

01/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 9525/2018

नोंदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1) विलेखाचा प्रकार 36-अ-लिक्व् व्हंड लायसन्सेस

(2) मोबदला 39500

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 237000

(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र. बी-1202,विक्रॉय पार्क,प्लॉट नं. 3,सेक्टर-18,सानपाडा,नवी मुंबई,मुदत 33 महिने,ठेव-237000 मासिक भाडे-39500( ( Plot Number : 3 ; SECTOR NUMBER : 18 ; ) )

(5) क्षेत्रफळ

1) 0 चौ.फूट

(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:-- तेजल योगेश शाह वय:-44; पत्ता:-, -, 7/5, किर्ती प्रकाश बिल्डिंग, वृंदावन सोसायटि, सायन चुनामट्टी मुंबई, -, -, राजाळी कांप, MAHARASHTRA, MUMBAI, Non Government. पिन कोड:-400022 पॅन नं:-AAOPS7992R  
2): नाव:-- मनु टी शाह वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 7/5, किर्ती प्रकाश बिल्डिंग, वृंदावन सोसायटि, सायन चुनामट्टी मुंबई, ब्लॉक नं:- रोड नं:-, महाराष्ट्र, ठाणे पिन कोड:-400709 पॅन नं:-DRRPS3192E

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-- दि स्टेट बँक ऑफ इंडिया टर्के हरी एस. नियाल वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बेलापुर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक 01/08/2018

(10)दस्त नोंदणी केल्याचा दिनांक 01/08/2018

(11)अनुक्रमांक,खंड व पृष्ठ 9525/2018

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 3750

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 1000

(14)शेरा

सह दुय्यम निबंधक ठाणे क्र-८



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged.

**Data of Bank Receipt for QRN MH000021600201819R**  
**Bank - IDBI BANK**

Bank/Branch :  
 Pan Tax ID : 19801270  
 Pan Distric : 01002018 11 07 00  
 Challan No : 0012000201800180018  
 District : 1201 / THANE  
 Office Name : IGR120 / THANE, THANE NO B JOINT SUB REGISTRAR

Single Receipt :  
 Date of Issue :  
 QRN Date :  
 QRN No : MH000021600201819R  
 QRN Date : 01/08/2018 11:37:39

StDuty Schm : 002004001.79 / Stamp Duty(Bank Form)  
 StDuty Amt : Rs 3,750.00/- (Rs Three Thousand Seven Hundred Fifty Rupees Only)

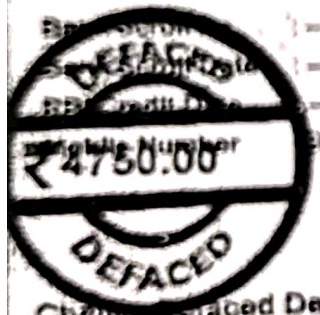
RgnFee Schm : 002000001.70 / Registration Fee  
 RgnFee Amt : Rs 1,000.00/- (Rs One Thousand Rupees Only)

**Only for verification purposes to be printed and used**

Article : 39A  
 Prop Mvblty : Immovable  
 Prop Descr : FLAT NO B 1202VICEROY PARKPLOT NO DIRECTOR HE, BANPADANAVI MUMBAI  
 Maharashtra  
 400705

Consideration : 1.00%

Duty Payer : DLN- TEJAL YOGESH SHAR  
 Other Party : DLN- THE STATE BANK OF INDIA



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 2424 / 99E  
 2018

Challan Number : 019324972188  
 Amount : ₹ 4750.00

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	UserID	Defacement Amount
1	(IS)-392-9525	0002417421201819	01/08/2018-21:00:08	IGR120	100
2	(IS)-392-9525	0002417421201819	01/08/2018-21:00:08	IGR120	47
<b>Total Defacement Amount</b>					<b>147</b>



SALE DEED

THIS DEED is made and entered into at NAVI MUMBAI, on this 19<sup>th</sup> day of MARCH, 2014, BETWEEN MR. ANUPAM BAGCHI, age 37 years, (having I.T. Pan No. AGCPB0068P), Indian Inhabitant, having address at Flat No. B-1202, on 12<sup>th</sup> Floor, Viceroy Park Co-Op. Hsg. Soc. Ltd., Plot No.3, Sector - 18, Sanpada, Palm Beach Road, Navi Mumbai, Pin Code - 400 705, Tal. & Dist. Thane, hereinafter called the TRANSFEROR/SELLER (which term expression shall unless it is repugnant to the context or meaning thereof shall mean and include his legal heirs, successors and permitted assigns) of the ONE PART.

AND 1) MR. TEJAL YOGESH SHAH, age 41 years, (having I. T. Pan No. AAOPS7992R) & 2) MRS. MANU TEJAL SHAH, age 39 years, (having I. T. Pan No. DRRPS3192E), Both Indian Inhabitants, having address at 7/5, Kirti Prakash Building, Vrindavan Society, N.S. Mankikar Marg, Sion Chunabhatti, Mumbai, Pin Code - 400 022, hereinafter called the TRANSFEREES/PURCHASERS (which term and expression shall unless it is repugnant to the context or meaning thereof shall mean and include their heirs, executor, administrators and assigns) of the OTHER PART.



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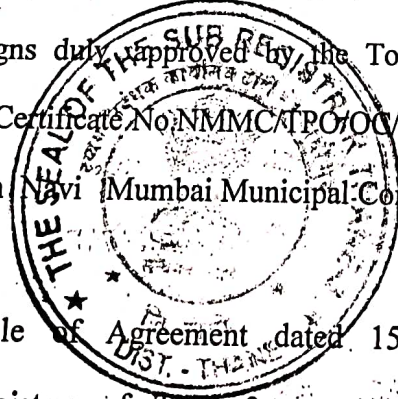
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WHEREAS by an Agreement to Lease dated 17<sup>th</sup> December, 2003, entered into between M/s. City And Industrial Development Corporation of Maharashtra Limited, (hereinafter referred to as 'THE CIDCO') of the ONE PART and M/S. PRESIDENT CONSTRUCTION, (therein referred to as 'the Licensees') of the 'OTHER PART', the CIDCO granted licence in favour of M/S. PRESIDENT CONSTRUCTION for the purpose and on the terms and conditions therein contained and agreed to grant a lease for a term of 60 years of all that Piece or Parcel of land bearing Plot No.3, admeasuring about 4832.41 Sq. Mtrs. Area, Sector-18, Sanpada, Navi Mumbai, Tal. & Dist. Thane, at the premium and on the terms and conditions therein contained.

WHEREAS Navi Mumbai Municipal Corporation has granted permission by its letter No.NMMC/TPD/BP/Case A-1791/1190/04, dated 16.04.2004, to commence the construction work of the Building on the said Plot No.3, Sector-18, Sanpada, Navi Mumbai, Tal. & Dist. Thane.

WHEREAS the construction of Building on the Said Plot No.3 is completed as per plans and designs duly approved by the Town Planning Authorities and obtained Occupancy Certificate No.NMMC/TPD/OC/Case No.B-3674/2227/06, dated 25.07.2006 from Navi Mumbai Municipal Corporation.



WHEREAS vide Article of Agreement dated 15<sup>th</sup> September, 2006, duly registered with Sub-Registrar of Thane-3, on 15.09.2006, under Serial No.06616/2006, M/S. PRESIDENT CONSTRUCTION, the Developers have sold and transferred a Flat No.B-1202, on 12<sup>th</sup> Floor, in the building known as VICEROY PARK, Plot No.3, Sector-18, Sanpada, Palm Beach Road, Navi Mumbai, Pin Code - 400 705, Tal. & Dist. Thane, to MR. ANUPAM BAGCHI, the TRANSFEROR/SELLER for proper consideration.

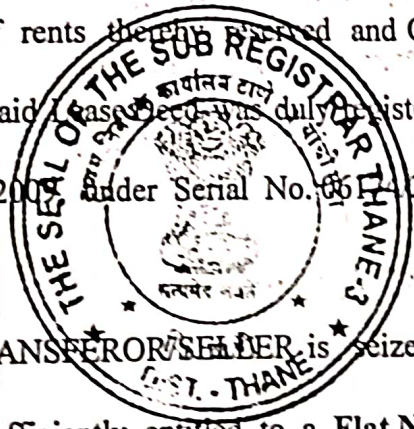
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AND WHEREAS the Premises owners have formed the Co-Operative Housing Society namely "VICEROY PARK CO-OP HSG SOC. LTD." duly registered under the Maharashtra Co-Operative Societies Act, 1960 (The Maharashtra Co-Operative Societies Rules, 1961 as amended) bearing registration No.NBOM/CIDCO/HSG (OH) /2384 /JTR/Year 2006-2007.

WHEREAS BY AN INDENTURE of lease Dated 30<sup>th</sup> day of October, 2009, and made between the CIDCO LTD therein referred to as "the Lessor" of the ONE PART and the VICEROY PARK CO-OPERATIVE HOUSING SOCIETY LTD, herein, therein referred to as "the Lessee" of the SECOND PART & M/S. PRESIDENT CONSTRUCTION herein therein referred to as "THE CONFIRMING PARTY" (hereinafter, referred to as "the said Lease") the said land hereinafter collectively referred to as "the Plot" was granted, transferred, and assigned by the Corporation unto the use of the VICEROY PARK CO-OPERATIVE HOUSING SOCIETY LTD, in a lease for a term of Sixty Years computed from 17.12. 2003 respectively subject to payment of rents therein stipulated and Covenants and Conditions therein contained. The said Lease was duly registered with Sub-Registered of Thane -3, on 12.11.2009 under Serial No. 6514/2009.

WHEREAS, the TRANSFEROR/SENDER is seized and possessed of or otherwise well and sufficiently entitled to a Flat No. B-1202, on 12<sup>th</sup> Floor, VICEROY PARK Co-Op. Hsg. Soc. Ltd., Plot No.3, Sector - 18, Sanpada, Palm Beach Road, Navi Mumbai, Pin Code - 400 705, Tal. & Dist. Thane, (hereinafter for brevity's sake the said Flat shall be referred to as the "Said



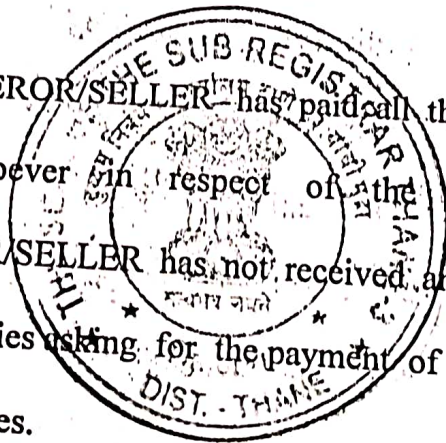
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Premises"). AND WHEREAS, the TRANSFEROR/SELLER is the  
the VICEROY PARK Co-Op. Soc. Ltd., & he is holding 5 Shares of  
each numbered from 291 to 295, under Share Certificate No. 064.

AND WHEREAS the TRANSFEROR/SELLER has hereby sold and  
transferred the said premises to the TRANSFEREES/PURCHASERS herein  
and the TRANSFEREES/PURCHASERS have agreed to purchase the said  
premises at or for the lumpsum price of Rs.1,63,00,000/- (RUPEES ONE  
CRORE SIXTY THREE LAKHS ONLY).

And the TRANSFEREES/PURCHASERS have purchased the same for the  
said price relying upon the following representations made by the  
TRANSFEROR/SELLER i.e. to say :-

- i) There are no suits, litigations, civil or criminal or any other proceedings  
pending as against the TRANSFEROR/SELLER personally affecting the  
said premises.
- ii) The TRANSFEROR/SELLER has paid all the necessary charges of any  
nature whatsoever in respect of the said premises and the  
TRANSFEROR/SELLER has not received any notice from any statutory  
body or authorities asking for the payment of any nature whatsoever of  
the said premises.
- iii) The TRANSFEROR/SELLER is in exclusive use, occupation and  
possession of the said premises and every part thereof and except the  
TRANSFEROR/SELLER no other person or persons are in use,  
occupation and enjoyment of the premises or any part thereof.



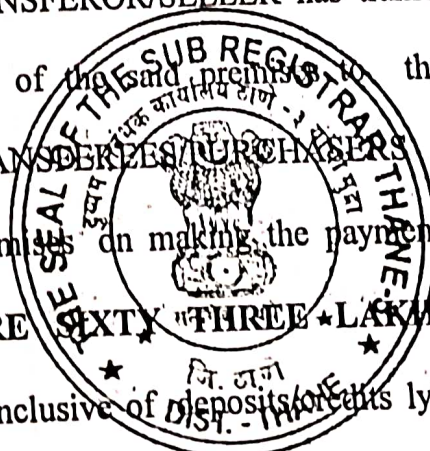
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- iv) The TRANSFEROR/SELLER has good and clear title free from encumbrances of any nature whatsoever of the said premises.
- v) The TRANSFEROR/SELLER is not restricted either in the Income Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises.

Relying upon the aforesaid representations and declarations made by the TRANSFEROR/SELLER herein, the TRANSFEREES/PURCHASERS have purchased the said premises at or for the lumpsum price consideration of **Rs.1,63,00,000/- (RUPEES ONE CRORE SIXTY THREE LAKHS ONLY)** subject to deduction of TDS being 1% of the total consideration i.e. **Rs.1,63,000/- (RUPEES ONE LAKH SIXTY THREE THOUSAND ONLY)** paid by the TRANSFEREES/PURCHASERS to the TRANSFEROR /SELLER on execution of Sale Deed.

AND WHEREAS the TRANSFEROR/SELLER has transferred all his rights, title, interest and benefit of the said premises to the TRANSFEREES /PURCHASERS and TRANSFEREES/PURCHASERS herein doth hereby has purchased the said premises on making the payment of **Rs.1,63,00,000/- (RUPEES ONE CRORE SIXTY THREE LAKHS ONLY)** to the TRANSFEROR/SELLER inclusive of deposits/credits lying to his credit with the Society/NMMC/CIDCO/MSEB etc and all his rights of ownership, administration charges, membership rights, share amounts, M.S.E.B. Deposit or any other deposit etc., paid by him to the Society, Municipality, Govt. etc. till the date of full & final payment together with shares from

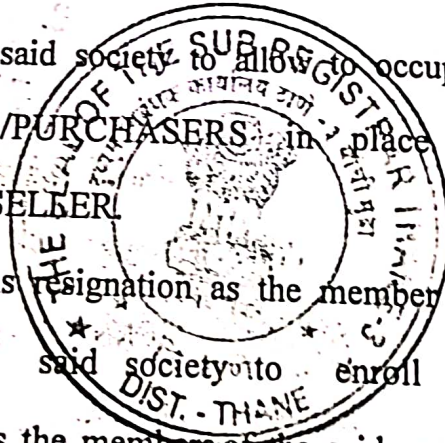




hereby sold and conveyed the said premises at the consideration of Rs.1,63,00,000/- (RUPEES ONE CRORE SIXTY THREE LAKHS ONLY) being full & final payment.

Upon receipt of the full consideration money referred to hereinabove the TRANSFEROR/SELLER :

- i) have handed over to the Original Agreement copy between Builder & TRANSFEROR/SELLER
- ii) have handed over to the TRANSFEREES/PURCHASERS the original Share Certificate No. 064.
- iii) have handed over to the TRANSFEREES/PURCHASERS the transfer forms duly signed by him, the TRANSFEROR/SELLER as regards the transfer of the said 5 shares and all other necessary papers, Letters, and documents required for effectively transferring the said 5 shares by the TRANSFEROR/SELLER to the TRANSFEREES/PURCHASERS.
- iv) has surrendered his occupancy rights in respect of the said Flat No.B-1202, VICEROY PARK Co-Op. Hsg. Soc. Ltd., in favour of the TRANSFEREES/PURCHASERS.
- v) Shall cause the said society to allow to occupy the said Flat by the TRANSFEREES/PURCHASERS in place and instead of the TRANSFEROR/SELLER.
- vi) have tendered his resignation, as the member of the said society.
- vii) Shall cause the said society to enroll the TRANSFEREES/PURCHASERS as the members of the said society in place and instead of the TRANSFEROR/SELLER.
- viii) Shall cause with the said society to transfer all the deposits, lying with the said society in the name of the TRANSFEROR/SELLER and in favour of the TRANSFEREES/PURCHASERS in the records of the said society.

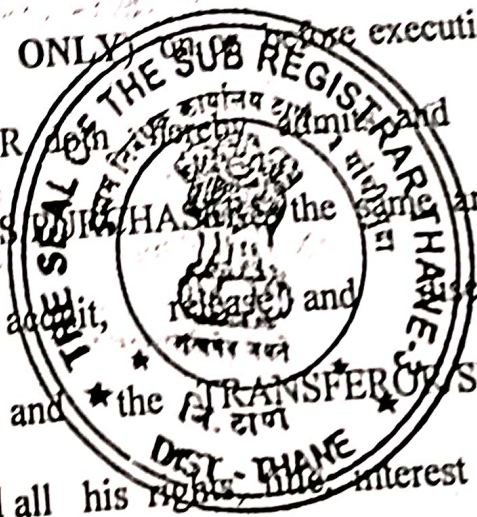


Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties hereto which both of them intend to reduce into writing.

**AND THEREFORE THIS DEED WITNESSETH AS FOLLOWS :**

1. That the TRANSFEROR/SELLER has assigned and transferred all his rights, title, interest and benefit whatsoever he has in the said premises viz. Flat No.B-1202, admeasuring about 69.711 Sq. Mtrs. Built up area, on 12<sup>th</sup> Floor, VICEROY PARK Co-Op. Hsg. Soc. Ltd., Plot No.3, Sector - 12, Vashi, Palm Beach Road, Navi Mumbai, Pin Code - 400 705, Tal. & Dist. Thane, to the TRANSFEREES/PURCHASERS. The assignment of the said rights are incidental to the transfer of the shares from 291 to 295 which the TRANSFEROR/SELLER is holding in respect thereof and as such the ownership rights of the said premises and the right accrued to the TRANSFEROR/SELLER is incidental to the above referred Share Certificate No.064.

2. The TRANSFEREES/PURCHASERS have paid to the TRANSFEROR /SELLER the Full and Final payment of Rs.1,63,00,000/- (RUPEES ONE CRORE SIXTY THREE LAKHS ONLY) on 08 before execution of this Deed. The TRANSFEROR/SELLER do hereby admit and acknowledge of and from the TRANSFEREES/PURCHASERS the said premises and every part thereof and doth forever acquit, release and discharge the TRANSFEREES/PURCHASERS and the TRANSFEROR/SELLER has assigned, transferred and assured all his rights, title, interest and benefit in the Said Premises, contributions and other status enjoyed by him in respect of the said premises which he is holding of the Said

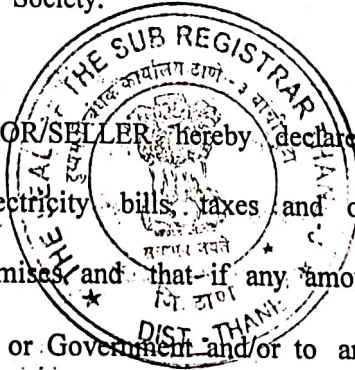


3. The TRANSFEROR/SELLER has put the TRANSFEREES/PURCHASERS in absolute and exclusive possession of the said premises.

4. That the TRANSFEROR/SELLER henceforth shall have no rights, title, interest claim demand or charge of whatsoever nature on the payments and contributions made by the TRANSFEROR/SELLER to his predecessor-in-title and to the said society and on the said premises. The TRANSFEROR /SELLER shall do all the needful in all respect to secure the title of the said premises to the TRANSFEREES/PURCHASERS indemnified from all liabilities and/or claim of the said premises. The TRANSFEROR/SELLER shall also get the said Share Certificate No.064 endorsed on the name of the TRANSFEREES /PURCHASERS from the office-bearers of the said Society.

5. That the TRANSFEREES/PURCHASERS hereby covenant with the TRANSFEROR/SELLER that they shall abide by all the rules and regulations and bye-laws of the Said Society.

6. That the TRANSFEROR/SELLER hereby declares that he had paid all maintenance charges, electricity bills, taxes and outgoings upto date in respect of the said premises, and that if any amount is due from him to Society, the Corporation or Government and/or to any other person, persons authorities relating to the Said Premises the same shall be paid by the TRANSFEROR/SELLER and if any such amount is recovered from the TRANSFEREES/PURCHASERS the TRANSFEROR/SELLER doth hereby agrees to indemnify and keep the TRANSFEREES/PURCHASERS indemnified therefrom.



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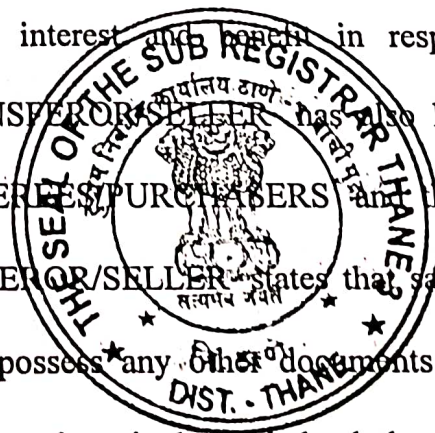
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7. It is agreed by and between the parties hereto that after handing over possession all maintenance charges, electricity bills, taxes and outgoings shall be borne and paid by the TRANSFEREES/PURCHASERS and any amount due in respect of the maintenance charges, electricity bills, taxes and outgoings up to the period of the same shall be paid by the TRANSFEROR/SELLER .

8. The TRANSFEROR/SELLER do hereby covenant with the PURCHASERS /TRANSFEREES that the TRANSFEROR/SELLER shall from time to time at all times hereafter at the request and cost of the PURCHASERS /TRANSFEREES do and execute or cause to be done or executed all acts, deeds, matter, things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the PURCHASERS/TRANSFEREES.

9. The TRANSFEROR/SELLER declares that he had handed over all the original documents of the said premises in token of having transferred and assigned all his rights, title, interest and power in respect of the said premises. Similarly, the TRANSFEROR/SELLER has also hand over all the other receipts to the TRANSFEREES/PURCHASERS and the above referred share certificate. The TRANSFEROR/SELLER states that save and except the aforesaid papers, he does not possess any other documents of title in respect of the said premises nor he has deposited or pledged the same with anyone. And such SELLER/TRANSFEROR undertakes to indemnify and keep indemnified the TRANSFEREES/PURCHASERS for any past liability or default in the part of TRANSFEROR/SELLER .



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9. AND WHEREAS Stamp Duty, Registration Charges, CIDCO transfer charges shall be paid by the TRANSFEREES/PURCHASERS. Whereas the Transfer Charges shall be borne by both the parties equally i.e. 50:50

11. This Deed shall be subject to the provisions contained in the Maharashtra Co-operative Societies Act, 1960.

**SCHEDULE OF PLOT**

All that piece or parcel of land bearing Plot No. 3, Sector-18, Sanpada, Navi Mumbai, Tal. & Dist. Thane, containing by admeasurement 4832.41 Sq. Mtrs. area, or thereabouts and bounded as follows :-

**THAT IS TO SAY :-**

ON OR TOWARDS THE NORTH BY : 30 METERS WIDE ROAD  
ON OR TOWARDS THE SOUTH BY : 15 METERS WIDE ROAD  
ON OR TOWARDS THE EAST BY : PLOT NO. 4  
ON OR TOWARDS THE WEST BY : PLOT NO. 2

**SCHEDULE OF THE ABOVE REFERRED PROPERTY**

Flat No.B-1202, admeasuring about 69.711 Sq. Mtrs. Built up area, on 12<sup>th</sup> Floor, VICEROY PARK Co-Op. Hsg. Soc. Ltd, Plot No.3, Sector - 18, Sanpada, Palm Beach Road, Navi Mumbai, Pin Code - 400 705, Tal. & Dist. Thane, ( Building Ground 718 - Floors).

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X  
A. Shah

IN WITNESS whereof the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written :

SIGNED, SEALED AND DELIVERED )

by the withinnamed 'TRANSFEROR/SELLER' )

MR. ANUPAM BAGCHI )

in the presence of ..... )

1. VIRAL VORA - V.g. VORA )

2. VASUDEV JAIDHARA )

SIGNED, SEALED AND DELIVERED by )

withinnamed 'TRANSFEREES/PURCHASERS' )

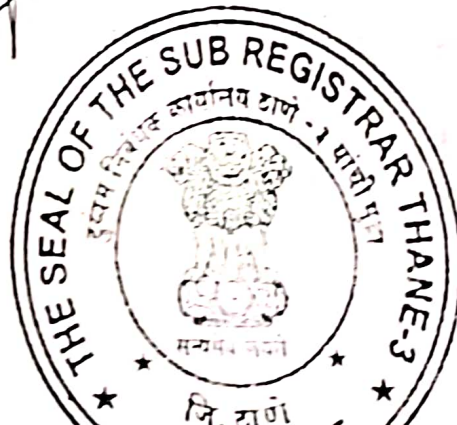
1) MR. TEJAL YOGESH SHAH & )

2) MRS. MANU TEJAL SHAH )

in the presence of ..... )

1. MR. VIRAL VORA - V.g. VORA )

2. VASUDEV JAIDHARA )



RECEIPT

RECEIVED a sum of Rs.1,63,00,000/- (RUPEES ONE THREE LAKHS ONLY) from 1) MR. TEJAL YOGESH MRS. MANU TEJAL SHAH, the TRANSFEREES/PURCHASERS FULL and FINAL payment hereinabove mentioned in respect Flat No.B-1202, on 12<sup>th</sup> Floor, VICEROY PARK Co-Op. Hsg. Soc. Plot No.3, Sector - 18, Sanpada, Palm Beach Road, Navi Mumbai, Code - 400 705, Tal. & Dist. Thane to be paid under this Deed.

Mode of Payment:-

- i) Rs.5,00,000/- (Rupees Five Lakhs Only), vide Cheque No. 561458, dated 16.01.2014, drawn on Union Bank of India, Samachar Marg, Mumbai Branch;
- ii) Rs.25,00,000/- (Rupees Twenty Five Lakhs Only), vide Cheque No.404881, dated 06.02.2014, drawn on Union Bank of India, Samachar Marg, Mumbai Branch;
- iii) Rs.50,00,000/- (Rupees Fifty Lakhs Only), vide Cheque No. 612683, dated 17.02.2014, drawn on Union Bank of India, Samachar Marg, Mumbai Branch;
- iv) Rs.81,37,000/- (Rupees Eighty One Lakhs Thirty Seven Thousand Only), vide Pay Order No. 915 SUB 93 BR 215 dated 15/3/2014, drawn on Union Bank of India, Samachar Marg, Mumbai Branch;
- v) Rs.1,63,000/- (Rupees One Lakh Sixty Three Thousand Only), under TAN/PAN No. ...., Challan Serial No. .... being 1% of the total consideration TDS deducted by the TRANSFEREE/PURCHASERS and deposited with the Concerned Department & necessary of the Certificate is attached herewith.

I SAY RECEIVED

Certificate No. **064**

*CS*

Member's  
Register No.....

Plot No. 3, Sector-18, Palm Beach Road, Sanpada, Navi Mumbai - 400 705.  
(Registered under M.C.S. Act, 1960)

Reg. No. NBOM/CIDCO/HSG/(OH)/2384/JTR/Year 2006-2007  
**AUTHORISED SHARE CAPITAL : Rs. 2,00,000/-**  
**DIVIDED INTO 400 SHARE OF RS. 50/- EACH**

*(S)*  
This is to Certify that Smt. / M/s. *Anuram Bagchi*

is the Registered Holder of Five fully paid up shares of Rs. 50/- each numbered  
from 291 to 295 of Rs. 250/- (Rupees Two Hundred Fifty Only) of  
Flat No. B-1202 in  
subject to bye-Laws of the said society.

Given under the Common Seal of the said Society at Plot No. 3, Sector-18, Sanpada, Navi  
Mumbai on this \_\_\_\_\_ day of \_\_\_\_\_ 2009.



*[Signature]*  
Authorised  
M. C. Member

*[Signature]*  
Secretary

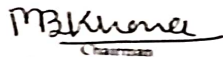
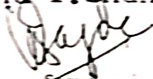

*[Signature]*  
Chairman

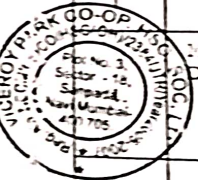


Double Transfer by call  
 Mrs. Naseem Sultana

Agstmo  
 Agstmo  
 CA

**MEMORANDUM OF TRANSFER OF THE WITHIN MENTIONED SHARES**

Sr. No. Of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. In the Share Register at which the Transfer of share Held by the transferor are Registered	Sr. No. In the Share Register at which the Name of the transfer is Recorded
1	2	3	4	5
	GD MEETING DID. 04/04/2014  Chairman	Tejal Y. Shah Manu T. Shah  Secretary		 Committee Member
2.	Chairman	Secretary		Committee Member
3.	Chairman	Secretary		Committee Member
4.	Chairman	Secretary		Committee Member
5.	Chairman	Secretary		Committee Member
	Chairman	Secretary		Committee Member



14th February, 2014

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that *MR. ANUPAM BAGCHI* are the owner of Flat No. B-1202, in -wing on the Twelfth floor, in Viceroy Park Chs Ltd, situated at Plot No.3 Sector-18, Palm beach Road, Sanpada Navi Mumbai-400705 & they have paid all the dues in respect of the said flat till date.

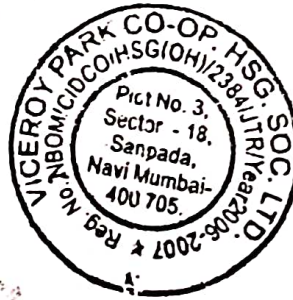
This is to further confirm that we have No objection on *MR. ANUPAM BAGCHI*, selling and transferring the said Flat to *MR TEJAL YOGESH SHAH & MRS. MANU TEJAL SHAH*, subject to compliance of Bye-Laws of the Society and rules and regulations laid down by the CIDCO Limited, /NMMC and other competent authorities and this NOC is further subject to payment of Stamp Duty, Registration Fees and CIDCO Transfer charges by the purchaser

This Certificate is issued at the request of *MR. ANUPAM BAGCHI*

Thanking You

For Viceroy Park Co-op. Society Ltd

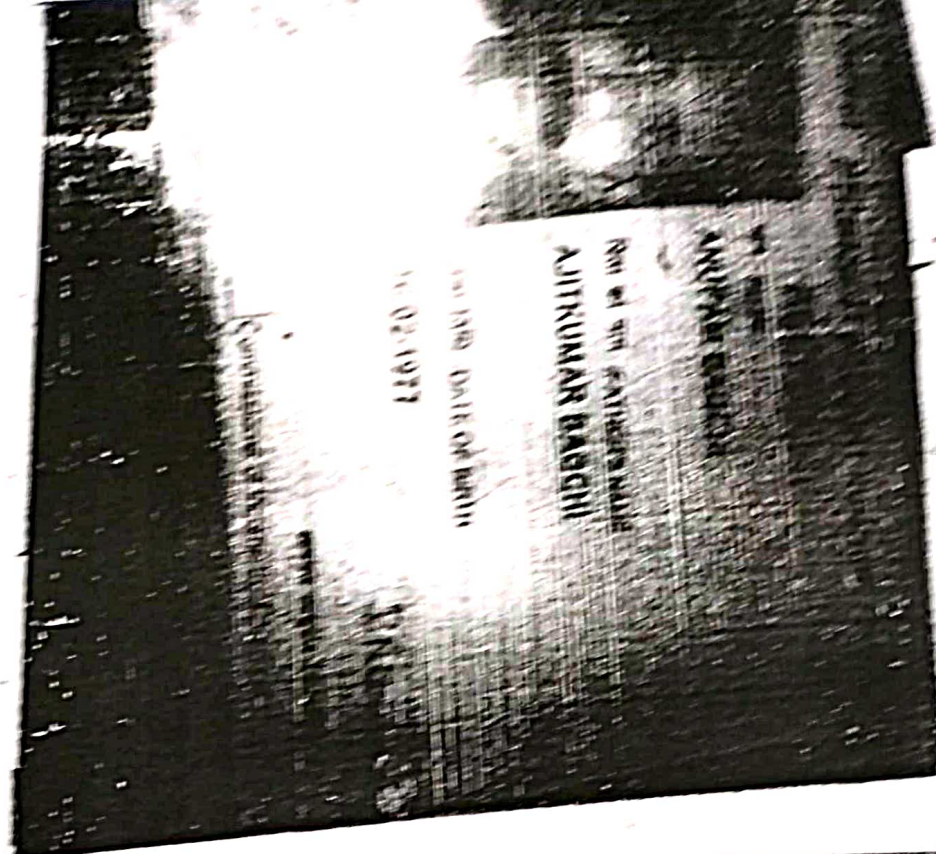
*M. Manu Bagchi*  
Chairperson / Secretary



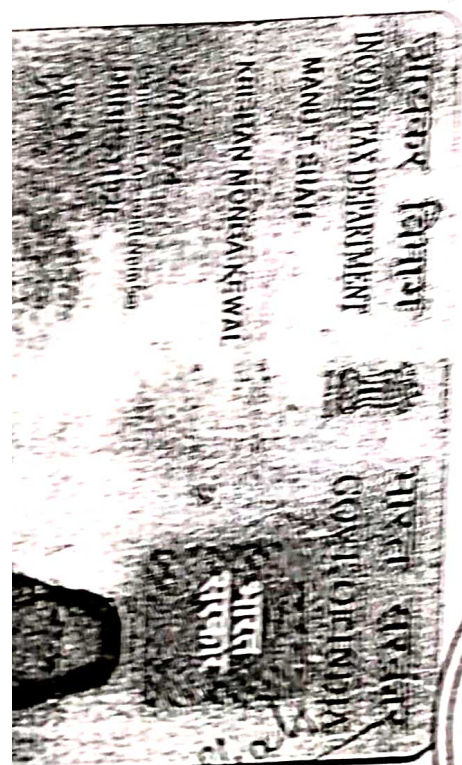
ट न न - ३
संक्र २१०८ / २०१४
१८ / १८




*Boyle*



AMPHAL BANGSI  
No. 01 9th FATHERS NAME  
AITHUNAR BANGSI  
19 02 1977 DATE OF BIRTH



સાધારણ જમણદાર  
INCOME TAX DEPARTMENT  
MANU'S SIGN  
KHEJAN NON-AKHWAL



સાધારણ જમણદાર  
GOVERNMENT OF INDIA  
KHEJAN NON-AKHWAL



THE SEAL OF THE SUB REGISTRAR THANE  
DIST. - THANE

*Handwritten signature*

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સ્વક્ર. ૧૧૦૫ ૨૦૧૪
૧૧ / ૨૫



नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला माळ, बेलगाव भवन, पी.बी.सी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नरवि/मोप्र/ प्र. क्र. बी-३६७२/२२२७७९  
दिनांक :- २५/०७/२००६

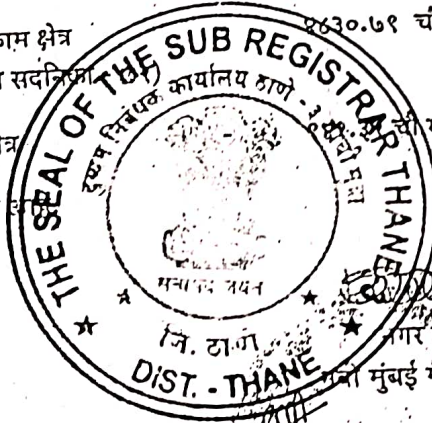
भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील सुधारित बांधकाम प्रारंभ प्रमाणपत्र क्र. नर्मूमपा/नरवि/चांप/  
प्र.क्र. ए - ५७१२/२१०७/२००६, दि. १/७/२००६  
२) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.  
३) वास्तुविशारद होम वर्क यांनी दि. १७-०७-२००६ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ३, सेक्टर १८, सानपाडा, नवी मुंबई या जागेचे मालक मेसर्स प्रेसिडेन्ट कंस्ट्रक्शन यांनी जागेवरील बांधकाम दि. ६/४/२००६ रोजी पूर्ण केलेले आहे. त्याचामातचा दाखला संबंधित वास्तुविशारद, होम वर्क यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील सुधारित बांधकाम प्रारंभ प्रमाणपत्र दि. १-७-२००६ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेकडून दि. २९-११-२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत.

- १) निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण सदनिका) २७३०.७९ चौ.मी.  
२) बाल्कनी खालील बांधकाम क्षेत्र ३३३.५९ चौ.मी.

यानुसार वापर करणेस परवानगी देण्यात येत आहे.



महानगरपालिका

नवी मुंबई महानगरपालिका



"जन्म असो घा मरण आवश्यक नोंदणीकरण"

४६०९  
६६३९  
२६-३६  
६६०६

ट न न - ३  
२१०७/२०१४  
२६ / २७



नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पश्चिम मार्ग, बेलपूर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी-३६७४/२२२७/०६  
दिनांक :- २५/०७/२००६

प्रति,  
भोसर्स प्रेसिडेंट कंस्ट्रक्शन  
भूखंड क्र. ३, सेक्टर १८, सानपाडा,  
नवी मुंबई

द्वारा : होम वर्क, वास्तुविशारद,  
ए-१०३, त्रिशूल ८ वा रस्ता, सिंधी सोसा., चेंबूर, मुं.७१

नस्ती क्र. - नमुंमपा/वि.प्र.क्र. ८१४/२००६, प्रकरण क्रमांक - बी-३६७४

विषय :- भूखंड क्र. ३, सेक्टर १८, सानपाडा, नवी मुंबई बाबत भोगवटा प्रमाणपत्र  
मिळणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. १७/०७/२००६ रोजीचा अर्ज.

महोदय,  
संदर्भाधिन अर्जाच्या अनुषंगाने भूखंड क्र. ३, सेक्टर १८, सानपाडा, नवी मुंबई येथील निवाग्री वापरासाठी  
भोगवटा प्रमाणपत्र (ऑक्वुपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

अट - प्रत्यक्ष जागेवर वर्षा संचयन व विनियोग (Rain Water Harvesting) बाबतची व्यवस्था सोबतच्या  
परिशिष्टानुसार या तारखेपासून तीन महिन्यांच्यात पूर्त करून घ्याव्यात तसेच कार्यपूर्ती अहवाल या कार्यालयास तसेच  
विभाग अधिकारी कार्यालय यांचे कार्यालयीन ठाणे - ३ घाली घ्याव्यात.



आपला,

नगर रचनाकार  
नवी मुंबई महानगरपालिका

प्रत माहितीसाठी -

१. उप आयुक्त (उपकर), कोपरखैरणे
२. उप - आयुक्त (परिमडळ -१) नुंमंमपा
३. उपकर निर्धारक व संकलक, नुंमंमपा, तुर्भे
४. मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको.लि.
५. विभाग अधिकारी नुंमंमपा, तुर्भे

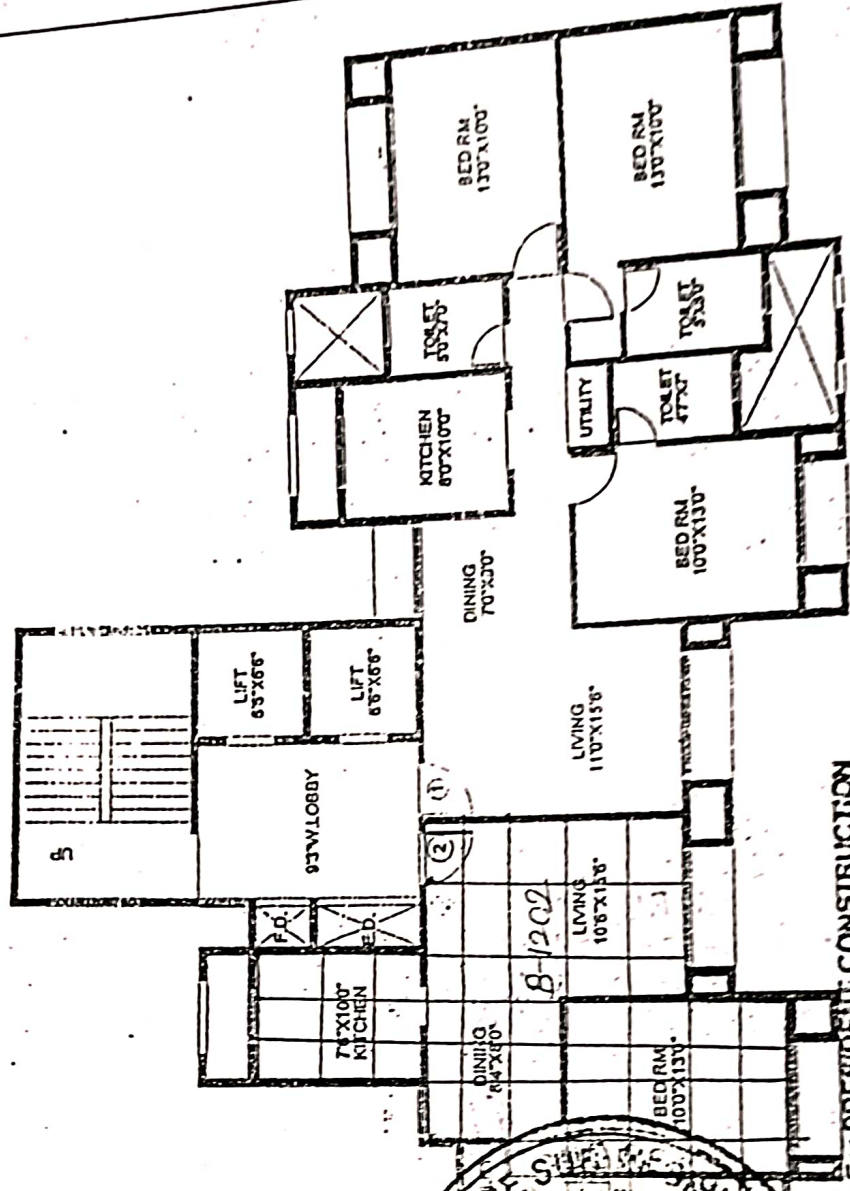


“जन्म असो वा मरण आवश्यक नोंदणीकरण”

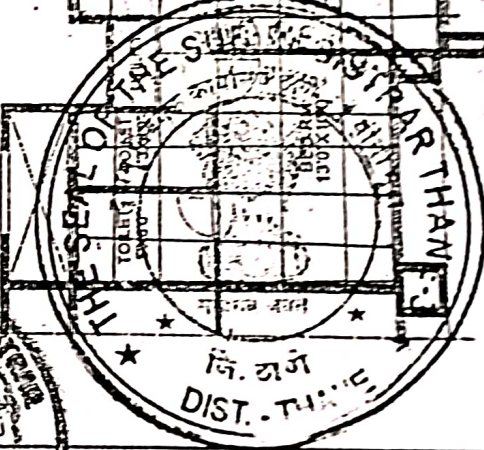
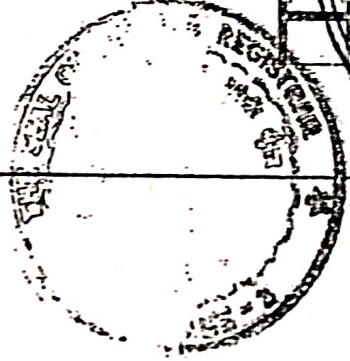
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६६९६	२७-३८
	२००६

ट न न - ३

B-WING



FOR PRESIDENT CONSTRUCTION  
*ARUP*  
 PARTNER



*Ray*

PROPOSED RESIDENTIAL BUILDING "VICEROY PARK" ON PLOT NO. 3, SECTOR-10, PALM BEACH ROAD, VASHI FOR M/S PRESIDENT CONSTRUCTION.

ट. व. न. - ३	
दस्तावेज नं.	२१०५ / १२०१४
. २३ / २३	

ट. व. न. - ३	
६६९६	१०-३६
२१/०६	





पिन कोड:400706



*[Handwritten signature]*

शिकका क्र.4 ची वेळ:19 / 03 / 2014 11 : 14 : 07 AM

शिकका क्र.5 ची वेळ:19 / 03 / 2014 11 : 15 : 02 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 3

ट न न - ३
दस्त क्र. २१०७
२७ / २७

2107

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प्रमाणित करण्यात येते की सदर दस्तास  
एकूण.....२७.....पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)  
पुस्तक क्र. १  
क्रमांक.....२१०७.....वर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)  
दिनांक १९ मार्च ०३ सन २०१४



**VICEROY PARK CO-OP. HSG. SOC LTD.**  
 Regd. No. NBOM/CIDCO/HSG/(OH)/2384/JTK, R 2006  
 Plot No. 3, Sector-18, Palm Beach Road Sanpada Navi Mumbai

(8) (5) (6)

MR. TEJAL Y. SHAH & MRS. MANU TEJAL SHAH

Bill No. : 00131 Date: 01/07/2016  
 Period : 01/07/2016 To 30/09/2016  
 Flat No.: B/1202  
 Due Date: 31/07/2016

Billable Area :

S.No	Particulars	Amount
1	Maintenance Charges	11020.00
2	Sinking Fund	425.00
3	Non Occupancy Charges	818.00
4	Vehicle Parking Charges	600.00
5	Society Welfare Fund	500.00
	<b>Current Charges:</b>	<b>13363.00</b>
	<b>Old Outstanding:</b>	<b>14363.00</b>
	<b>Old Int. Amt:</b>	<b>2294.00</b>
	<b>Interest on Late Payment:</b>	<b>754.00</b>
	<b>Advance:</b>	<b>0.00</b>
	<b>Total Payable:</b>	<b>30774.00</b>

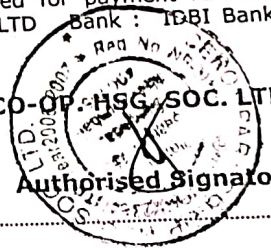
R.No. Date Chq. No. Amount

PAID BY 30,774/- 24/7/16  
 U.B.I - CHR 557449

Rupees Thirty Thousand Seven Hundred Seventy Four Only

Payment should be made before due date by Cross Cheque only. Interest @ 21% will be charged for payment received after due date. Bank details for Online Society Payment; Beneficiary : VICEROY PARK CHS LTD Bank : IDBI Bank, Sanpada Branch IFSC : IBKL0000306 A/c No. 306104000004015

For VICEROY PARK CO-OP. HSG. SOC. LTD.  
 Authorised Signatory





महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.  
वीज आकार देयक

www.mahadiscom.in

वित्तीय युनिट : 4752 / PAMBEACH SUB DIV / HERUL O&M DIVISION  
ग्राहक क्रमांक : 000296574881 देयक दिनांक: 18/04/18  
नाव : TEJ AL YOGESH SHAH & MANU TEJAL SHAH  
पत्ता : FLAT NO B-1202 PLOT NO 03 SEC 18 VICEROY PARK BLDG / SANPADA - 400705

V248 7/593 8526  
वीज देयक माह : एप्रिल-2016  
देयक रक्कम : 2470.00  
देय दिनांक : 09/05/18  
देयक भरणा 15/04/18 पर्यंत विचारात घेतली आहे

गोवाइल/इंगोल: 9029744552 /  
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. 2/23/1803/2024/4752423 GIS DTC/POLE:  
दर संकेत \*\* : 92/LT I Res 3-Phase पोल नं :  
गंजूर भार : 6.00 KW पुरवठा दिनांक: 18/05/08

मिटर क्रमांक	वाढू दिनांक	मागील दिनांक	गुणक अवयव	युनिट	समा युनिट	एकूण वीज वापर
7640004693	12/04/16	12/03/16	3844	1	302	0

मागील वीज वापर

महिना	युनिट
MAR-16	187
FEB-16	170
JAN-16	142
DEC-15	245
NOV-15	306
OCT-15	318
SEP-15	236
AUG-15	157
JUL-15	182
JUN-15	317
MAY-15	312

विवरण	रु. पैसे
रिथर आकार	150.00
वीज आकार	1822.07
वीज शुल्क 16 %	339.56
इंधन समायोजन आकार	150.17
वीज विक्री कर	0.00
वजा सरासरी देयकाची रक्कम	0.00
व्याज	0.00
इतर आकार	0.00
एकूण	2461.80
निव्वळ शकबाकी/जगा	3.30
समायोजित रक्कम	0.00
व्याजाची शकबाकी	3.30
एकूण शकबाकी/जमा	2465.10
देयकाची निव्वळ रक्कम	2470.00
पूर्णांक देयक	2440.00
27/04/16 या तारखे पर्यंत भरल्यास तत्पर देयक भरणा सुट रु. 21.22	1460.00
मागील पावतीचा दिनांक 14/04/16 विलंब आकार रु.49.24	
सुरक्षा ठेव जमा ***4350	

आमचा संपर्क : Call Centre No. 18002333435/18002003435  
For Billing Complaint Contact IGRG:- VIDYUT,SECTOR-17,WASHI /Phone No. 27896730EXT202 येथे तक्रारी  
निवारण समधानकरक न घालता ग्राहक पुढील लिंकनी तक्रार दाखल करू शकतो CGRF:- VIDYUT BHAVAN,  
[BI]ANDHUR Ph:25664316  
1.03 गटिन्वाये देयक/ इ.सी.एरा. : BILL\_DESC/ /MSDCL Mobile App for ANDROID,OS is available on Google Play Store and mahadiscom.in/

मोबाइल नंबर अथवा ई-मेलची नोंदणी करा

महावितरणाच्या ग्राहक सुविधेचा लाभ घेण्याकरिता आपला मोबाइल नंबर अथवा ई-मेल (असल्यास) नोंदणी करा

मोबाइल नंबर / ई-मेल नोंदणी करण्यासाठी खालील पर्याय उपलब्ध  
• SMS द्वारे (ई-मेल असल्यास) आपल्या मोबाइलवरून 92244 92244 ला MREG <92 अंकी ग्राहक क्रमांक> <ई-मेल> SMS पाठवा  
• SMS द्वारे (ई-मेल नसल्यास) आपल्या मोबाइलवरून 92244 92244 ला MREG <92 अंकी ग्राहक क्रमांक> SMS पाठवा  
• मोबाइल नंबर / ई-मेल नोंदणी करणेसाठी खालील पर्याय उपलब्ध  
• SMS द्वारे (ई-मेल असल्यास) आपल्या मोबाइलवरून 92244 92244 ला MREG <92 अंकी ग्राहक क्रमांक> <ई-मेल> SMS पाठवा  
• SMS द्वारे (ई-मेल नसल्यास) आपल्या मोबाइलवरून 92244 92244 ला MREG <92 अंकी ग्राहक क्रमांक> SMS पाठवा  
• मोबाइल नंबर / ई-मेल नोंदणी करणेसाठी खालील पर्याय उपलब्ध  
• SMS द्वारे (ई-मेल असल्यास) आपल्या मोबाइलवरून 92244 92244 ला MREG <92 अंकी ग्राहक क्रमांक> <ई-मेल> SMS पाठवा  
• SMS द्वारे (ई-मेल नसल्यास) आपल्या मोबाइलवरून 92244 92244 ला MREG <92 अंकी ग्राहक क्रमांक> SMS पाठवा

स्थळप्रत: वित्तीय युनिट : 4752 ग्राहक क्रमांक: 000296574881 पी.सी. 2 दर: 92  
अंतिम तारीख 09/05/18 2470.00

या तारखे पर्यंत भरल्यास	27/04/16	2440.00
या तारखे नंतर भरल्यास	09/05/16	2510.00

विकेची स्थळप्रत: वित्तीय युनिट : 4752 ग्राहक क्रमांक: 000296574881 पी.सी. 2 दर: 92  
47522000296574881090520160000024700040002704160030



अंतिम तारीख	09/05/16	2470.00
या तारखे पर्यंत भरल्यास	27/04/16	2440.00
या तारखे नंतर भरल्यास	09/05/16	2510.00



