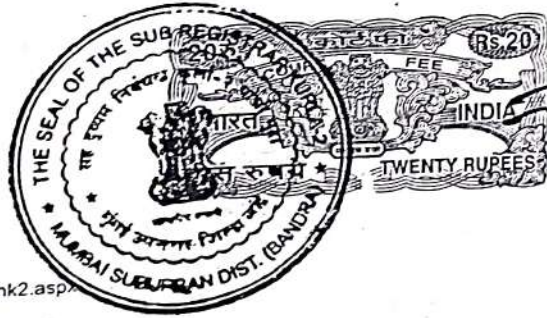
मुत्यांकनासाठी विचारात घेतलेला तपशील:-:

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 18/03/2021) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

Shri/Smt: Deepak Gasti Mallappa

Address: Room NO.26, 1ST Wadi Kharwa Chawl, Prajapati Society, Near Ambe Mata Mandir, Kumbharwada Dharavi, Mumbai-400017

Email: deepgasti@gmail.com

Mobile No.: 9833327128

TO WHOMSOEVER IT MAY CONCERN


We the undersigned, Shri/Smt. Deepak Gasti Mallappa states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr. No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	1503
7	Floor No.	15
8	Sale Agreement Registration Under No.	KRL2/6853/2021
9	Date of Registration	8/04/2021
10	Amount of Stamp Duty paid	Rs. 290329/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/6853/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours Faithfully

 - Deepak M. Gasti
05/08/2022

करल-२		
६६५३	७	१२०
२०२१		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 31st day of March 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "**Developer**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the One Part,

AND

Deepak Gasti Mallappa, adult, Indian Inhabitant, residing at Room NO 26, 1ST Wadi Kharwa Chawl, Prajapati Society, Near Ambe Mata Mandir, Kharwa Wadi Dharavi, Mumbai-400017, hereinafter referred to as the "**Allottee/s**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the Other Part.



The Developer and the Allottee/s are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("**MHADA**") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("**MHADA Act**") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

Promoter

Allottee

कमल-३	६६३	११८
२०२१		

The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with til bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;

Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;

The Conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;

- F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;
- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;
- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

[Signature]

2

Allottee

[Signature]

PROMOTIONAL OFFER

2029		
6643	83	920

As per circular issued by Government of Maharashtra dated 14th January 2021 the said Promoter has availed 50% reduction in premium facility and the same has been passed on to the Allottee in terms of payment of Stamp Duty Amount for their Flat No 1503

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 54 at Survey No. 113(Pt) and City Survey No. 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Fourty) flats / tenements thereon.



THE SECONDSCHEDULE HEREINABOVE REFERRED TO

(Description of the said Apartment)

Apartment No. 1503 admeasuring 560.80 sq. ft. (carpet area as per RERA) on the 15th Floor of the building to be known as 'Victoria 54' constructed conjointly on the said First Property more particularly described in the First Schedule hereinabove.

THE THIRDSCHEDULE HEREINABOVE REFERRED TO

(Payment Schedule)

Construction Milestone	Percentage (%)	Amount (Rs.)
Before Execution Of Agreement	10%	967762/-
On Execution Of Agreement	10%	967762/-
Plinth Completion	25%	2419405/-
Commencement of Slabs from 1 to 23 (demand raised on every alternate slab)	36%	3483943/-
Brick Work	5%	483881/-
Plaster Internal and External	5%	483881/-
Tiling	4%	387105/-
Completion of Door & Window	2%	193552/-
Electrical & Plumbing	1%	96776/-

Promoter

[Signature]

37

[Signature]
Allottee

370/6853

गुरुवार, 08 एप्रिल 2021 12:51 म.नं.

दस्त गोपबारा भाग-1

करल 2

दस्त क्रमांक: 6853/2021

दस्त क्रमांक: करल 2 /6853/2021

बाजार मूल्य: रु. 82,40,442/-

मोबदला: रु. 96,77,619/-

भरलेले मुद्रांक शुल्क: रु. 2,90,329/-

डु. नि. सह. दु. नि. करल 2 यांचे कार्यालयात

पावती: 7399

पावती दिनांक: 08/04/2021

अ. क्र. 6853 पर दि. 08-04-2021

मादरकरपाराचे नाव: दीपक गस्ती मल्ताप्पा

रोजी 12:48 म.नं. या. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकुण: 32400.00

दस्त हजर करणाऱ्याची सही:

सह-निबंधक कुर्ला-२

मुंबई उपनगर-जिल्हा

दस्ताचा प्रकार: करारनामा

सह-निबंधक कुर्ला-२

मुंबई उपनगर-जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 08 / 04 / 2021 12 : 48 : 28 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 08 / 04 / 2021 12 : 49 : 43 PM ची वेळ: (फी)

करल-२

६८५३ / ११९ / १२०

२४२१

“एकर दस्तावेज हा नोंदणी कायदा अन्वयेत जतनीत असलेला तरावतीनुसार नोंदणीस दाखल केलेला आहे. दस्तावेजात संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोदत जोडलेल्या कागदपत्रांची आणि “दस्तावेजी सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलधारक हे संपूर्णपणे जबाबदार राहतील. तसेच नंतर हस्तांतरण दस्तामुळे संपन्न शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

१)

२)

३)

लिहून घेणारे

१)

२)

३)





08/04/2021 1 15:17 PM

दस्ता क्रमांक : करल2/6853/2021

दस्ताचा प्रकार : करारनामा

दस्ता गोपवारी भाग-2

करल2

दस्ता क्रमांक: 6853/2021

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: दीपक भस्ती मल्लप्पा
पत्ता: प्लॉट नं: स्वयं नं. 26, माळा नं: -, इमारतीचे नाव: 1 टी वाडी
खर्चा घाळ, प्रजापती सोसायटी, खर्चा नं: नि.अर अवे माळा मॉडर,
मुंबई, रोड नं: धरानी मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AVQPG6661E

पक्षकाराचा प्रकार

लिहून देणार
वय :- 29
स्वाक्षरी:-

छायाचित्र



अंगठ्याचा दस्त



2 नाव: मेसर्स वैभवलक्ष्मी विल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य
रामदास रांगळे तर्फे मुख्यावर ऑनल शंकर विचारे
पत्ता: प्लॉट नं: 101/102, माळा नं: -, इमारतीचे नाव: माहली
कृपा, खर्चा नं: कप्रगवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई,
महाराष्ट्र, मुंबई.
पिन नंबर: AAGFV5861J

लिहून देणार
वय :- 45
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 08 / 04 / 2021 01 : 11 : 39 PM

ओळख:-

खालील इराम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां खऱ्हाण ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: रमेश - तादुरी
वय: 31
पत्ता: शॉप नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व
पिन कोड: 400083

छायाचित्र



अंगठ्याचा दस्त



2 नाव: किशोर - साळुंके
वय: 33
पत्ता: शॉप नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व
पिन कोड: 400083

स्वाक्षरी

स्वाक्षरी



शिकका क्र.4 ची वेळ: 08 / 04 / 2021 01 : 14 : 02 PM

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

करल-२			
ECY3	920	920	
2029	SD	0000141779202122	08/04/2021

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
1	DEEPAK GASTI MALLAPPA	eChallan	69103332021033119786	MH014435019202021E	290329.00	SD	0000141779202122
2		DHC		0704202114587	400	RF	0704202114587D
3		DHC		0704202114508	2000	RF	0704202114508D
4		eChallan		MH000280283202122E	30000	RF	0000141782202122

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

6853 / 2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण ४२० (१२०) पाने आहेत
करल-२/ ECY3 / २०२९
पुस्तक क्रमांक १ क्रमांकावर
नोंदला ०८/०४/२०२९
दिनांक:

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.



15/04/2021

सूची क्र.2

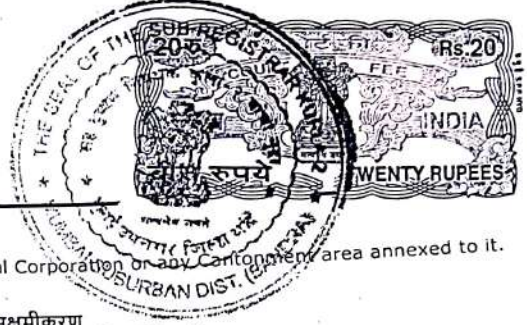
दुग्गम निबंधक : सह दु.नि. कुर्ला 2
दस्ता क्रमांक : 6853/2021
नोदणी :
Regn.63m

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	पारारनामा
(2) मोबदला	9677619
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो वी पट्टेदार ते नमुद करावे)	8240442.21
(4) भू-मापन, पोटहिस्सा व धरकमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1503, माळा नं: 15 वा मजला, इमारतीचे नाव: विकटोरिया 54, ब्लॉक नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083 ((C.T.S. Number : 356(part) ;))
(5) क्षेत्रफळ	1) 57.33 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:- मेसर्स वैभवलक्ष्मी विल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार अनिल शंकर विचारे वय:- 45; पत्ता:- प्लॉट नं: 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400083 पॅन नं:- AAGFV58611
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दीपक गस्ती मल्लापा वय:- 29; पत्ता:- प्लॉट नं: रूम नं. 26, माळा नं: -, इमारतीचे नाव: 1 ती वाडी खर्वा चाळ, प्रजापती सोसायटी, ब्लॉक नं: निअर अंबे माता मंदिर, कुंभारवाडा, रोड नं: धरावी मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400017 पॅन नं:- AVQPG6661E
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	08/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	6853/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	290329
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 09/04/2021) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह दुग्गम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

Shri/Smt: Amit Madhukar Goverkar , Mamata Amit Goverkar and Madhukar Shivram Goverkar

Address: Mangaldeep CHS, A/103, Plat No 31, Sector-9, Khanda Colony, New Panvel west - 410206

Email: amitgoverkar@gmail.com

Mobile No.: 9821857761 / 9819213062

TO WHOMSOEVER IT MAY CONCERN

We the undersigned, Shri/Smt. Amit Madhukar Goverkar , Mamata Amit Goverkar and Madhukar Shivram Goverkar states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr. No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	1603
7	Floor No.	16
8	Sale Agreement Registration Under No.	KRL2/19584/2021
9	Date of Registration	23/12/2021
10	Amount of Stamp Duty paid	Rs. 507700/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/19584/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours Faithfully

Amit Goverkar

Amit Goverkar

M.A. Goverkar

Madhukar
Goverkar

M.A. Goverkar

Mamata Goverkar

करल-२
१९५८ ६ ११०
२०२१
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 21st day of December 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;

AND

Amit Madhukar Goverkar, Mamata Amit Goverkar and Madhukar Shivram Goverkar, adult, Indian Inhabitant, residing at Mangaldeep CHS, A/103, Plat No 31, Sector-9, Khanda Colony, New Panvel west - 410206, hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**.

The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".



WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("MHADA") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

Promoter

#J

Amit Goverkar

M.A. Goverkar

Allottee

करल-२

१९८१/८२ ९९०

C. The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with tit bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kanramwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;

D. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;

E. The conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;

F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;

G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;

H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

[Signature]

2

[Signature]

[Signature]

Allottee

13.7	For the purposes of this transaction, the details of Income tax permanent account number of the Developer and the Allottee/s are as follows:
92968 83	220
202	Developer
	Allottee/s

ANGFV5861J

ASMPG7692L / ASFPB9554R / ASMPG4910D

13.8 The Allottee/s shall bear and pay all the amounts payable towards registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.9 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.



PROMOTIONAL OFFER

As per circular issued by Government of Maharashtra dated 14th January 2021 the said Promoter has availed 50% reduction in premium facility and the same has been passed on to the Allottee in terms of payment of Stamp Duty Amount for their Flat No 1603

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 54 at Survey No. 113(Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Fourty) flats / tenements thereon.

Promoter

[Signature]

[Signature]

36

[Signature]
M.A. Govekar
Allottee

Allottee

370 19584

मंगळवार, 21 डिसेंबर 2021 10:35 म.पू.

दस्त, गोंगवांग भाग-1

कगल 2

दस्त क्रमांक: 19584/2021

दस्त क्रमांक: कगल 2 /19584/2021

वाजारा मूल्य: रु. 82,40,442/-

मोबदला: रु. 1,01,53,810/-

भरलेले मद्राक शल्क: रु. 5,07,700/-

द. नि. गट. द. नि. कगल 2 यांचे कार्यालयात

अ. क्र. 19584 वर दि. 21-12-2021

गेजी 10:33 म.पू. या हजेरा केला.

पावनी: 20888

पावनी दिनांक: 21/12/2021

मादरकरणागचे नाव: अमित मधुकर गोवेकर

नॉदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पुण्याची मंगद्या: 110

एकूण: 32200.00

A. M. Govenkar

दस्त हजेरा करणाऱ्याची गद्दी:

~~सिंह दुय्यम निबंधक कुली-२~~

मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: कगलनामा

~~सिंह दुय्यम निबंधक कुली-२~~

मुंबई उपनगर जिल्हा

मद्राक शल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिका क्र. 1 21 / 12 / 2021 10 : 33 : 14 AM ची वेळ: (मादरीकरण)

शिका क्र. 2 21 / 12 / 2021 10 : 34 : 52 AM ची वेळ: (फी)

करली-२

9998 905 990

२९

प्रतिज्ञापत्र

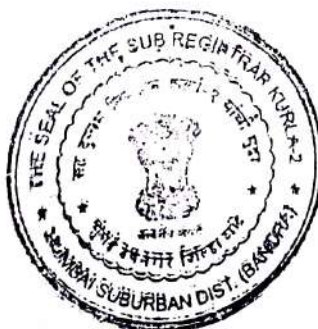
"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण गजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची अंतिम "दस्ताची सत्यता, वैधता कायदासह संतुल्य ठरणे व दास्त निष्पादक व कबुल धार करणे संपूर्णतः सत्य आहे. सदर दस्तऐवजावर कोणत्याही प्रकारचा वाद होत नाही." सिद्ध देवादे

१)

२)

३)

१) *A. M. Govenkar*
२) *M. A. Govenkar*
३) *M. A. Govenkar*





21/12/2021 10:38:55 AM

दस्त गोपवारा भाग-2

करल 2

दस्त क्रमांक: 19584/2021

दस्त क्रमांक : करल 2/19584/2021

दस्ताचा प्रकार :- करारनामा

अनु क. पक्षकाराचे नाव व पत्ता

- 1 नाव: अभित मधुकर गोवेकर
पत्ता: प्लॉट नं: ए/103, माळा नं: -, इमारतीचे नाव: मंगलदीप को ऑप वय :- 35
हो सो, ब्लॉक नं: प्लॉट नं. 31, सेक्टर 9, रोड नं: खांदा कॉलनी, न्यू स्वाक्षरी:-
पनवेल पश्चिम, महाराष्ट्र, राईगार (MH).
पिन नंबर: ASMPG7692L

पक्षकाराचा प्रकार

लिहून घेणार

वय :- 35

स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



- 2 नाव: ममता अभित गोवेकर
पत्ता: प्लॉट नं: ए/103, माळा नं: -, इमारतीचे नाव: मंगलदीप को ऑप वय :- 31
हो सो, ब्लॉक नं: प्लॉट नं. 31, सेक्टर 9, रोड नं: खांदा कॉलनी, न्यू स्वाक्षरी:-
पनवेल पश्चिम, महाराष्ट्र, राईगार (MH).
पिन नंबर: ASFPB9554R

लिहून घेणार

वय :- 31

स्वाक्षरी:-



- 3 नाव: मधुकर शिवराम गोवेकर
पत्ता: प्लॉट नं: ए/103, माळा नं: -, इमारतीचे नाव: मंगलदीप को ऑप वय :- 76
हो सो, ब्लॉक नं: प्लॉट नं. 31, सेक्टर 9, रोड नं: खांदा कॉलनी, न्यू स्वाक्षरी:-
पनवेल पश्चिम, महाराष्ट्र, RAIGARH(MH).
पिन नंबर: ASMPG4910D

लिहून घेणार

वय :- 76

स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क. पक्षकाराचे नाव व पत्ता

- 1 नाव: रमेश - तादुरी
वय: 32
पत्ता: शॉप नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व
पिन कोड: 400083

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



- 2 नाव: किशोर - साळुंके
वय: 33
पत्ता: शॉप नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व
पिन कोड: 400083

स्वाक्षरी



खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क.

पक्षकाराचे नाव व पत्ता

- 1 मरारि वेभवतक्ष्मी विन्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे : तर्फे मुखत्यार अनिल शंकर विचारे
प्लॉट नं: शॉप नं 2, माळा नं: सी विंग, इमारतीचे नाव: स्टेलो रेसिडेन्सी, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई.
AAGFV5861J

सह-दुयमिनिवधर्क कुर्ला-2

Pay मुंबई उपनगर जिल्हा

करल - 2

99578 900 990

2029

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AMIT MADHUKAR GOVERKAR AND OTHER	eChallan	69103332021122019372	MH010393055202122E	507700.00	SD	0004971259202122	21/12/2021
2	AMIT MADHUKAR GOVERKAR AND OTHER	eChallan		MH010393055202122E	30000	RF	0004971259202122	21/12/2021
3		DHC		2012202111655	2000	RF	2012202111655D	21/12/2021
4		DHC		2012202111739	200	RF	2012202111739D	21/12/2021

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



23/12/2021

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. कुर्ली 2

दस्तावेजांक : 19584/2021

नोंदणी :

Regn 63m

गावाचे नाव : शिवाजी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10153810
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8240442.21
(4) भू-मापन, पोटहिसा व परक्रमांक (अगल्याम)	1) पाकिक्चे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: 1603, माळा नं: 18 वा मजला, इमारतीचे नाव: विकटोरिया 54, ब्लॉक नं: कत्रमवार नगर, रोड: विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 560.80 चौ.फुट रेरा कार्पेट (C.T.S. Number : 356 PT ;)
(5) क्षेत्रफळ	1) 57.33 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात अगेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेमर्स वैभवलक्ष्मी बिल्डर्स ग्रॅड डेव्हलपर्स चे प्राणीदार आदित्य रामदास मांगळे तर्फे मुखत्यार अनिल शंकर विचार वय:-47; पत्ता:- प्लॉट नं: शॉप नं 2, माळा नं: सी विंग, इमारतीचे नाव: म्हेला रेसिडेन्सी, ब्लॉक नं: कत्रमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पैन नं:-AAGFV5861J
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- अमित मधुकर गोवेकर वय:-35; पत्ता:- प्लॉट नं: ए/103, माळा नं: -, इमारतीचे नाव: मंगलदीप को ऑप ही सो, ब्लॉक नं: प्लॉट नं. 31, सेक्टर 9, रोड नं: खांदा कॉलनी, न्यू पनवेल पश्चिम, महाराष्ट्र, राईगार (००). पिन कोड:-410206 पैन नं:-ASMPG7692L 2): नाव:- ममता अमित गोवेकर वय:-31; पत्ता:- प्लॉट नं: ए/103, माळा नं: -, इमारतीचे नाव: मंगलदीप को ऑप ही सो, ब्लॉक नं: प्लॉट नं. 31, सेक्टर 9, रोड नं: खांदा कॉलनी, न्यू पनवेल पश्चिम, महाराष्ट्र, राईगार (००). पिन कोड:-410206 पैन नं:-ASFPB9554R 3): नाव:- मधुकर शिवराम गोवेकर वय:-76; पत्ता:- प्लॉट नं: ए/103, माळा नं: -, इमारतीचे नाव: मंगलदीप को ऑप ही सो, ब्लॉक नं: प्लॉट नं. 31, सेक्टर 9, रोड नं: खांदा कॉलनी, न्यू पनवेल पश्चिम, महाराष्ट्र, RAIGARH (MH). पिन कोड:-410206 पैन नं:-ASMPG4910D
(9) दस्तावेज करून दिल्याचा दिनांक	21/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	23/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19584/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	507700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) अंग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

दुय्यम व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तावेज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 23/12/2021) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ली-२
मुंबई उपनगर जिल्हा

Shri/Smt: Govind Gopal Kokitkar and Vikrant Govind Kokitkar

Address: Green Field soc, 5th floor, 502, Delisle road, N.M Joshi Marg, Mumbai - 400011

Email: kokitkarvikrant@gmail.com

Mobile No.: 9821630519 / 9821904864

TO WHOMSOEVER IT MAY CONCERN

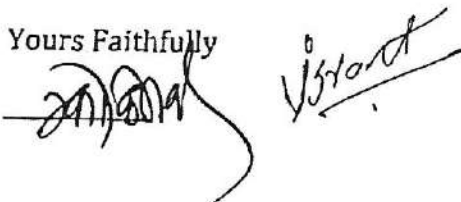
We the undersigned, Shri/Smt. Govind Gopal Kokitkar and Vikrant Govind Kokitkar states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr. No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	1705
7	Floor No.	17
8	Sale Agreement Registration Under No.	KRL2/11330/2021
9	Date of Registration	27/07/2021
10	Amount of Stamp Duty paid	Rs.535200/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/11330/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours Faithfully



करल-२		
११३३०	५	११२
२०२१		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 27th day of July 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;

AND

Govind Gopal Kokitkar and Vikrant Govind Kokitkar, adult, Indian Inhabitant, residing at **Green Field soc, 5th floor, 502, Delisle road, N.M Joshi Marg, Mumbai - 400011**, hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**;

The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".



WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("MHADA") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;


Promoter

1



Allottee

- C. The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with tit bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;

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2029		

- D. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;

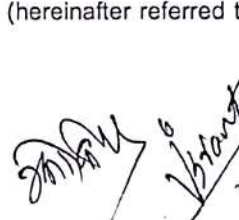
- E. The conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers having crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;



The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;

- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;
- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the


Promoter


Allottee

करल-२		
२९३३०	४३	९९२
Developer		
२०२५	Allottee/s	

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AHGP2712A/BJYPK1807M

13.8 The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.9 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.

PROMOTIONAL OFFER

As per circular issued by Government of Maharashtra dated 14th January 2021 the said Promoter has availed 50% reduction in premium facility and the same has been passed on to the Allottee in terms of payment of Stamp Duty Amount for their Flat No 1705



THE FIRST SCHEDULE HEREINABOVE REFERRED TO: (Description of the said Property)

appurtenant to building No. 54 at Survey No. 113(Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Forty) flats / tenements thereon.

THE SECONDSCHEDULE HEREINABOVE REFERRED TO (Description of the said Apartment)

Apartment No. 1705 admeasuring 560.59 sq. ft. (carpet area as per RERA) on the 17th Floor of the building to be known as 'Victoria 54' constructed conjointly on the said First Property more particularly described in the First Schedule hereinabove.


Promoter

36





Allottee

570/11330

मंगळवार 27 जुलै 2021 1:06 म.नं.

दम्न गोगवाग भाग-1

कर्म2

दम्न क्रमांक: 11330/2021

दम्न क्रमांक: कर्म2 / 11330/2021

वातार मूल्य: रु. 82,36,130/-

मोबदला: रु. 1,07,03,600/-

भरनेने मूलांक शुल्क: रु. 5,35,200/-

दु. नि. ग. नं. दु. नि. कर्म2 यांचे कार्यालय

अ. क्र. 11330 वर दि. 27-07-2021

मोती 1:01 म.नं. या. हजर केला.

पावनी: 12096

पावनी दिनांक: 27/07/2021

मादरकरणाचे नाव: गोविंद गोपाल कोकिलरु

नोंदणी फी

रु. 30,000.00

दम्न हाताळणी फी

रु. 2,400.00

पृष्ठांची संख्या: 112

एकूण: 32240.00

दम्न हजर करणाऱ्याची मंत्री:

~~सहस्रमुखी नियंत्रक कुर्ला-२~~
मुंबई उपनगर जिल्हा
दम्नाचा प्रकार: कर्मनामा

~~सहस्रमुखी नियंत्रक कुर्ला-२~~
मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अमराव्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा (दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिका क्र. 127 / 07 / 2021 01 : 01 : 00 PM ची वेळ: (मादरीकरण)

शिका क्र. 227 / 07 / 2021 01 : 03 : 17 PM ची वेळ: (फी)

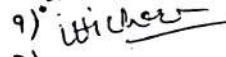

आवृत्त-२

99330	999	992
२०२१		

प्रतिज्ञापत्र

“सदर दस्तऐवज हा नोंदणी कायदा १९०६ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दाखलित संपूर्ण मजकूर, निष्पादक व्यवृती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि “दस्तावी सत्यता, वैधता कायदेशीर बाबीसाठी स्वाधीन करून निष्पादक व कबूलधारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर दस्तऐवजवर दस्ताबुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

१) 
२) 

लिहून घेणारे

१) 
२) 





27/07/2021 12:05 PM

दस्तावेज भाग-2

करल-2
दस्तावेज क्रमांक: 11330/2021दस्तावेज क्रमांक: करल-2/11330/2021
दस्तावेज प्रकार: करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: मेसर्स वैभवतक्षी विल्डर्स आणि डेव्हलपर्स चे भागीदार रामदास मारती सांगळे - तर्फे मुखत्यार अनिल शंकर विचारे
पत्ता: प्लॉट नं: 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा,
ब्लॉक नं: कलमवार नगर 1, रोड नं: विक्कोळी पूर्व मुंबई, महाराष्ट्र,
मुंबई.
पिन नंबर: AAGFV5861J
 - 2 नाव: गोविंद गोपाल कोकितकर
पत्ता: प्लॉट नं: 502, बी विंग, माळा नं: 5 वा मजला, इमारतीचे नाव:
मीनफिल्ड हौसिंग सो. डीलाईसल रोड, ब्लॉक नं: एनएम जोशी मार्ग,
रोड नं: मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर: AHGPK2712A
 - 3 नाव: विष्णू गोविंद कोकितकर
पत्ता: प्लॉट नं: 502, बी विंग, माळा नं: 5 वा मजला, इमारतीचे नाव:
मीनफिल्ड हौसिंग सो. डीलाईसल रोड, ब्लॉक नं: एनएम जोशी मार्ग,
रोड नं: मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर: BJYPK1807M

पक्षकाराचा प्रकार
लिहून देणार
वय :- 47
स्वाक्षरी:-लिहून घेणार
वय :- 59
स्वाक्षरी:-लिहून घेणार
वय :- 32
स्वाक्षरी:-वरील दस्तऐवज करण देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिष्टका क्र.3 ची वेळ: 27 / 07 / 2021 01 : 16 : 44 PMअलख:-
खालील इशाम अगो निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: रमेश - तादुरी
वय: 31
पत्ता: शॉप नं 1 शेफर्स स्टेशन रोड विक्कोळी पूर्व
पिन कोड: 400083
 - 2 नाव: किशोर - साळुंके
वय: 33
पत्ता: शॉप नं 1 शेफर्स स्टेशन रोड विक्कोळी पूर्व
पिन कोड: 400083

स्वाक्षरी

स्वाक्षरी



शिष्टका क्र.4 ची वेळ: 27 / 07 / 2021 01 : 17 : 56 PM

सहा दुय्यम निबंधक कुर्ला-2
मुंबई उपनगर जिल्हा

करल-2

9922 0992 992
2029

Gr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GOVIND GOPAL KOKITKAR AND OTHER	eChallan	69103332021071913022	MH003799748202122E	535200.00	SD	0001941616202122	27/07/2021
2		DHC		1907202104692	240	RF	1907202104692D	27/07/2021
3		DHC		1907202104470	2000	RF	1907202104470D	27/07/2021
4	GOVIND GOPAL KOKITKAR AND OTHER	eChallan		MH003799748202122E	30000	RF	0001941616202122	27/07/2021

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



प्रमाणित करण्यात येते की या दस्तावेज
एक प्रत (1/192) गने आहेत
करल-2/99220/2029
पुस्तक क्रमांक 9 क्रमांकावर
नोंदला. 26/06/2029
दिनांक:

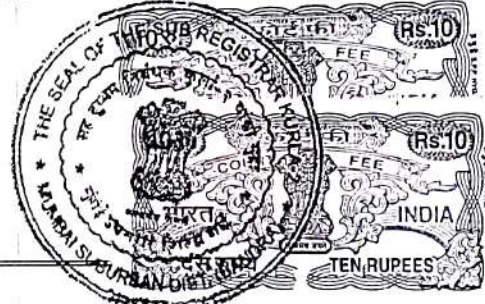
11330/2021

28/07/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2
दस्त क्रमांक : 11330/2021
नोदणी :
Regn:63m

गावाचे नाव : हरियाली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10703600
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8236130.1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1705, माळा नं: 17 वा मजला, इमारतीचे नाव: विक्टोरिया 54, ब्लॉक नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 560.59 चौ फूट रेरा कार्पेट (C.T.S. Number : 356(part) ;)
(5) क्षेत्रफळ	1) 57.30 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:- मेसर्स वैभवलक्ष्मी विल्डर्स आणि डेव्हलपर्स चे भागीदार रामदास मारुती सांगळे - तर्फे मुखत्यार अनिल शंकर विचारे वय:- 47; पत्ता:- प्लॉट नं: 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400083 पॅन नं:- AAGFV5861J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गोविंद गोपाल कोकितकर वय:- 59; पत्ता:- प्लॉट नं: 502, बी विंग, माळा नं: 5 वा मजला, इमारतीचे नाव: ग्रीनफिल्ड हौसिंग सो. डीलाईसल रोड, ब्लॉक नं: एनएम जोशी मार्ग, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400011 पॅन नं:- AHGPK2712A 2): नाव:- विक्रांत गोविंद कोकितकर वय:- 32; पत्ता:- प्लॉट नं: 502, बी विंग, माळा नं: 5 वा मजला, इमारतीचे नाव: ग्रीनफिल्ड हौसिंग सो. डीलाईसल रोड, ब्लॉक नं: एनएम जोशी मार्ग, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400011 पॅन नं:- BJYPK1807M
(9) दस्तऐवज करून दिल्याचा दिनांक	27/07/2021
(10) दस्त नोंदणी केल्याचा दिनांक	27/07/2021
(11) अनुक्रमांक, खंड व पृष्ठ	11330/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	535200
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 27/07/2021) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला-2
मुंबई उपनगर विस्तार

Shri/Smt: Deven Koli and Priyanka Sanjay Sawant

Address: Near Khaari bavadi, mahadev shaniwar house, mahul village, Chembur
Mumbai-400074

Email: deven0201@gmail.com

Mobile No.: 8652880482

TO WHOMSOEVER IT MAY CONCERN

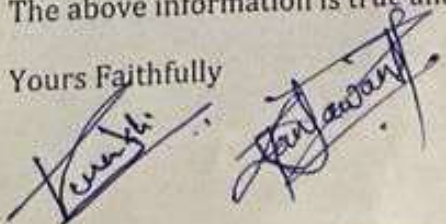
We the undersigned, Shri/Smt. Deven Koli and Priyanka Sanjay Sawant states that, I
Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr . No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	301
7	Floor No.	3rd
8	Sale Agreement Registration Under No.	KRL2/5494/2021
9	Date of Registration	20/03/2021
10	Amount of Stamp Duty paid	Rs.206100/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/5494/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours Faithfully



करल-२		
५४९४	७	९९५
AGREEMENT FOR SALE २०२९		

THIS AGREEMENT FOR SALE made at Mumbai this 20th day of March 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai – 400 083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the One Part;

AND

Deven Koli and Priyanka Sanjay Sawant, adult, Indian Inhabitant residing at Near Khaari Bavadi, Mahadev Shaniwar House, Mahul Village, Chembur Mumbai-400074, hereinafter referred to as the "Allottee/s" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the Other Part.



The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".

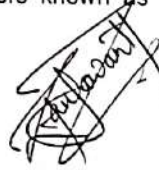
WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("MHADA") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;


Promoter

1





Allottee

करल-२		
यस्य	C	११५
२०२९		

C. The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with tit bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;

D. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;



E. The Conference of the Housing Ministers of all the States held at Calcutta in December 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;

F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;

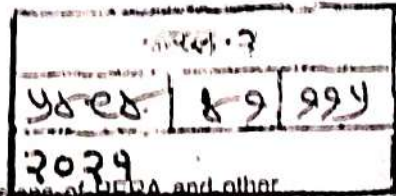
G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;

H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

2

Allottee



13.3 This Agreement is presently governed by the provisions of M.R.A. and other applicable laws for the time being in force subject to any other ordinance, regulations, statute, etc. being enacted by the Government to regulate and provide for promotion, construction, sale, management and transfer of apartments on ownership basis in Maharashtra.

13.4 The Allottee/s hereby agree to indemnify and keep indemnified, saved, defended and harmless the Developer against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Developer from or due to any breach by the Allottee/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee/s in complying / performing his / her / their / its obligations under this Agreement.

13.5 Any delay, tolerance or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Developer in respect of any breach or non-compliance of any term, condition and conditions of this Agreement by the Allottee/s shall not be deemed to be prejudicial to the rights herein mentioned of the Developer.

13.6 All notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s by Registered Post A.D. / Under Certificate of Posting / Courier or by Hand Delivery or by E-mail to the address of the addressee at his / her / their / its address hereinafter mentioned or as may be existing in the records of the Developer based on the information and details provided by the Allottee/s.



PROMOTIONAL OFFER

As a promotional offer the Developer is paying the stamp duty on the said agreement value. The Agreement value of the said customer is inclusive of stamp duty amount.

To the Developer:
M/s. Vaibhavlaxmi Builders and Developers
101/102, Maruti Krupa
Kannamwar Nagar-I
Vikhroli (East)
Mumbai - 400 083
E-mail: [•]

Promoter

35

Allottee

दम्त गोपवाग भाग-1

क. २

दम्न क्रमांक: 5494/2021

दृश्य क्रमांक: ब.ग्न.2/5494/2021

ब्राज्जम मूल्य: रु. 52,54,241/-

मात्रदला: रु. 68,68,095/-

भगवतं मुद्रांक शुल्क: रु.2,06,100/-

दु. नि. गद. दु. नि. कम्प 2 यांचे कार्यान्वयन

पात्रां: 5952

पावती दिनांक: 20/03/2021

अ. क्र. 5494 वर दि.20-03-2021

माद्रङ्कगुणागने नावः देवेन - कोली

गैरी 12:14 म.नं. या. दृश्य कैला.

नांदणी की

₹. 30000.00

दम्न ज्ञानाकणी की

₹. 2300.00

पृष्ठांनी मंढ्याः 115

मूल्य: 32300.00

दम्भ हजग वरुणाव्यानी गद्दी:

मह. ३. निर्विघ्नः कर्त्ता ॥ २ ॥

द्वयम निबंधक कुर्ला-२

मुंबई ३५ नगर जिल्हा

गृह दु. निबंधक कुलां 2

सा. ट. निबंधक कर्त्ता-२

मुंबई उपनगर जिल्हा

मुद्राक शिल्पः (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शुक्रा. 120 / 03 / 2021 12 : 14 : 41 PM ची वेळ: (मादगीकरण)

दिनांक: 22/03/2021 12:16:42 PM की वेब: (फ्री)

करल-२

gdek

993	994
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२०२१

प्रतिज्ञापत्र

“सदर दस्तऐवज हा नोंदणी कायदा १२०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीत घ्यायला येईल. दस्तावील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षी व यादी देणाऱ्याच्या वागदपत्रांची आणि “दस्ताची सत्यता, वैधता, प्रामाण्य” या बाबतीत दस्त निष्पादक व कबुलधारक हे दोघांचेही जबाब आहे. सदर हस्तांतरण दस्तामुळे राज्य शासन किंवा कोर्टाच्या आदेशानुसार / परिपत्रक यांचे उल्लंघन झाले नाही.”

लिहून देणारे

9)

२)

21





20/03/2021 12:19:52 PM

दस्त क्रमांक : करल2/5494/2021

दस्तावा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

करल2

दस्त क्रमांक:5494/2021

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव: मेसर्स वैभवलक्ष्मी बिल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार म्हणून अनिल शंकर विचारे
पत्ता: प्लॉट नं: ऑफिस नं. 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर-1, रोड नं: विक्रोळी ईस्ट मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AAGFV58611
 - नाव: देवेन - कोळी
पत्ता: -, महादेव शिववार हाऊस, निअर खारी बावडी, माहुल व्हिलेज, चेन्नई, चेन्नई इक्स्टेंशन, MAHARASHTRA, MUMBAI, Non-Government.
पिन नंबर: CEOPK4195J
 - नाव: प्रियांका संजय सावंत
पत्ता: -, महादेव शिववार हाऊस, निअर खारी बावडी, माहुल व्हिलेज, चेन्नई, चेन्नई इक्स्टेंशन, MAHARASHTRA, MUMBAI, Non-Government.
पिन नंबर: DMKPS8948Q

पक्षकाराचा प्रकार
लिहून देणार
वय :- 46
स्वाक्षरी:-

लिहून घेणार
वय :- 28
स्वाक्षरी:-

लिहून घेणार
वय :- 29
स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 20 / 03 / 2021 12 : 19 : 10 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव: रमेश - तादुरी
वय: 29
पत्ता: शॉप नं 1 शेफर्स अपार्टमेंट स्टेशन रोड विक्रोळी ईस्ट मुंबई
पिन कोड: 400083

स्वाक्षरी

स्वाक्षरी

- नाव: किशोर - सालुंके
वय: 31
पत्ता: शॉप नं 1 शेफर्स अपार्टमेंट स्टेशन रोड विक्रोळी ईस्ट मुंबई
पिन कोड: 400083

स्वाक्षरी

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ: 20 / 03 / 2021 12 : 19 : 43 PM

सह उपनिबंधक कुर्ला-2
मुंबई उपनगर जिल्हा

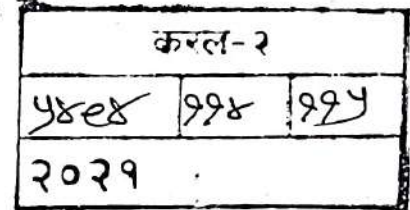
Sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEVEN KOLI AND OTHER	eChallan	69103332021031920072	MH013499788202021E	206100.00	SD	0006361349202021	20/03/2021
2	DEVEN KOLI AND OTHER	eChallan		MH013499788202021E	30000	RF	0006361349202021	20/03/2021
3		DHC		1903202114197	2000	RF	1903202114197D	20/03/2021
4		DHC		1903202114332	300	RF	1903202114332D	20/03/2021

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

5494 / 2021

1. Verify Scanned Document for correctness through thumbprint of Registrants
2. Get print immediately after registration.

iSarita v1.5.0





सूची क्र.2

दुपयम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 5494/2021

नोदणी :

Regn 63m

गावाचे नाव : हरियाली

1) वितेखाचा प्रकार	करारनामा
2) मोबदला	6868095
3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकाराकरणी देतो की पट्टेदार ते नमुद करावे)	5254240.7
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 301, माळा नं: 3 रा मजला, इमारतीचे नाव: विक्टोरीया 54, ब्लॉक नं: कन्नमवार नगर, रोड : विकोळी पूर्व मुंबई 400083 ((C.T.S. Number : 356(PART) ;))
5) क्षेत्रफळ	1) 40.21 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या क्रमाचे नाव किंवा दिवाणी न्यायालयाचा हुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स वैभवलक्ष्मी विल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार म्हणून अनिल शंकर विचारे वय:-46; पत्ता:- प्लॉट नं: ऑफिस नं. 101/102, माळा नं:-, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर-1, रोड नं: विकोळी ईस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAGFV5861J
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- देवेन - कोळी वय:-28; पत्ता:-, -, महादेव शिन्वार हाऊस, निअर खारी बावडी, माहुल व्हिलेज, चेंबूर मुंबई, चेंबूर ईस्टेशन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400074 पॅन नं:-CEOPK4195J 2): नाव:- प्रियांका संजय सावंत वय:-29; पत्ता:-, -, महादेव शिन्वार हाऊस, निअर खारी बावडी, माहुल व्हिलेज, चेंबूर मुंबई, चेंबूर ईस्टेशन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400074 पॅन नं:-DMKPS8948Q
9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2021
10) दस्त नोंदणी केल्याचा दिनांक	20/03/2021
11) अनुक्रमांक, खंड व पृष्ठ	5494/2021
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	206100
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेरा	

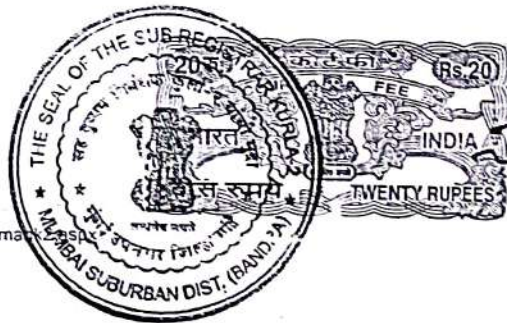
दस्तावेजासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 25/03/2021) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



सह दुपयम निबंधक कुर्ला-२
मुंबई उपनगर विल्ड

Shri/Smt: Ravi Gangadhar Kamani and Vani Ravi Kamani

Address: 303, A wing, Shriram Sadan, Senapati Bapat Marg, one Indiabulls Elphinstone,
Delisle Road, Mumbai - 400013

Email: ravikamani@gmail.com

Mobile No.: 9920113353 / +971522777143

TO WHOMSOEVER IT MAY CONCERN

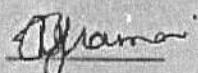
We the undersigned, Shri/Smt. Ravi Gangadhar Kamani and Vani Ravi Kamani states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr. No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyall
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	1103
7	Floor No.	11
8	Sale Agreement Registration Under No.	KRL2/17478/2021
9	Date of Registration	11/11/2021
10	Amount of Stamp Duty paid	Rs. 507700/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/17478/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours Faithfully

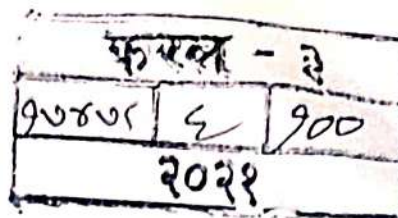


RAVI KAMANI

5th Aug 2022

V. R. Kamani

VANI K.



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 11th day of November 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "**Developer**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;

AND

Ravi Gangadhar Kamani and Vani Ravi Kamani, adult, Indian Inhabitant, residing at 303, A wing, Shriram Sadan, Senapati Bapat Marg, one, Elphinstone, Delisle Road, Mumbai - 400013, hereinafter referred to as the "**Allottee/s**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, and administrators) of the **Other Part**.



The Developer and the Allottee/s are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS:

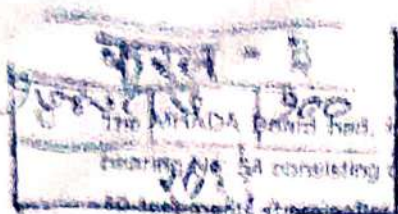
- A. The Maharashtra Housing and Area Development Authority ("**MHADA**") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("**MHADA Act**") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

Promoter

1

R. R. Kamani

Allottee



The MUMBAI HOUSING BOARD, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 (forty) tenements referred to as the 'Old Building' on a piece and parcel of land measuring 748.13 sq. mtrs. with a built area of 174,875 sq. mtrs. lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of the Haryali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the 'said Land') and the tenements of the Old Building were allotted to individual allottees consisting of total 40 (forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;

- D. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;



The Conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them an opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;

- F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;
- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;
- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

2

Allottee

[Signature]

[Signature]
V.R. Karamani

करल - 3	
9000000000	900
2018	Developer
	Allottee/s

AAGFV5861J

AQZPK6085E / ADOPL3905C

13.8 The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.9 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.



PROMOTIONAL OFFER

AS per circular issued by Government of Maharashtra dated 14th January 2021 the said Promoter has availed 50% reduction in premium facility and the same has been passed on to the Allottee in terms of payment of Stamp Duty Amount for their Flat No 1103

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 54 at Survey No. 113(Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Fourty) flats / tenements thereon.

THE SECONDSCHEDULE HEREINABOVE REFERRED TO

(Description of the said Apartment)

Apartment No. 1103 admeasuring 560.80 sq. ft. (carpet area as per RERA) on the 11th Floor of the building to be known as 'Victoria 54' constructed conjointly on the said First Property more particularly described in the First Schedule hereinabove.

Promoter

[Signature]

36

[Signature]
R.R. Kanani

Allottee

390/17478

गुस्कार, 11 नोव्हेंबर 2021 4:40 म.नं.

इन्स क्रमांक: कुरल3/17478/2021

वाजारा मूल्य: रु. 82,40,442/-

भरलेले मुद्रांक शुल्क: रु. 5,07,700/-

दस्तावेज संख्या भाग-1

कुरल3

दस्तावेज क्रमांक: 17478/2021

कुरल - 3		
90805	ec	900
2022		

द. नि. मह. द. नि. कुरल3 भागे कार्यालयान

अ. क्र. 17478 वर दि. 11-11-2021

वेळी 4:38 म.नं. या. हजार केला.

पायली: 18578

पायली दिनांक: 11/11/2021

माध्यकरणाचे नाव: रवि गंगाधर कामानि

नॉंदणी फी

रु. 30000.00

दस्तावेज शुल्का फी

रु. 2000.00

पृष्ठांची संख्या: 100

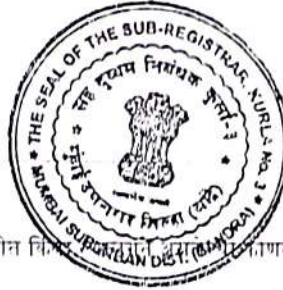
एकूण: 32000.00

दस्तावेज करणाऱ्याची मही:

सह. दुय्यम निबंधक

कुर्ला-3 (वर्ग-2)

दस्तावेजा प्रकार: कुरलनामा



सह. दुय्यम निबंधक

कुर्ला-3 (वर्ग-2)

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा (दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरिक क्षेत्रात

शुक्रा. क्र. 11/11/2021 04:38:57 PM ची वेळ: (मादरीकरण)

शुक्रा. क्र. 21/11/2021 04:40:10 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तावेजातील संपूर्ण मजकूर निष्पक्ष व सत्य, साक्षीदार या सोबत जोडलेल्या कागदपत्रांमधील दाखिल दस्तावेजी बाबत, वैधता कायदेशीर काळीपाळी चालतील प्रत्येक निष्पक्ष व सत्य व संपूर्णपणे जबाबदार राहतील. सदर दस्तावेज कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-गंड शासन यांच्या कोणत्याही कायदा / नियम / परिचयक यांचे उल्लंघन होत नाही.

लिहून देणारे

लिहून घेणारे

१)

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11/11/2021 4:43 PM

11/11/2021 4:43:52 PM

दस्तावेज क्रमांक: 17478/2021

दस्तावेज प्रकार - करगनामा

दस्तावेज प्रकार भाग-2

करगनामा

दस्तावेज क्रमांक: 17478/2021

अनु क्र. गंधकाराचे नाव व पत्ता

1. नाव: मेरुम वैभवलक्ष्मी विन्डर्स अँड इन्टरलॉन्ग चे भागीदार आदित्य रामदास गायकडे नॉफे मुयन्वार अनिल शंकर विचार
पत्ता: प्लॉट नं: 303, माळा नं: 2, मी विंग, इमारतीचे नाव: मेरुमा
नॉन-रेसिडेंसी, प्लॉट नं: कदमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई,
महाराष्ट्र, मुंबई.
पिन नंबर: AAGFV5861J

गंधकाराचा प्रकार

विहीन घेणार

वय :-47

स्वाक्षरी:-

[Signature]

छायाचित्र



अंगठ्याचा ठसा



2. नाव: रवि वसाधर कामानि
पत्ता: प्लॉट नं: 303, माळा नं: 2, मी विंग, इमारतीचे नाव: धीराम मदन,
प्लॉट नं: मेनापनी वापट मार्ग, वन इंडिया वुल्स, रोड नं:
मल्लिकार्जुन डीलाईन रोड मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AQZPK6085E

विहीन घेणार

वय :-35

स्वाक्षरी:-

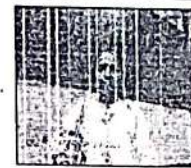
[Signature]

3. नाव: वाणी रवि कामानि
पत्ता: प्लॉट नं: 303, माळा नं: 2, मी विंग, इमारतीचे नाव: धीराम मदन,
प्लॉट नं: मेनापनी वापट मार्ग, वन इंडिया वुल्स, रोड नं:
मल्लिकार्जुन डीलाईन रोड मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: ADOPL3905C

विहीन घेणार

वय :-35

स्वाक्षरी:-

[Signature]

वरील दस्तावेज करगनामा देणार तथाकथित करगनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.
दिनांक 3.3 ची वेळ: 11 / 11 / 2021 04 : 42 : 37 PM

ओळख:-

पत्तीने इमम असे निवेदीत करताना की ते दस्तावेज करगनामा देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. गंधकाराचे नाव व पत्ता

नाव: रोमेश - नादुरी

वय: 31

पत्ता: प्लॉट नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व
पिन नं: 400083

स्वाक्षरी

[Signature]

छायाचित्र



अंगठ्याचा ठसा



नाव: विशाल - गायकडे

वय: 33

पत्ता: प्लॉट नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व
पिन नं: 400083

स्वाक्षरी

[Signature]

दिनांक 4.4 ची वेळ: 11 / 11 / 2021 04 : 43 : 41 PM

सहस्रमुख्य निबंधक

कुर्ली-३ (वर्ग-२)

करगनामा - ३

90805 22 900
2021

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAVI GANGADHAR KAMANI AND OTHER	eChallan	69103332021111116466	MH008641744202122E	507700.00	SD	0004099427202122	11/11/2021
2	RAVI GANGADHAR KAMANI AND OTHER	eChallan		MH008641744202122E	30000	RF	0004099427202122	11/11/2021
3		DHC		1111202108231	2000	RF	1111202108231D	11/11/2021

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



17478 / 2021

Regn: 63m

गावाचे नाव : हरियाली

- (1) विवेचना करना
- (2) पंखटना
- (3) राजाभाव (भांडपदत्याज्या
भाव पंखट्याकार आचारणी देवों की पंखटदार से
नपुं पंखट)
- (4) न-भाषण, पंखटहिम्मा न पंखटभाष (अभ्यास)

पञ्चाङ्गनामा

10153810

8240442.21

- (5) अवपठः
(6) आकारणी किंवा जुडी देण्यान अमेज नंका.
(7) इत्याचज करन देणा-या/निहून देणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगन्याग, प्रतिवादिचे नाव व पत्ता.
(8) इत्याचज करन देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगन्याग, प्रतिवादिचे नाव व पत्ता

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : रायगिवा नं: 1103, माळा नं: 11 या सतत्या, इमारतीचे नाव: सिस्टोमिया 54, ब्लॉक नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदसिकेचे पत्कण शोधकळ 560.80 चौ.फुट रेग कापेट (C.T.S. Number : 356 PT :)

1) 57.33 चौ.मीटर

- (9) मनासबज करन दिल्याचा दिनांक
- (10) रस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, घंड व पृष्ठ
- (12) वाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) वाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेरा

1): नाव:-मेगर्स वैभवलक्ष्मी विल्डर्स अंड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे, मुख्यालय अनिल शंकर विचारणे वय:-47; पत्ता:-प्लॉट नं: शीप नं: 2, माला नं: मी विंग, इमारतीचे नाव: मटेला रेमिडेन्सी, ब्लाक नं: कथमवाय नगर 1, रोड नं: विक्रोली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AAGFV5861J

1): नाव: रवि गंगाधर कमालि वर: -35; पना -प्लॉट नं: 303, माळा नं: ए विंग, इमाग्रीचे नाव: श्रीराम मदन, खाक नं: सेनापती वापट मार्ग, वन इंडियावुल्स, रोड नं: एल्फिन्स्टन, डीलाईल रोड मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AQZPK6085E

2): नाव:-वाणी रवि कमानि वय:-35; पत्ता:-प्लॉट नं: 303, माळा नं: १ विंग, इमाग्रीची नाव: श्रीराम मदन, खर्चाक नं: सेनापती बापट मार्ग, वन इंडियावुल्स, रोड नं: एल्फिन्स्टन, डीवाईल रोड मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-ADOPL3905C

11/11/2021

11/11/2021

17478/2021

507700

30000



सह. दुष्प्रमाण निबंधक
कुर्ला-३ (वर्ग-२)

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

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

मुलभ.व्यवहारमाठी नागरिकांचे सक्षमीकरण

दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेकडे पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 11/11/2021) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

Shri/Smt: Sunil Balwant Patil and Vaishali Sunil Patil

Address: 44/1407, Raigad CHS, Near Ravindranath Tagore nagar- 1.Vikhroli (E) -
Mumbai- 400083

Email: patilsunil_24@yahoo.in

Mobile No.: 9870371560

TO WHOMSOEVER IT MAYCONCERN

We the undersigned, Shri/Smt. Sunil Balwant Patil and Vaishali Sunil Patil states that, I
Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr . No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	404
7	Floor No.	4
8	Sale Agreement Registration Under No.	KRL2/9161/2021
9	Date of Registration	15/06/2021
10	Amount of Stamp Duty paid	Rs.343500/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/9161/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.


Yours Faithfully



करल-२		
९९९	५	९९०
२०२१		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 15th day of June 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai – 400 083, hereinafter referred to as the "**Developer**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;

AND

Sunil Balwant Patil and Vaishali Sunil Patil, adult, Indian Inhabitant, residing at **44/1407, Raigad CHS, Near Ravindranath Tagore nagar- 1, Vikhroli (E)- Mumbai- 400083**, hereinafter referred to as the "**Allottee/s**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**.

The Developer and the Allottee/s are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("**MHADA**") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("**MHADA Act**") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;



Promoter

Allottee

करल-२		
८९६९	६	९९०
२०२९		

The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with tit bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;

- D. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;
- E. The conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;



The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;

On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;

- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

2

Allottee

करल-२	
२९६९	५० ९९०
२०१९	Developer : AAGFV5861J
	Allottee/s : AGHPP4359A/ ASQPP8603E

13.8 The Allottee/s shall bear and pay all the amounts payable towards registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.9 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.

PROMOTIONAL OFFER

As per circular issued by Government of Maharashtra dated 14th January 2021 the said Promoter has availed 50% reduction in premium facility and the same has been passed on to the Allottee in terms of payment of Stamp Duty Amount for their Flat No 404



THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 54 at Survey No. 113(Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Fourty) flats / tenements thereon.

THE SECONDSCHEDULE HEREINABOVE REFERRED TO

(Description of the said Apartment)

Apartment No. 404 admeasuring 399.02 sq. ft. (carpet area as per RERA) on the 4th Floor of the building to be known as 'Victoria 54' constructed jointly on the said First Property more particularly described in the First Schedule hereinabove.

Promoter

36

Allottee

<http://10.10.246.39/MarathiReports/HTMLreports/htmldastGoshwara1.aspx?cross=0Nyhl...> 6/15/2021



15/06/2021 12:33:48 PM

दस्त गोपवारा भाग-2

करल2

दस्त क्रमांक:9161/2021

दस्त क्रमांक : करल2/9161/2021

दस्ताचा प्रकार :- करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:सुनील बळवंत पाटील
पत्ता:प्लॉट नं. 44/1407, माळा नं: -, इमारतीचे नाव: रायगड को
ऑप ही सो, ब्लॉक नं: निअर रवींद्रनाथ मैदान, टागोर नगर 1, रोड
नं: विकोळी पूर्व मुंबई, महाराष्ट्र, मुंबई.
पॅन नंबर:AGHPP4359A
 - 2 नाव:मंसर्स वैभवलक्ष्मी बिल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य
रागदास सांगळे - तर्फे मुखत्यार अनिल शंकर विचारे
पत्ता:प्लॉट नं: ऑफिस नं. 101/102, माळा नं: -, इमारतीचे नाव:
मारुती कृपा, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विकोळी पूर्व
मुंबई, महाराष्ट्र, मुंबई.
पॅन नंबर:AAGFV5861J
 - 3 नाव:वैशाळी सुनील पाटील
पत्ता:प्लॉट नं: 44/1407, माळा नं: -, इमारतीचे नाव: रायगड को
ऑप ही सो, ब्लॉक नं: निअर रवींद्रनाथ मैदान, टागोर नगर 1, रोड
नं: विकोळी पूर्व मुंबई, , मुंबई.
पॅन नंबर:ASQPP8603E

पक्षकाराचा प्रकार

लिहून घेणार

वय :-47

स्वाक्षरी:-

लिहून देणार

वय :-47

स्वाक्षरी:-

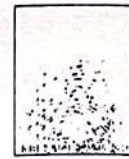
लिहून घेणार

वय :-44

स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:15 / 06 / 2021 12 : 31 : 14 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:रमेश - तादुरी
वय:31
पत्ता:शॉप नं 1 शेफर्स स्टेशन रोड विकोळी पूर्व
पिन कोड:400083

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



- 2 नाव:किशोर - सालुंके
वय:33
पत्ता:शॉप नं 1 शेफर्स स्टेशन रोड विकोळी पूर्व
पिन कोड:400083

स्वाक्षरी



शिक्का क्र.4 ची वेळ:15 / 06 / 2021 12 : 32 : 42 PM

सह दुय्यम निबंधक कुर्ला-2

मुंबई उपनगर जिल्हा

करल-2

९९६९ ९९० ९९०
२०२९

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUNIL BALWANT PATIL AND OTHER	eChallan	69103332021061415650	MH002200937202122E	343500.00	SD	0001070114202122	15/06/2021
2		DHC		1406202110551	2000	RF	1406202110551D	15/06/2021
3		DHC		1406202110697	200	RF	1406202110697D	15/06/2021
4	SUNIL BALWANT PATIL AND OTHER	eChallan		MH002200937202122E	30000	RF	0001070114202122	15/06/2021

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

1. Verify Scanned Document for correctness and the number (4 pages on a side) printed after scanning.
2. Get print immediately after registration.



प्रमाणित करण्यात येते की या दस्तामध्

एक प्रतीक ६६१/९९० पाने आहेत

करल-२ ९९६९ १२०२९

पुस्तक क्रमांक ११११११

नोंदला

दिनांक:

२५/०६/२०२१

9161/2021

सह दुय्यम निबंधक कुर्ला-2
मुंबई उपनगर जिल्हा.



16/06/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्ता क्रमांक : 9161/2021

नोदणी :

Regn.83m

गावाचे नाव : हरियाली	
(1) वित्तखाचा प्रकार	करारनामा
(2) मोबदला	6868100
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5330029.3
(4) भू-मापन, पोटहिस्सा व परक्रमांक(असल्यास)	1) पातिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 404, माळा नं: 4 था मजला, इमारतीचे नाव: विक्टोरिया 54, ब्लॉक नं: कन्नमवार नगर, रोड : विक्रोली पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 399.02 चौ फूट रेरा कॉर्पोरेशन (C.T.S. Number : 356(part) ;)
(5) क्षेत्रफळ	1) 40.79 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स वैभवतक्षमी विल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे - तर्फे मुखत्यार अनिल शंकर विचारे वय:-47; पत्ता:- प्लॉट नं: ऑफिस नं. 101/102, माळा नं: - , इमारतीचे नाव: मारुती कृपा , ब्लॉक नं: कन्नमवार नगर 1 , रोड नं: विक्रोली पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AAGFV5861J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुनील बळवंत पाटील वय:-47; पत्ता:- प्लॉट नं: 44/1407, माळा नं: - , इमारतीचे नाव: रायगड को ऑप हो सो , ब्लॉक नं: निअर रवींद्रनाथ मैदान, टागोर नगर 1, रोड नं: विक्रोली पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AGHPP4359A 2): नाव:- वैशाली सुनील पाटील वय:-44; पत्ता:- प्लॉट नं: 44/1407, माळा नं: - , इमारतीचे नाव: रायगड को ऑप हो सो , ब्लॉक नं: निअर रवींद्रनाथ मैदान, टागोर नगर 1, रोड नं: विक्रोली पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-ASQPP8603E
(9) दस्तऐवज करून दिल्याचा दिनांक	15/06/2021
(10) दस्त नोंदणी केल्याचा दिनांक	15/06/2021
(11) अनुक्रमांक, खंड व पृष्ठ	9161/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	343500
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेरा	

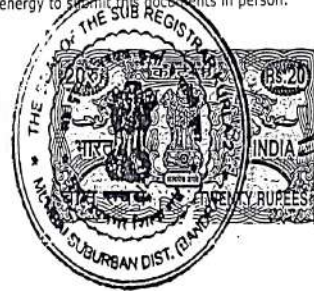
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुतभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 15/06/2021) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

Shri/Smt: Ganesh Dasharath Kanade and Kalpana Ganesh Kanade

Address: Room no. 5601, Building No 170, B wing, Kannamwar Nagar, Vikhroli (E) - 83

Email: kanade.ganesh23@gmail.com

Mobile No.: 9702684512 / 8928027812

TO WHOMSOEVER IT MAY CONCERN

We the undersigned, Shri/Smt. Ganesh Dasharath Kanade and Kalpana Ganesh Kanade states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr . No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	504
7	Floor No.	5
8	Sale Agreement Registration Under No.	KRL3/7076/2021
9	Date of Registration	9/04/2021
10	Amount of Stamp Duty paid	Rs. 203190/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL3/7076/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.



Yours Faithfully

फॉर्म - ३		
०००८	७	१२०
२०२१		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 31st day of MARCH 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "**Developer**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators)

AND

Ganesh Dasharath Kanado and Kalpana Ganesh Kanado, adult, Indian Inhabitant residing at Room no. 5601, Building No 170, B wing, Kannamwar Nagar, Vikhroli (E) - 83, hereinafter referred to as the "**Allottee/s**" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**.

The Developer and the Allottee/s are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("**MHADA**") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("**MHADA Act**") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

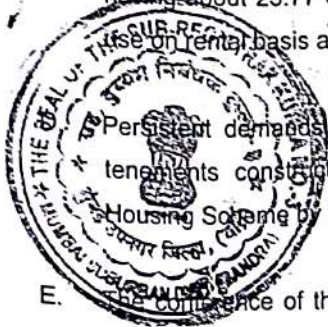
Promoter

1

Allottee

फरल - ३		
०००६	८	१२०
२०२३		

- C. The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with til bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;



- Persistent demands were made by the occupant industrial workers that the tenements constituted for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;
- E. The Conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;
- F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;
- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;
- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society name'y Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

[Signature]

2

[Signature]

Allottee

[Signature]

करल - ३	
UoUe	62920
Developer	:
Allottees	:

AAGFV5861J

ATWPK6286F / BLPK0804P



13.8 The Allottee/s shall bear and pay all the amount towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.9 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.

PROMOTIONAL OFFER

As a promotional offer the Developer is paying the stamp duty on the said agreement value. The Agreement value of the said customer is inclusive of stamp duty amount.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 54 at Survey No. 113(Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Fourty) flats / tenements thereon.

THE SECONDSCHEDULE HEREINABOVE REFERRED TO

(Description of the said Apartment)

Apartment No. 504 admeasuring 399.02 sq. ft. (carpet area as per RERA) on the 5th Floor of the building to be known as 'Victoria 54' constructed conjointly on the said First Property more particularly described in the First Schedule hereinabove.

Promoter

36

Allottee

390/7076

शुक्रवार, 09 एप्रिल 2021 1:40 म.नं.

दस्त गोपवारा भाग-1

करल3

दस्त क्रमांक: 7076/2021

दस्त क्रमांक: करल3 /7076/2021

वाजार मुल्य: रु. 55,96,551/-

मोवदला: रु. 67,72,857/-

भरलेले मुद्रांक शुल्क: रु. 2,03,190/-

करल - 3

00108 998 920

2021

दु. नि. सह. दु. नि. करल3 यांचे कार्यालयात

अ. क्र. 7076 वर दि. 09-04-2021

रोजी 1:37 म.नं. वा. हजर केला.

पावती: 7548

पावती दिनांक: 09/04/2021

सादरकरणाचे नाव: गणेश दशरथ कानडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृथांची संख्या: 120

एकुण: 32400.00

दस्त हजर करणाऱ्याची सही:

(Signature)
सह. दय्यम निबंधक
कुर्ला-3 (वर्ग-2)
दस्ताचा प्रकार: करारनामा



(Signature)
सह. दय्यम निबंधक
कुर्ला-3 (वर्ग-2)

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा त्याच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरिकाच्या

शिक्रा क्र. 1 09 / 04 / 2021 01 : 37 : 10 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 09 / 04 / 2021 01 : 39 : 11 PM ची वेळ: (फी)

प्रतिज्ञापत्र

“सदर नमूदपत्र हा कोणत्याही महानगरपालिकेच्या हद्दीत किंवा त्याच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरिकाच्या

परिपत्रक वगैरे

1) *(Signature)*

2) *(Signature)*

3) *(Signature)*

दम्न गोपवारा भाग-2

कर्मचारी

दम्न क्रमांक: 7076/2021

09/04/2021 14:31 PM

दम्न क्रमांक: 7076/2021

दम्नाचा प्रकार: करगनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: गणेश दशरथ कानडे
पत्ता: प्लॉट नं: रुम नं 5601, माळा नं: विल्डिंग नं 170 वी विंग,
इमागतीचे नाव: कन्नमवार नगर, ब्लॉक नं: विक्रोळी पूर्व, रोड नं:
मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: ATWPK6286F
 - 2 नाव: मेममं वैभवलक्ष्मी विल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य
गमदाम मागळे तर्फे मुखत्यार अनिल शंकर बिचारे
पत्ता: प्लॉट नं: 101/102, माळा नं: -, इमागतीचे नाव: मास्ती कृपा,
ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र,
मुंबई.
पिन नंबर: AAGFV5861J
 - 3 नाव: कल्पना गणेश कानडे
पत्ता: प्लॉट नं: रुम नं 5601, माळा नं: -, इमागतीचे नाव: विल्डिंग नं
170 वी विंग, ब्लॉक नं: कन्नमवार नगर, रोड नं: विक्रोळी पूर्व मुंबई,
महाराष्ट्र, मुंबई.
पिन नंबर: BLXPK0804P

पक्षकाराचा प्रकार

लिहून घेणार

वय :- 38

स्वाक्षरी:-



छायाचित्र



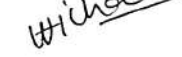
अंगठ्याचा दृग



लिहून घेणार

वय :- 45

स्वाक्षरी:-



लिहून घेणार

वय :- 36

स्वाक्षरी:-



वरील दम्नांवरून करून देणार नवाकथीत करगनामा चा दम्न पत्र करून दिल्याचे कवुल करतात.
शिष्टा क्र.3 ची वेळ: 09 / 04 / 2021 01 : 43 : 46 PM

ओळख:-

खालील दम्न अमे निवेदीत करताना की ते दम्नांवरून करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: रमेश - नादरी
वय: 31
पत्ता: शॉप नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व
पिन कोड: 400083
- 2 नाव: अनुरा - वदेंकर
वय: 31
पत्ता: शॉप नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व
पिन कोड: 400083

छायाचित्र



अंगठ्याचा दृग



शिष्टा क्र.4 ची वेळ: 09 / 04 / 2021 01 : 46 : 07 PM

सह: मुख्य निबंधक

पुर्तळा क्र. 3 (वर्ग-2)

करल - 3

00000000000000000000
2021

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GANESH DASHARATH KANADE AND OTHER	eChallan	69103332021033012052	MH014271891202021E	203190.00	SD	0000175060202122	09/04/2021
2		DHC		0804202112185D	100	RF	0804202112185D	09/04/2021
3		DHC		0804202112185D	2000	RF	0804202112185D	09/04/2021
4		eChallan		MH000323434202122E	30000	RF	0000175060202122	09/04/2021

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

Know Your Rights as Registrants

1. Verify Scanned Document for correctness. (4 pages on a side) printout after scanning.
https://10.10.246.39/MarathiReports/HTMLreports/HtmReportSummary.asp

कुर्ला क्र.-3

7076/2021

सूची क्र.2

दुय्यम निबंधक : गह.दु.वि. कुर्ला 3

वर्ग क्रमांक : 7076/2021

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	6772857
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते भुमिद करणे)	5596551.16
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पानिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: मदतिका नं: 504, माळा नं: 5 वा मजला, इमारतीचे नाव: विकटोरिया 54, ब्लॉक नं: कन्नमवार नगर, रोड नं: विक्रोळी पूर्व मुंबई 400083 (C.T.S. Number : 356(part) :)
(5) क्षेत्रफळ	1) 40.79 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मंसूर वैभवलक्ष्मी बिन्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदान मांगळे तर्फे मुख्यालय अनिल शंकर विचारे वय:-45; पत्ता:-प्लॉट नं: 101/102, माळा नं:-, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AAGFV5861J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश दशरथ कानडे वय:-38; पत्ता:-प्लॉट नं: रूम नं 5601, माळा नं: विल्डिंग नं 170 वी विंग, इमारतीचे नाव: कन्नमवार नगर, ब्लॉक नं: विक्रोळी पूर्व, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-ATWPK6286F 2): नाव:-कल्पना गणेश कानडे वय:-36; पत्ता:-प्लॉट नं: रूम नं 5601, माळा नं:-, इमारतीचे नाव: विल्डिंग नं 170 वी विंग, ब्लॉक नं: कन्नमवार नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-BLXPK0804P
(9) दस्तऐवज करून दिल्याचा दिनांक.	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक.	09/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7076/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	203190
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

न्यायक्रमासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेक पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 11/04/2021) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

Shri/Smt: Sushant Sanjay Kadam And Sanjay Ganpat Kadam

Address: 304, Jay Shrushti Chs, Near Saibaba Nagar, Navghar Road, Bhayandar east, Thane - 401105

Email: sushant14041995@outlook.com

Mobile No.: 9167653936

TO WHOMSOEVER IT MAY CONCERN

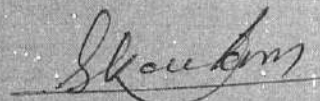
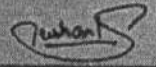
We the undersigned, Shri/Smt. Sushant Sanjay Kadam And Sanjay Ganpat Kadam states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr. No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	604
7	Floor No.	6
8	Sale Agreement Registration Under No.	KRL2/5396/2021
9	Date of Registration	19/03/2021
10	Amount of Stamp Duty paid	Rs. 204700/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/5396/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours Faithfully



कारल-२
५३९६ ६ ९९५
२०२१

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 19th day of March 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**.

AND

Sushant Sanjay Kadam And Sanjay Ganpat Kadam, adult, Indian inhabitant, residing at 304, Jay Shrushti Chs, Near Saibaba Nagar, Naughar Road, Bhayandar east, Thane - 401105, hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**.

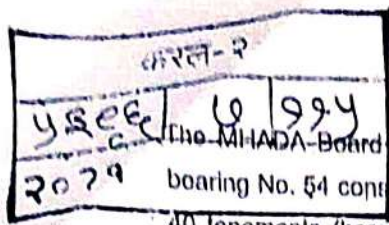
The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".

WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("MHADA") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

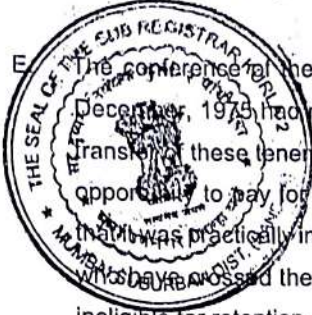
Promoter

Allottee



The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with til bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (PI) and City Survey No 356 (Part) of Hariyall Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;

- D. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;



- E. The conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;

- F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;

- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;

- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

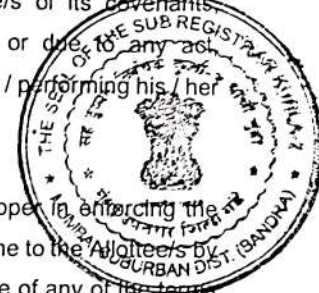
Promoter

2

Allottee

अप्रैल-२		
५३०६	६०	९९५
३०३९		

- 13.3 This Agreement is presently governed by the provisions of RERA and other applicable laws for the time being in force subject to any other ordinance, regulations, statute, etc. being enacted by the Government to regulate and provide for promotion, construction, sale, management and transfer of apartments on ownership basis in Maharashtra.
- 13.4 The Allottee/s hereby agree to indemnify and keep indemnified, saved, defended and harmless the Developer against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Developer from or due to any breach by the Allottee/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee/s in complying / performing his / her / their / its obligations under this Agreement.
- 13.5 Any delay, tolerance or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Developer in respect of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/s shall not in any manner prejudice the rights herein mentioned of the Developer.
- 13.6 All notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s by Registered Post A.D. / Under Certificate of Posting / Courier or by Hand Delivery or by Fax, E-mail to the address of the addressee at his / her / their / it address hereinafter mentioned or as may be existing in the records of the Developer based on the information and details provided by the Allottee/s.



PROMOTIONAL OFFER

As a promotional offer the Developer is paying the stamp duty on the said agreement value. The Agreement value of the said customer is inclusive of stamp duty amount.

To the Developer:

M/s. Vaibhavlaxmi Builders and Developers
101/102, Maruti Krupa
Kannamwar Nagar-I
Vikhroli (East)
Mumbai – 400 083
E-mail: [•]

To the Allottee/s:

Promoter

35

Allottee

370/5396

शुक्रवार, 19 मार्च 2021 2:48 म.नं.

दस्त गोपवारा भाग-1

करल2

दस्त क्रमांक 5396-2021

दस्त क्रमांक: करल2 5396-2021

बाजार मूल्य रु. 55,92,435/-

मोबदला: रु. 68,20,476/-

भरलेले मुद्रांक शुल्क: रु. 2,04,700/-

द. नि. सह. दु. नि. करल2 यांचे कार्यालयात

अ. क्र. 5396 वर दि. 19.03.2021

रोजी 2:45 म.नं. वा. हजर केला.

पावती 5849

पावती दिनांक 19.03.2021

सादरकरजाराचे नाव सुशांत संजय कदम

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

दस्त हजर करणाऱ्याची सही

एकूण 32300.00

सह दु. नि. सह. दु. नि.

सह दु. नि. सह. दु. नि. मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

सह दु. नि. सह. दु. नि.

सह दु. नि. सह. दु. नि. मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप.खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्र. 1 19/03/2021 02:45:02 PM ची वेळ (सादरीकरण)

शिकका क्र. 2 19/03/2021 02:46:18 PM ची वेळ (फी)

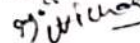
करल-2

4326	993	994
2029		

प्रातिज्ञापत्र

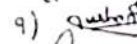
“सादर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीत दाखला केलेला आहे. दस्तारातील संपूर्ण मजकूर, निष्पादन व्यवृती, साक्षीकार व सौख्य घोरलेल्या कागदपत्रांची आणि “दस्ताची सत्यता, वैधता कायदेशीर वाढीसाठी चालील दस्त निष्पादक व कायदाकार हे संपूर्णपणे जबाबदार राहतील. तसेच सादर हस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

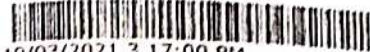
लिहून घेणारे

१) 

२)

लिहून घेणारे

१) २) 



19/03/2021 3 17:00 PM

दस्ता क्रमांक : करल2/5396/2021

दस्तावा प्रकार : करारनामा

दस्ता गोपवारी भाग-2

करल2

दस्ता क्रमांक: 5396/2021

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: मंगरी वैजलक्ष्मी विल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सोमळे तर्फे मुख्यावर भणुपु अनील शंकर विहार पत्ता: प्लॉट नं: ऑफिस नं. 101/102, माळा नं: - इमारतीचे नाव: मासुली कृपा, ब्लॉक नं: कन्नमत्तार नगर-1, रोड नं: विक्रोळी ईस्ट मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AAGFV58611

पक्षकाराचा प्रकार

लिहून देणार

वय : -46

स्वाक्षरी:-

Hichar

छायाचित्र

अंगठ्याचा छपा



- 2 नाव: सुशान्त राजय कदम पत्ता: 304, -, जय सुश्री को-ऑप. हो. सोसा. लि., साईबाबा नगर जवळ नवघर रोड, भायंदर ईस्ट ठाणे, भायंदर ईस्ट, MAHARASHTRA, पिन नंबर: DDFPK4898M

लिहून देणार

वय : -26

स्वाक्षरी:-

Sushant



- 3 नाव: राजय गणपत कदम पत्ता: प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: जय सुश्री को-ऑप. हो. सोसा. लि., ब्लॉक नं: साईबाबा नगर जवळ नवघर रोड, रोड नं: भायंदर ईस्ट ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: AGJPK6997R

लिहून देणार

वय : -55

स्वाक्षरी:-

Rajay



वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात. शिक्का क्र.3 ची वेळ: 19 / 03 / 2021 03 : 14 : 14 PM

ओळख:-

सालील इराम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: रमेश - तादुरी वय: 29 पत्ता: शांति नं 1 शेफर्स अपार्टमेंट स्टेशन रोड विक्रोळी ईस्ट मुंबई पिन कोड: 400083

स्वाक्षरी

छायाचित्र

अंगठ्याचा छपा



- 2 नाव: किशोर - सालुंके वय: 31 पत्ता: शांति नं 1 शेफर्स अपार्टमेंट स्टेशन रोड विक्रोळी ईस्ट मुंबई पिन कोड: 400083

स्वाक्षरी



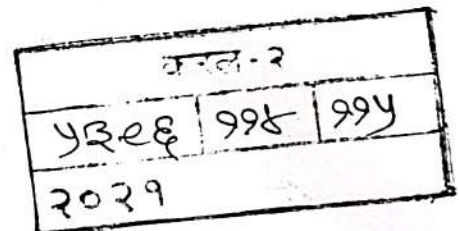
शिक्का क्र.4 ची वेळ: 19 / 03 / 2021 03 : 14 : 51 PM

सह दुकानाचे निवेदीत कुला-रु मुंबई उपनगर, जिल्हा

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUSHANT SANJAY KADAM AND OTHER	eChallan	69103332021031824306	MH013435142202021E	204700.00	SD	0006335973202021	19/03/2021
2		DHC		1803202120617	2000	RF	1803202120617D	19/03/2021
3		DHC		1803202120664	300	RF	1803202120664D	19/03/2021
4	SUSHANT SANJAY KADAM AND OTHER	eChallan		MH013435142202021E	30000	RF	0006335973202021	19/03/2021

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

http://10.10.246.53/isaritaSub/Reports/HTMLreports/HtmlReportSummary... 3/19/2021





31/03/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्ता क्रमांक : 5396/2021

नोदणी :

Regn 63m

गावाचे नाव : हरियाली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6820476
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5592435.04
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असत्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिवा नं: 604, माळा नं: 6 वा मजला, इमारतीचे नाव: विक्टोरीया 54, ब्लॉक नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083((C.T.S. Number : 356(PART) ;))
(5) क्षेत्रफळ	1) 40.79 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:- मेसर्स वैभवलक्ष्मी विल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार म्हणून अनिल शंकर विचारे वय:- 46; पत्ता:- प्लॉट नं: ऑफिस नं. 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर-1, रोड नं: विक्रोळी ईस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400083 पॅन नं:- AAGFV5861J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुशांत संजय कदम वय:- 26; पत्ता:- 304, -, जय सृष्टी को-ऑप.हो.सोसा.लि., साईबाबा नगर जवळ नवघर रोड, भायंदर ईस्ट ठाणे, भायंदर ईस्ट, MAHARASHTRA, THANE, Non-Government. पिन कोड:- 401105 पॅन नं:- DDFPK4898M 2): नाव:- संजय गणपत कदम वय:- 55; पत्ता:- प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: जय सृष्टी को-ऑप.हो.सोसा.लि., ब्लॉक नं: साईबाबा नगर जवळ नवघर रोड, रोड नं: भायंदर ईस्ट ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 401105 पॅन नं:- AGJPK6997R
(9) दस्तऐवज करून दिल्याचा दिनांक	19/03/2021
(10) दस्त नोदणी केल्याचा दिनांक	19/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5396/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	204700
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 24/03/2021) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.


<http://10.10.246.53/isaritaSubTesting/MarathiReports/HTMLReportSuchiKr...> 3/31/2021

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

Shri/Smt: Sharad Walu Ugale And Pooja Ugale

Address: A-203, Savli CHS, Laxmi Nagar, Ghatkopar (E), Mumbai-400077

Email: sharadugale88@gmail.com

Mobile No.: 9881504708

TO WHOMSOEVER IT MAY CONCERN

We the undersigned, Shri/Smt. Sharad Walu Ugale And Pooja Ugale states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr . No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	701
7	Floor No.	7
8	Sale Agreement Registration Under No.	KRL2/7699/2021
9	Date of Registration	29/04/2021
10	Amount of Stamp Duty paid	Rs. 203480/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/7699/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours Faithfully

Sharad Ugale
05/08/2022

Pooja Ugale
05/08/2022

कल-२
6666 6 994
३३३९

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 31st day of MARCH 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;

AND

Sharad Walu Ugale And Pooja Sharad Ugale, adult, Indian Inhabitant, residing at A-203, Savli CHS, Laxmi Nagar, Ghatkopar (E), Mumbai-400077, hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**.

The Developer and the Allottee/s are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("MHADA") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;


Promoter




Allottee

- C. The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with tit bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ MTRS carpet area for housing purpose and residential

use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;	
6000	5000
D. Persistent demands were made by the occupant industrial workers that the	
tenements constructed for them under the aforesaid Subsidized Industrial	

Housing Scheme by the various housing authorities should be sold to them;

- E. The conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;



The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;

- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;
- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the


Promoter

करल-२		
७६६६	४२	११५
Developer		
Allottee/s		

AAGFV5861J

AECPU7819M/ GSAPS0633B

13.8 The Allottee/s shall bear and pay all the amounts payable towards registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.9 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.

PROMOTIONAL OFFER

As per circular issued by Government of Maharashtra dated 14th January 2021 the said Promoter has availed 50% reduction in premium facility and the same has been passed on to the Allottee in terms of payment of Stamp Duty Amount for their Flat No 701



THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to Building No. 54 at Survey No. 113(Pt) and City Survey No 356 (Part) of Haryana Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Forty) flats / tenements thereon.

THE SECONDSCHEDULE HEREINABOVE REFERRED TO

(Description of the said Apartment)

Apartment No. 701 admeasuring 393.42 sq. ft. (carpet area as per RERA) on the 7th Floor of the building to be known as 'Victoria 54' constructed conjointly on the said First Property more particularly described in the First Schedule hereinabove.


Promoter

36


Allottee

Allottee

370/7699

गुरुवार, 29 एप्रिल 2021 11:56 म.पू.

दस्त गोपवारा भाग-1

करल2

दस्त क्रमांक: 7699/2021

दस्त क्रमांक: करल2 /7699/2021

बाजार मुल्य: रु. 55,16,973/-

मोबदला: रु. 67,82,381/-

भरतेले मुद्रांक शुल्क: रु.2,03,480/-

दु. नि. सह. दु. नि. करल2 यांचे कार्यालयात

अ. क्रं. 7699 वर दि.29-04-2021

रोजी 11:50 म.पू. वा. हजर केला.

पावती:8262

पावती दिनांक: 29/04/2021

सादरकरणाचे नाव: शरद वाळू उगले

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

Gugale

दस्त हजर करणाऱ्याची सही:

एकुण: 32300.00

सहा दुर्गम निबंधक कार्या-2

मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

सहा दुर्गम निबंधक कार्या-2

मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 29 / 04 / 2021 11 : 50 : 57 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 04 / 2021 11 : 53 : 49 AM ची वेळ: (फी)

करल-2

0822 998 994

2029

प्रतिज्ञापत्र

“सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्ताऐवज संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीवार व सोदत जोडलेल्या कागदांची आणि “दस्ताची सत्यता, वैधता कायदेशीर कारीसाठी कोणत्याही न्यायादिक व कबुलधारक हे संपूर्णपणे जबाबदार राहतील. राज्याच्या अस्तित्वात राहणाऱ्या दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

१) *W. H. U. G.*

२)

३)

लिहून घेणारे

१) *Gugale*२) *W. H. U. G.*

३)





29/04/2021 12:16:04 PM

दस्त क्रमांक : करत2/7699/2021

दस्तावा प्रकार : - करारनामा

दस्त गोषवारा भाग-2

करत2

दस्त क्रमांक: 7699/2021

अनु क्र. पक्ष दे नाव व पत्ता

1 नाव: मेसर्स वैभवतक्ष्मी बिल्डर्स अँड डेव्हलपर्स चे भागीदार रामदास मारुती सांगळे - तर्फे मुखत्यार अनिल शंकर विचारे
पत्ता: प्लॉट नं: 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई.
पैन नंबर: AAGFV5861J

पक्षकाराचा प्रकार

लिहून देणार
वय :- 45
स्वाक्षरी:-

Wichar

उपाधिचित्र



अंगठगणा ठरा



2 नाव: शरद बाळु उगले
पत्ता: ए-203, -, सावली को ऑप हो सो लि, लक्ष्मी नगर, घाटकोपर पूर्व मुंबई, राजावाडी, MAHARASHTRA, MUMBAI, Non-Government.
पैन नंबर: AECPU7819M

लिहून घेणार
वय :- 32
स्वाक्षरी:-

Ugale



3 नाव: पुजा शरद उगले
पत्ता: ए-203, -, सावली को ऑप हो सो लि, लक्ष्मी नगर, घाटकोपर पूर्व मुंबई, राजावाडी, MAHARASHTRA, MUMBAI, Non-Government.
पैन नंबर: GSAPS0633B

लिहून घेणार
वय :- 27
स्वाक्षरी:-

Ugale



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 29 / 04 / 2021 12 : 12 : 44 PM

ओळख:-

खालील इत्तम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: अतुल - बर्देकर
वय: 33
पत्ता: शांति नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व
पिन कोड: 400083

Awalekar
स्वाक्षरी

उपाधिचित्र



अंगठगणा ठरा



2 नाव: रमेश - तादुरी
वय: 31
पत्ता: शांति नं 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व
पिन कोड: 400083

स्वाक्षरी

Taduri



शिक्का क्र.4 ची वेळ: 29 / 04 / 2021 12 : 13 : 22 PM

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

करत-२
0600 994 994
२०२१

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Debate Number	Debate Date
1	SHARAD WALU UGALE	eChallan	69103332021033012150	MH014272527202021E	203480.00	SD	0000415013202112	29/04/2021
2		DHC		2804202103415	300	RF	2804202103415D	29/04/2021
3		DHC		2804202103370	2000	RF		29/04/2021
4		eChallan		MHJ00821304202122E	30000	RF	0000415013202112	29/04/2021

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

29/04/2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (व प्रत्यक्ष भ्रम व शंका प्रमाणित करताना).
2. If any error is found, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते की या दस्तामध्ये एकूण ४ पक्षांनी ११५५११५ आठरा करत-२/०६०० १२०२१ मुस्तक क्रमांक १ क्रमांकावर नोंदला २९/०४/२०२१ दिनांक:

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.



30/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 7699/2021

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6782381
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5516972.84
(4) भू-मापन, पोट्टिहस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 701, माळा नं: 7 वा गजला, इमारतीचे नाव: विठ्ठलरिया 54, ब्लॉक नं: कन्नमवार नगर, रोड : विकोळी पूर्व मुंबई 400083 (C.T.S. Number : 356(part) ;))
(5) क्षेत्रफल	1) 40.21 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:- मेसर्स वैभवलक्ष्मी बिल्डर्स अँड डेव्हलपर्स चे भागीदार रानदास मारुती सांगळे - तर्फे मुखेलार अमित शंकर विचारे वय:- 45; पत्ता:- प्लॉट नं: 101/102, माळा नं: - इमारतीचे नाव: भारती कृपा, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विकोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400083 पॅन नं:- AAGFV5861J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शरद वाळू उगले वय:- 32; पत्ता:- ए-203, -, सायली को ऑप ही सो लि, लक्ष्मी नगर, घाटकोपर पूर्व मुंबई, राजावाडी, MAHARASHTRA, MUMBAI. Non-Government. पिन कोड:- 400077 पॅन नं:- AECPU7819M 2): नाव:- पुजा शरद उगले वय:- 27; पत्ता:- ए-203, -, सायली को ऑप ही सो लि, लक्ष्मी नगर, घाटकोपर पूर्व मुंबई, राजावाडी, MAHARASHTRA, MUMBAI. Non-Government. पिन कोड:- 400077 पॅन नं:- GSAPS0633B
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	29/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7699/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	203480
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) रोरा	

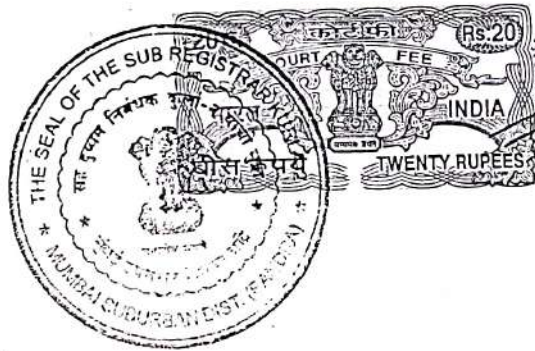
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविण्यात आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 29/04/2021) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



सह दुय्यम निबंधक कुर्ला-2
मुंबई उपनगर जिल्हा

Shri/Smt: Sachin Mohan Kasbale

Address: 302/A, SHRI RAMSADAN, SENAPATI BAPAT MARG OFF. HOLY CROSS CHURCH,
Elphinstone Road - 400013

Email: kasablesachin14@gmail.com

Mobile No.: 8879234090

TO WHOMSOEVER IT MAY CONCERN

We the undersigned, Shri/Smt. Sachin Mohan Kasbale states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

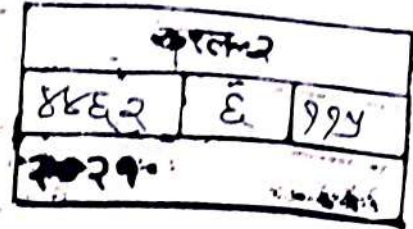
Sr. No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA- 9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hartiyali
4	Name of Developer	Vaibhav/axmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	704
7	Floor No.	7
8	Sale Agreement Registration Under No.	KRI.2/4462/2021
9	Date of Registration	8/03/2021
10	Amount of Stamp Duty paid	Rs. 204700/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRI.2/4462/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours Faithfully

Sachin Kasbale



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 8th day of March 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the One Part

AND

Sachin Mohan Kasbale, adult, Indian Inhabitant, residing at 302/A, SURY RAMSADAN, SENAPATI BAPAT MARG, OPP. HOLY CROSS CHURCH, Elphinstone Road - 400013, hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the Other Part.

The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".

WHEREAS:

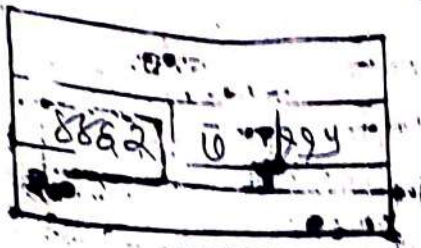
- A. The Maharashtra Housing and Area Development Authority ("MHADA") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board.

Promoter

Allottee

Sachin Mohan Kasbale





C. The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 740.13 sq. mtrs. with lit bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;



Consistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;

The conference of the Housing Ministers of all the States held at Calcutta in October, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;

- F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;
- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;
- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

[Signature]

2

Allottee

[Signature]

करल-२		
४४६२	४९	१२५
२०२१		

Developer : AAGFV5861J
Allottee/s : CDGPK0819Q

13.8 The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.9 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.



THE FIRST SCHEDULE HEREINABOVE REFERRED TO:
(Description of the said Property)

A piece and parcel of land or ground or plot situated and lying underneath and adjacent to building No. 54 at Survey No. 113(Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Fourty) flats / tenements thereon.

THE SECONDSCHEDULE HEREINABOVE REFERRED TO
(Description of the said Apartment)

Apartment No. 704 admeasuring 399.02 sq. ft. (carpet area as per RERA) on the 7th Floor of the building to be known as 'Victoria 54' constructed conjointly on the said First Property more particularly described in the First Schedule hereinabove.

PROMOTIONAL OFFER

As a promotional offer the Developer is paying the stamp duty on the said agreement value

Promoter

[Signature]

36

Allottee

[Signature]

370/4462

मोमवार, 08 मार्च 2021 12:53 म.नं.

दस्त गोपवारा भाग-1

करल-2

दस्त क्रमांक: 4462/2021

दस्त क्रमांक: करल-2 /4462/2021

बाजार मूल्य: रु. 55,96,551/-

मोवदला: रु. 68,20,476/-

भरलेले मुद्रांक शुल्क: रु. 2,04,700/-

दु. नि. सह. दु. नि. करल-2 यांचे कार्यालयात

अ. क्र. 4462 वर दि. 08-03-2021

रोजी 12:51 म.नं. वा. हजर केला.

पावती: 4861

पावती दिनांक: 08/03/2021

मादरकरणाचे नाव: मचिन मोहन कमबले

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकुण: 32300.00

Masbale

दस्त हजर करणाऱ्याची मही:

सह दु. नि. निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा
दस्ताची प्रकार: करणनामा

सह दु. नि. निबंधक कुर्ला-२

सह दु. नि. निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 08 / 03 / 2021 12 : 51 : 13 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 08 / 03 / 2021 12 : 52 : 15 PM ची वेळ: (फी)

करल-२

४४६२ ११४ ११५

प्रतिज्ञापत्र २०२१

“सदर दस्तऐवज हा नोंदणी कायदा १९०६ अंतर्गत असलेला तरतुदीनुसारच नोंदणीत घेतलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यवती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि “दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलधारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून घेणारे

लिहून घेणारे

१) Masbale

08/03/2021 1 05:39 PM

दस्त गोषवारा भाग-2

करल2
दस्त क्रमांक:4462/2021

दस्त क्रमांक : करल2/4462/2021
दस्ताचा प्रकार :- करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: मेसर्स वैभवतक्षी बिल्डर्स आणि डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार म्हणून तर्फे मुखत्यार अनिल शंकर विचारे
पत्ता: प्लॉट नं: 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AAGFV5861J
 - 2 नाव: सचिन मोहन कसबले
पत्ता: प्लॉट नं: 302/ए, माळा नं: -, इमारतीचे नाव: श्री रामसदन, ब्लॉक नं: सेनापती बापट मार्ग ऑप होली क्रॉस चर्च, रोड नं: एलफीस्टन रोड, महाराष्ट्र, मुंबई.
पिन नंबर: CDGPK0819Q

पक्षकाराचा प्रकार
लिहून देणार
वय :- 46
स्वाक्षरी:-

लिहून घेणार
वय :- 29
स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 08 / 03 / 2021 01 : 01 : 20 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

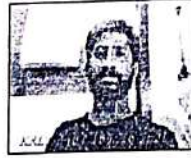
- 1 नाव: रमेश - तादुरी
वय: 31
पत्ता: शॉप नं. १, शेफर्स, स्टेशन रोड, विक्रोळी पूर्व मुंबई
पिन कोड: 400083
- 2 नाव: किशोर - साळुंके
वय: 33
पत्ता: शॉप नं. १, शेफर्स, स्टेशन रोड, विक्रोळी पूर्व मुंबई
पिन कोड: 400083

स्वाक्षरी

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ: 08 / 03 / 2021 01 : 02 : 08 PM

सह नियम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

करल-२
88E2 994 994
2021

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Used At	Deface Number	Deface Date
1	SACHIN MOHAN KASBALE	eChallan	69103332021030612064	MH012754149202021E	204700.00	SD	0006023772202021
2		DHC		0703202103475	300	RF	0703202103475D
3		DHC		0703202103453	2000	RF	0703202103453D
4	SACHIN MOHAN KASBALE	eChallan		MH012754149202021E	30000	RF	0006023772202021

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

4462 / 20

1. Verify Scanned Document for correctness through thumbprint on a soft printout after scanning.
https://10.10.246.39/MarathiReports/HTMLreports/HtmlReportSummary.aspx?AccessVu1SkF5FZN8



प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण एक पंधरा (१५) पाने आहेत
करल-२/ 88E2 12029
पुस्तक क्रमांक १ क्रमांकावर
नोंदला 08/03/2021
दिनांक:

सह नियम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा



09/03/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2
दस्त क्रमांक : 4462/2021
नोंदणी :
Regn:63m

(1)विलेखाचा प्रकार	गावाचे नाव : हरियाली
(2)मोबदला	करारनामा
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6820476 5596551.16
(4) भू-मापन,पोंटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 704, माळा नं: 7 वा मजला, इमारतीचे नाव: विक्टोरिया 54, ब्लॉक नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083((C.T.S. Number : 356(PART) ;))
(5) क्षेत्रफल	1) 40.79 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:-मेसर्स वैभवलक्ष्मी बिल्डर्स आणि डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार म्हणून तर्फे मुखत्यार अनिल शंकर विचारे वय:-46; पत्ता:-प्लॉट नं: 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AAGFV5861J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन मोहन कसबले वय:-29; पत्ता:-प्लॉट नं: 302/ए, माळा नं: -, इमारतीचे नाव: श्री रामसदन, ब्लॉक नं: सेनापती बापट मार्ग ऑप होली क्रॉस चर्च, रोड नं: एलफीस्टन रोड, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-CDGPK0819Q
(9) दस्तऐवज करून दिल्याचा दिनांक	08/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	08/03/2021
(11)अनुक्रमांक,खंड व पृष्ठ	4462/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	204700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

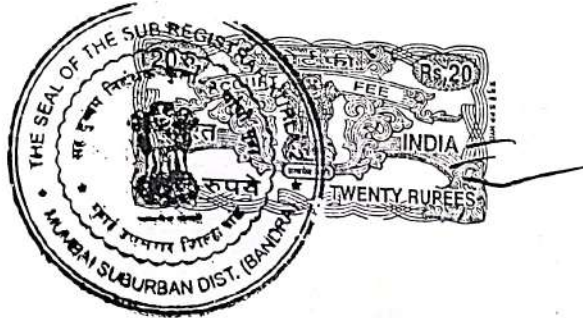
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 09/03/2021) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



iSarita v1.7.0

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

Shri/Smt: Tanmay Girish Bhagat and Sneha Tanmay Bhagat Alias Sneha Ashok Vinerkar
Address: 601/04, Regency Sarvam Ganesh Mandir Road, Titwala East Kalyan-421605
Email: tanmay.bhagat28@gmail.com
Mobile No.: 9869006823 / 9773313937

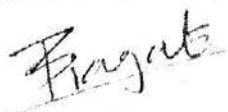
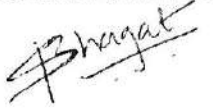
TO WHOMSOEVER IT MAY CONCERN

We the undersigned, Shri/Smt. Tanmay Girish Bhagat and Sneha Tanmay Bhagat Alias Sneha Ashok Vinerkar states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr . No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Ilariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	801
7	Floor No.	8
8	Sale Agreement Registration Under No.	KRL2/1835/2022
9	Date of Registration	11/02/2022
10	Amount of Stamp Duty paid	Rs. 236270/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/1835/2022 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.



Yours Faithfully

करल-२		
१८३५	६	१००

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this ^{7th} 4 day of February 2022;

6

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruli Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai - 400 083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the One Part;

AND

Tanmay Girish Bhagat and Sneha Tanmay Bhagat Alias Sneha Ashok Vinerkar, adult, Indian inhabitant, residing at 601/04, Regency Sarvam Ganesh Mandir Road, Titwala East Kalyan-421605, hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the Other Part.

The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".



WHEREAS:

- The Maharashtra Housing and Area Development Authority ("MHADA") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

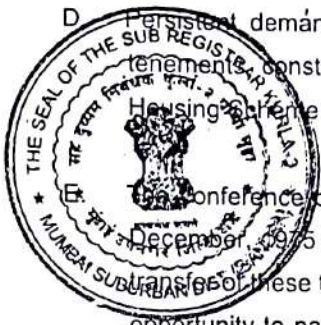
Promoter

1

Allottee

करल-२		
१८३५	७	१००
२०३३		

The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with tit bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;



D. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;

E. A conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;

- F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;
- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;
- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

[Signature]

2

[Signature]

Allottee

[Signature]

13.7	4/1/21-2
9037	60/1/200
2022	

For the purposes of this transaction, the details of income tax permanent account number of the Developer and the Allottee/s are as follows:

Developer : AAGFV5861J
Allottee/s : BUWBPB4890G / AQSPV4374N

13.8 The Allottee/s shall bear and pay all the amounts payable towards registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.9 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.



PROMOTIONAL OFFER

As per circular issued by Government of Maharashtra dated 14th January 2021 the said Promoter has availed 50% reduction in premium facility and the same has been passed on to the Allottee in terms of payment of Stamp Duty Amount for their Flat No 801

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 54 at Survey No. 113(Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Fourty) flats / tenements thereon.

THE SECONDSCHEDULE HEREINABOVE REFERRED TO

(Description of the said Apartment)

Promoter

36

Allottee

Handwritten signature: \$32 nagab



04/02/2022 11:01:06 AM

दम्न गोपवाग भाग-2

कन्स2

दम्न क्रमांक: 1835/2022

दम्न क्रमांक: 1835/2022

दम्नाचा प्रकार - करगनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाथे नन्मय गिरीश भगत

पत्ता प्लॉट नं: 601/04, माळा नं: - इमारतीचे नाव: रेजन्सी मार्बल

, ब्लॉक नं: गणेश मंदिर रोड, रोड नं: टिटरवाळा पूर्व कल्याण,

महाराष्ट्र, ठाणे.

पिन नंबर: BUWPB4890G

पक्षकाराचा प्रकार

निवृत्त घेणार

वय :- 27

स्वाक्षरी:-

आयाचित्र



अंगठ्याचा दप्ता



2 नाथे धंदा नन्मय भगत

पत्ता प्लॉट नं: 601/04, माळा नं: - इमारतीचे नाव: रेजन्सी मार्बल

, ब्लॉक नं: गणेश मंदिर रोड, रोड नं: टिटरवाळा पूर्व कल्याण,

महाराष्ट्र, ठाणे.

पिन नंबर: AQSPV4374N

निवृत्त घेणार

वय :- 27

स्वाक्षरी:-



अर्थात दम्नगोपवाग करून देणार अथवाकथीत करगनामा चा दम्न गोपवाग करून दिल्याचे कवून करतात.

टीप:-

नदीप इगम असे निविदीत करताना की ने दम्नगोपवाग करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाथे नन्मय - नाथुरी

वय: 32

पत्ता: थाणे न 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व

पिन कोड: 400083

स्वाक्षरी

आयाचित्र



अंगठ्याचा दप्ता



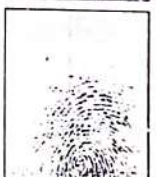
2 नाथे निशांत - गालुने

वय: 33

पत्ता: थाणे न 1 शेफर्स स्टेशन रोड विक्रोळी पूर्व

पिन कोड: 400083

स्वाक्षरी



खालील पक्षकाराची कवूनी उपलब्ध नाही.

अ. क्र. पक्षकाराचे नाव व पत्ता

मेसर्स वैभवलक्ष्मी बिल्डर्स अँड डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे : तर्फे मुखत्यार अनिल शंकर विचार

प्लॉट नं: ऑफिस नं. 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र,

मुंबई.

AAGFV5861J

सह सूचना क्र. 2 मुंबई उपनगर जिल्हा.

करल-2		
9834	EW	40C
2022		



14/02/2022



सूची क्र.2

Index-II

दृश्य निबंधक : मह. नं. कुमां 2

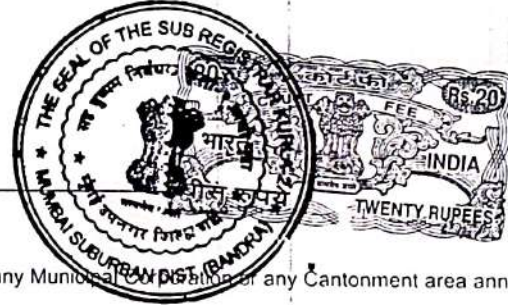
दस्तावेज क्रमांक : 1835/2022

नोडरणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विवर्तनाचा पत्ता	करानामा
(2) मालकी	4725238
(3) वातावरण (भाडेपट्ट्याच्या वास्तविकपट्ट्याकर आकारणी देणे की पट्टेदार न समुद्र करावे)	3424611.84
(4) भू-मालक पट्टेद्वारा व करमात्र (अगत्यात)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिवा नं: 801, माळा नं: 8 वा मजला, इमारतीचे नाव: विकटोमिया 54, खर्क नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083. इतर माहिती: मदनिक्के मरुण क्षेत्रफळ 244.24 चौ.फुट रंग कोड: (C.T.S. Number : 356 PT :)
(5) क्षेत्रफल	1) 24.96 चौ.मीटर
(6) आकारणी चिन्हा नुडी देण्यात आलेले नक्शा	
(7) दस्तावेज कर देणा-या/विहीन देणा-या पत्रकाराचे नाव चिन्हा दिवाणी न्यायालयाचा दस्तऐवज चिन्हा आदेश अगत्यात प्रतिकारिते नाव व पत्ता	1) नाव:-मंसम वैभवलक्ष्मी विल्डर्स अँड इन्टरनलचे भागीदार आदित्य रामदास मागळे वॉके मुबन्यार अनिल, शंकर चिन्हा वय:-47; पत्ता:-प्लॉट नं: ऑफिस नं. 101/102, माळा नं:-, इमारतीचे नाव: मास्की कृपा, खर्क नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पिन नं:-AAGFV5861J
(8) दस्तावेज कर देणा-या पत्रकाराचे व चिन्हा दिवाणी न्यायालयाचा दस्तऐवज चिन्हा आदेश अगत्यात प्रतिकारिते नाव व पत्ता	1) नाव:-नमय गिरीश भगत वय:-27; पत्ता:-प्लॉट नं: 601/04, माळा नं:-, इमारतीचे नाव: रेजन्सी मार्बल, खर्क नं: गणेश मंदिर रोड, रोड नं: टिडवाळा पूर्व कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421605 पिन नं:-BUWPB4890G 2) नाव:-खेडा नमय भगत वय:-27; पत्ता:-प्लॉट नं: 601/04, माळा नं:-, इमारतीचे नाव: रेजन्सी मार्बल, खर्क नं: गणेश मंदिर रोड, रोड नं: टिडवाळा पूर्व कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421605 पिन नं:-AQSPV4374N
(9) दस्तावेज कर देणा-या दिनांक	04/02/2022
(10) दस्त नोडरणी केल्याचा दिनांक	11/02/2022
(11) अनुक्रमांक, गट व पत्र	1835/2022
(12) वातावरण भावापमाणे भूदाक शुल्क	236270
(13) वातावरण भावापमाणे नोडरणी शुल्क	30000
(14) पत्र	



मुद्राबन्नासाठी विचारत येतलेला नपथील:-

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

मुख्य व्यवहारासाठी नागरिकांचे मक्षमीकरण

दस्तावेज नोडरणीनंतर मिळवत पत्रिका/ कर नोडरणी अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिका पट्टेविणत आलेला आहे.
आता हे दस्तावेज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 11/02/2022) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दृश्य निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

Shri/Smt: Sushant Atmaram Shinde and Atmaram Devidas Shinde

Address: 1603, Floor-16, Plot FB-569 Bhavani CHS, Kakasaheb Gagdil Marg, garej galli,
Dadar west - 400028

Email: sushantshinde3123@gmail.com

Mobile No.: 9821290238

TO WHOMSOEVER IT MAY CONCERN

We the undersigned, Shri/Smt. Sushant Atmaram Shinde and Atmaram Devidas Shinde states that, I Have purchased the unit Flat/Residential Premises, the details of the same are as under,

Sr. No.	Description	Details
1	Building Proposal File No.	MH/EE/BP CELL/GM/MHADA-9/182/2019 dated - 17.01.2019
2	CTS No.	356(pt)
3	Village	Hariyali
4	Name of Developer	Vaibhavlaxmi Builders And Developers
5	Name of the LS/ Architect	Mr. Sachin Raje
6	Flat No.	1101
7	Floor No.	11
8	Sale Agreement Registration Under No.	KRL2/4468/2021
9	Date of Registration	08/03/2021
10	Amount of Stamp Duty paid	Rs. 204700/-

I/We hereby certify that, the stamp Duty payable for this registration of this agreement No. KRL2/4468/2021 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Sushant Shinde
Yours Faithfully

A.D. Shinde

करल-२		
४४६	(६)	११५
२०२१		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 8th day of March 2021;

BETWEEN

M/S. VAIBHAVLAXMI BUILDERS AND DEVELOPERS, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their office at 101/102, Maruti Krupa, Kannamwar Nagar-I, Vikhroli (East), Mumbai – 400 083, hereinafter referred to as the "**Developer**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**.

AND

Sushant Atmaram Shinde and Atmaram Devidas Shinde, adult, Indian Inhabitant, residing at 1603, Floor-16, Plot FB-569 Bhavani CHS, Kakasaneb, Gagdil Marg, garej galli, Dadar west - 400028, hereinafter referred to as the "**Allottee/s**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**.



The Developer and the Allottee/s are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**".

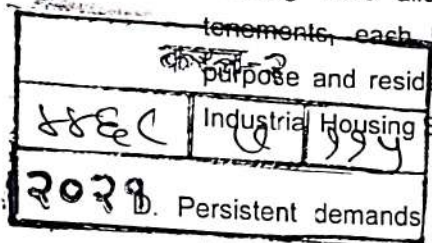
WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("**MHADA**") was constituted with effect from 5 December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("**MHADA Act**") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

Promoter

Sushant Shinde
Allottee

C. The MHADA Board had, in pursuance of the scheme, constructed a building bearing No. 54 consisting of ground plus 4 (four) upper floors consisting of total 40 tenements (hereinafter referred to as the "Old Building") on a piece and parcel of land admeasuring 748.13 sq. mtrs. with tit bit area of 174.875 sq. mtrs lying and being situated at Survey No. 113 (Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083, in the Registration sub district of Kurla Mumbai Suburban District of Mumbai city (hereinafter referred to as the "said Land") and the tenements of the Old Building were allotted to individual allottees consisting of total 40(forty) tenements, each having about 23.77 SQ.MTRS carpet area for housing purpose and residential use on rental basis as per the aforesaid Subsidized Industrial Housing Scheme;



Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the various housing authorities should be sold to them;



The conference of the Housing Ministers of all the States held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation;

- F. The Government of India after considering the entire problem has permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf;
- G. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society;
- H. Accordingly, the said allottees and/or occupants of the Old Building formed themselves into a co-operative housing society namely Kannamwar Nagar Shivsagar Co-operative Housing Society Ltd Ltd (hereinafter referred to as the

Promoter

2

Allottee

Sushant Shinde
AD Sule

88E (89 994		
2029	Developer :	
Allottee/s		

AAGFV5861J

HGVP50470J/ AUHPS4311B

13.8 The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.9 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.



THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 54 at Survey No. 113(Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City , admeasuring 748.13 Sq. Meters plus tit bit area of 174.875 sq.mtrs consisting of Ground plus 3 (three) upper floors thereon having carpet area of 10234.41 sq. ft and plinth area of 14983 sq.ft. and containing 40 (Forty) flats / tenements thereon.


THE SECOND SCHEDULE HEREINABOVE REFERRED TO

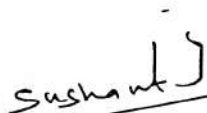
(Description of the said Apartment)

Apartment No. 1101 admeasuring 393.42sq. ft. (carpet area as per RERA) on the 11th Floor of the building to be known as "Victoria 54" constructed conjointly on the said First Property more particularly described in the First Schedule hereinabove.

-PROMOTIONAL OFFER

As a promotional offer the Developer is paying the stamp duty on the said agreement value. The said agreement value is inclusive of Stamp duty Charges.


Promoter


Sushant J. Himande
Allottee

370/4468

गोमवार, 08 मार्च 2021 1:27 म.नं.

दस्त गोमवार भाग-1

क.ग.2

दस्त क्रमांक: 4468/2021

दस्त क्रमांक: क.ग.2 /4468/2021

यात्रा मूल्य: रु. 57,79,665/-

मोबदला: रु. 68,20,476/-

भरलेले मुद्रांक शुल्क: रु. 2,04,700/-

दु. नि. ग.दु. नि. क.ग.2 यांचे कार्यालयाने

अ. क्र. 4468 वर दि.08-03-2021

रोजी 1:24 म.नं. वा. हजर केला.

पावती: 4867

पावती दिनांक: 08/03/2021

मादर करणाऱ्याचे नाव: मुशान आन्मागम शिंदे

मोदणी फी

रु. 30000.00

म. हाताळणी फी

रु. 2300.00

पृथांची संख्या: 115

एकूण: 32300.00

दस्त हजर करणाऱ्याची गरी:

मह. दु. निबंधक कुर्ला-2

सह दु. निबंधक कुर्ला-2
मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीन किंवा स्थानगत अगलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीन किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 08 / 03 / 2021 01 : 24 : 36 PM ची वेळ: (मादर करण)

शिक्का क्र. 2 08 / 03 / 2021 01 : 26 : 01 PM ची वेळ: (फी)

क.ग.2

88EL/992/994

2029

प्रतिज्ञापत्र

“सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेला तरदुलीनुसारच नोंदणीत दाखल केलेला आहे. सरकारी संपूर्ण मजकूर, निष्ठापना वस्तु, तादीसार व सादर जोडलेल्या दस्तऐवजांची आणि “दस्तावेज सत्यता, वैधता का वैधीय नोंदणीसाठी खालील दस्त निष्ठापक व कबुलधारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण दस्तावेज राज्य शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

9) *W. K. K.*

लिहून घेणारे

9) *Sushant Shinde*



08/03/2021 13:17 PM

दस्त गोषवारा भाग-2

करल2

दस्त क्रमांक: 4468/2021

दस्त क्रमांक : करल2/4468/2021

दस्तावा प्रकार :- करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: मेसर्स वेभवलक्ष्मी विल्डर्स आणि डेकलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार म्हणून तर्फे मुखत्यार अनिल शंकर विचारे
पत्ता: प्लॉट नं: 101/102, माळा नं: -, इमारतीचे नाव: मारुती कृपा, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AAGFV58611
 - 2 नाव: सुर्यात आत्माराम शिंदे
पत्ता: प्लॉट नं: 1603, माळा नं: 16, इमारतीचे नाव: भवानी को-ऑप. हो. सोसा. लि., ब्लॉक नं: काकासाहेब गांगडील मार्ग गेरज गल्ली, रोड नं: दादर वेस्ट मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: HGVPS04701
 - 3 नाव: आत्माराम देविदास शिंदे
पत्ता: प्लॉट नं: 1603, माळा नं: 16, इमारतीचे नाव: भवानी को-ऑप. हो. सोसा. लि., ब्लॉक नं: काकासाहेब गांगडील मार्ग गेरज गल्ली, रोड नं: दादर वेस्ट मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AUHPS43118

पक्षकाराचा प्रकार

लिहून देणार

वय :- 46

स्वाक्षरी :-

लिहून घेणार

वय :- 29

स्वाक्षरी :-

लिहून घेणार

वय :- 64

स्वाक्षरी :-

छायाचित्र

अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तथाकथीत करारनामा ना दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 08 / 03 / 2021 01 : 31 : 17 PM

ओळख:-

खालील इराम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: रमेश - तादुरी
वय: 31
पत्ता: शॉप नं. १, शेफर्स, स्टेशन रोड, विक्रोळी पूर्व मुंबई
पिन कोड: 400083
- 2 नाव: किशोर - साकुके
वय: 33
पत्ता: शॉप नं. १, शेफर्स, स्टेशन रोड, विक्रोळी पूर्व मुंबई
पिन कोड: 400083

स्वाक्षरी

स्वाक्षरी

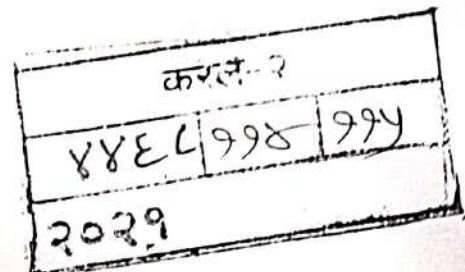
छायाचित्र

अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ: 08 / 03 / 2021 01 : 31 : 50 PM

सा. २ निवेधक कुला-२
मुंबई जिल्हा





09/03/2021

सूची क्र.2

दुयम नियंत्रक : राह दु.नि. मुर्ली 2

दस्त क्रमांक : 4468/2021

नोदणी :

Regn 03m

गावाचे नाव : हरियाली	
(1) वितेखाचा प्रकार	करारनामा
(2) मोबदला	6820476
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5779664.77
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : रादनिका नं: 1101, माळा नं: 11 या मजला, इमारतीचे नाव: विक्टोरिया 54, ब्लॉक नं: कन्नमवार नगर, रोड : विकोळी पूर्व मुंबई 400083((C.T.S. Number : 356(PART) ;))
(5) क्षेत्रफळ	1) 40.21 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:- मेसर्स वैभवलक्ष्मी विल्डर्स आणि डेव्हलपर्स चे भागीदार आदित्य रामदास सांगळे तर्फे मुखत्यार म्हणून तर्फे मुखत्यार अनिल शंकर विचारे वय:-46; पत्ता:- प्लॉट नं: 101/102, माळा नं: -, इमारतीचे नाव: मास्ती वृग्ण, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विकोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AAGFV5861J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुशांत आत्माराम शिंदे वय:-29; पत्ता:- प्लॉट नं: 1603, माळा नं: 16, इमारतीचे नाव: भवानी को-ऑप.हौ.सोसा.लि., ब्लॉक नं: काकासाहेब गांगडील मार्ग गेरज गल्ली, रोड नं: दादर वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-HGVPS0470J 2): नाव:- आत्माराम देविदास शिंदे वय:-64; पत्ता:- प्लॉट नं: 1603, माळा नं: 16, इमारतीचे नाव: भवानी को-ऑप.हौ.सोसा.लि., ब्लॉक नं: काकासाहेब गांगडील मार्ग गेरज गल्ली, रोड नं: दादर वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AUHPS4311B
(9) दस्तऐवज करून दिल्याचा दिनांक	08/03/2021
(10) दस्त नोदणी केल्याचा दिनांक	08/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	4468/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	204700
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोदणीनंतर मिळकत पत्रिका/ कर नोदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 09/03/2021) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



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सीह दुयम नियंत्रक मुर्ली-२
मुंबई उपनगर जिल्हा