

MADHURI RAVINDRA PATIL
TEJAS RAVINDRA PATIL
RAVINDRA MADHAV PATIL

514/11156

Tuesday, October 30, 2018

9:24 AM

पावती

133

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 12063

दिनांक: 30/10/2018

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: बदर18-11156-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: माधुरी रवींद्र पाटील - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:39 AM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

सह. दुष्प्रय निबंधक, अंधेरी क्र. ७

बाजार मूल्य: रु.18915781 /-

मोबदला रु.27500000/-

भरलेले मुद्रांक शुल्क : रु. 1375000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007472331201819R दिनांक: 30/10/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2910201807177 दिनांक: 30/10/2018

बँकेचे नाव व पत्ता:

Maadhuri Patil

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

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बदर-१६		
४५	८	३५०००
१९०९		



बदर-१६		
९९९५६	२	३४
२०१६		

७ . आ रिजिस्ट्रार, बंधरा, महाराष्ट्र . ७७

136

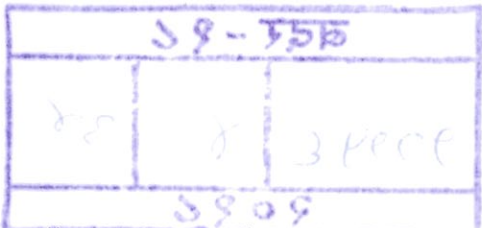
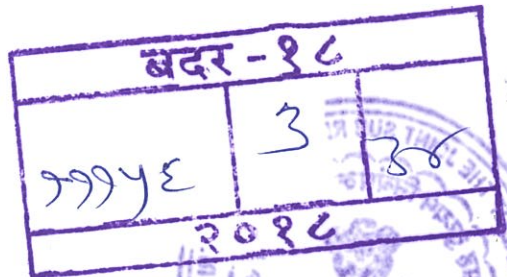
25451528

पंजाब नैशनल बैंक Punjab National Bank

e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name	: VILLE PARLE EAST (3736)		
Challan Number	: MBST22101850225	GRAS GRN	: MH007472331201819R
PaymentDate	: 22/10/2018 16:42:14 PM	Bank Txn ID	: 221018M1027044
District	: 7101-MUMBAI	Office Name	: IGR187-BDR4__JT SUB REGISTRAR ANDHERI 2
Stamp Duty	: 0030045501-75		
Amount	: 1375000.00		
Registration Fees	: 0030063301-70		
Amount	: 30000.00		
Total Amount	: 1405000.00		
Duty Payer Name	: MADHURI RAVINDRA PATIL	Duty Payer ID	: PAN-ARYPP6784B
Duty Payer Mob No	: +91-7506722895		
Article Code	: B25-Agreement to sale/Transfer/Assignment		
Movability	: Immovable	Consideration Amount	: 27500000.00
Prop Descr	: FLAT NO.A/403,4 TH FLOOR,ROOPALI VILE ,PARLE CHS LTD,A W VARTAK MARG,VILE PARLE EAST,MUMBAI Maharashtra 400057		
Property Area	: 870.00 sq.feet		
Other Party Name	: MANOJ MALHAR KULKARNI	Other Party ID	: PAN-AIMPK1821A

Print Reciept




...के निमित्त, लडावानी साफ्टवे. डल

Department of Stamp & Registration, Maharashtra

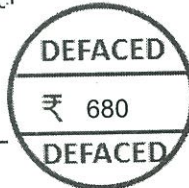
Receipt of Document Handling Charges

PRN	2910201807177	Date	29/10/2018
Received from MADHURI RAVINDRA PATIL, Mobile number 8451086177, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	PUNB	Date	29/10/2018
Bank CIN	10004152018102906043	REF No.	151364295
This is computer generated receipt, hence no signature is required.			

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

Receipt of Document Handling Charges

PRN	2910201807177	Receipt Date	30/10/2018
Received from MADHURI RAVINDRA PATIL, Mobile number 8451086177, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered on Document No. 11156 dated 30/10/2018 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District			
Payment Details			
Bank Name	PUNB	Payment Date	29/10/2018
Bank CIN	10004152018102906043	REF No.	151364295
Deface No	2910201807177D	Deface Date	30/10/2018
This is computer generated receipt, hence no signature is required.			





सह. दुय्यम निबंधक, अंधेरी क्र. ७

बदर - १८		
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२०१८		

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Data of Bank Receipt for GRN MH007472331201819R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
Pmt Txn id : 221018M1027044
Pmt DtTime : 22/10/2018 16:42:14
ChallanIdNo : 03006172018102250225
District : 7101 / MUMBAI
Office Name : IGR187 / BDR4_JT SUB REGISTRAR ANDHERI 2

Simple Receipt
Print DtTime :
GRAS GRN : MH007472331201819R
GRN Date : 22/10/2018 17:42:07

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 13,75,000.00/- (Rs Thirteen Lakh Seventy Five Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
Prop Mvblty : Immovable
Prop Descr : FLAT NO.A/403,4 TH FLOOR,ROOPALI VILE,PARLE CHS LTD , A W VARTAK MARG
: VILE PARLE EAST,MUMBAI,Maharashtra
: 400057
Consideration : 2,75,00,000.00/-
Duty Payer : PAN-ARYPP6784B MADHURI RAVINDRA PATIL
Other Party : PAN-AIMPK1821A MANOJ MALHAR KULKARNI

Bank Scroll No : 1
Bank Scroll Date : 23/10/2018
RB Credit Date : 23/10/2018
Mobile Number : 7506722895

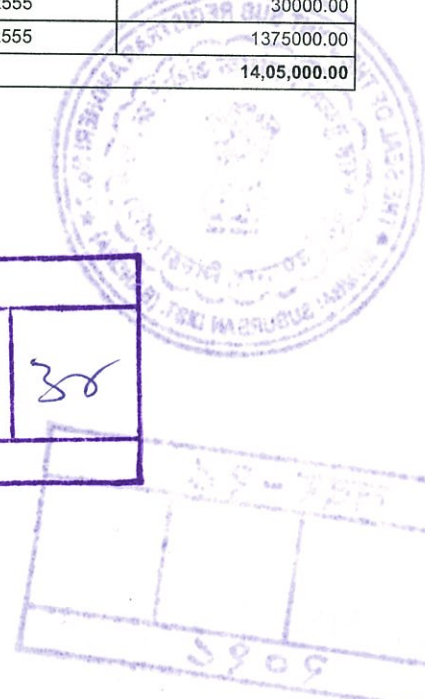


Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-514-11156	0004250362201819	30/10/2018-08:33:49	IGR555	30000.00
2	(IS)-514-11156	0004250362201819	30/10/2018-08:33:49	IGR555	1375000.00
Total Defacement Amount					14,05,000.00



बदर-१८
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२०१८



[Signature]
सह. दुय्यम निबंधक, अंधेरी क. ७

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वर्ष - ३६		
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AGREEMENT FOR TRANSFER

25451489

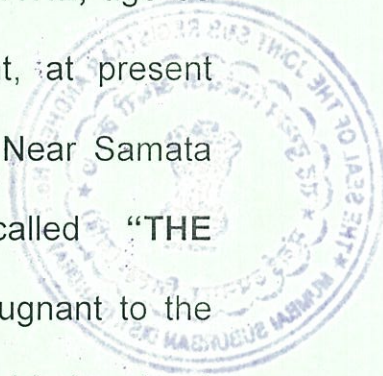
THIS AGREEMENT FOR TRANSFER made at Mumbai this 30th day of October Two Thousand Eighteen between:

(1) MR. MANOJ MALHAR KULKARNI, age 50 years having (PAN NO. AIMPK7302F) And (2) MRS. AMALA MANOJ KULKARNI age 44 years having (PAN NO. ALNPK0239M) Both of Mumbai, Indian Inhabitant, currently residing at Flat No.A-403,4th Floor, RoopaliCo-operative Housing Society Ltd., Anant WamanVartak Marg, Vile-Parle (East). Mumbai-400057 hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include members, executors and administrators) of the One Part,

And



(1) MRS. MADHURI RAVINDRA PATIL, age 47 years having (PAN NO. ARYPP6784B) (2) TEJAS RAVINDRA PATIL, age 25 years having (PAN NO. BOMPP6280A), And (3) MR. RAVINDRA MADHAV PATIL, age 53 years having (PAN NO. ABAPP7282L) Indian Inhabitant, at present residing at 126, Chandrama, New Vasundhara CHS Ltd., Near Samata Nagar, Mumbai - 400101, hereinafter together called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include theirheirs, legal representatives, executors, administrators and assigns) of the Other Part,



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WHEREAS:-

A. The TRANSFERORS are the members of "Roopali Vile-Parle", a Housing Society registered under the Maharashtra Cooperative Societies Act, 1960 bearing Registration No.BOM/HSG/2555 Of 1970, Dated 25/07/1970(hereinafter called "the said Society") and as such member are the holder of 10 shares of Rs.50/- each of the aggregate value of Rs.250/-

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bearing distinctive numbers 201 to 210 comprised in Share Certificate No. 21 issued by the said Society (hereinafter referred to as the said shares) and as such members of the said Society the Transferors are also entitled to the beneficial right, title and interest in respect of Flat No.A-403 on the 4th Floor together with fittings and fixtures therein contained admeasuring 870 sq. ft. Carpet area (hereinafter referred to as the said flat) alongwith 2(two) car parking space in the building known as "Roopali Vile-Parle Co-Op Housing Society Limited., Constructed lying and being on land having F.P.No.143, Village Vile-Parle (East), TalukaAndheri District Mumbai City And Mumbai Suburban District (hereinafter called "the said land")

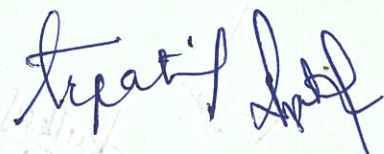
B. The TRANSFERORS have agreed to transfer to the TRANSFEREES and the TRANSFEREES have agreed to accept from the TRANSFERORS the transfer of:

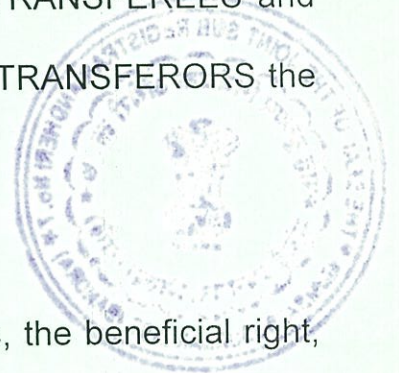
- (a) the said shares issued by the said Society;
- (b) an incidental to the transfer of the said shares, the beneficial right, title and interest in respect of the said flat to exclusive use, possess, enjoy and occupy the same together with all other benefits; a n d right and interest of the TRANSFERORS in the capital and funds of the said Society including the sinking fund, repairs funds, advance of maintenance funds of any kind or such other deposits whatsoever made by the TRANSFERORS with the said Society (hereinafter called "the capital funds and deposits"), At or for the aggregate price of **Rs.2,75,00,000/- (Rupees Two Crore Seventy Five Lakh Only)**, on the terms and conditions mutually agreed.

C. The TRANSFERORS shall procure a No Objection Certificate from the said Society granting permission for transfer of the said Flat in favour of the TRANSFEREES in due course of time.


Anil


Madhuri Patil


Anil



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2090		

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D. The parties hereto have agreed to reduce in writing the terms and conditions of the transfer of the said shares and the said Flat together with the right and interest of the TRANSFERORS in the capital funds and deposits in the manner as hereinafter appearing.

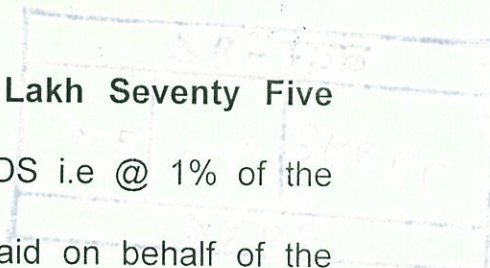
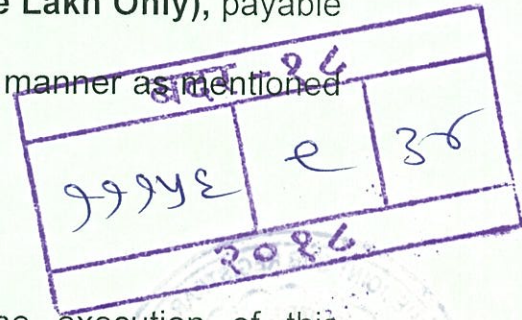
NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

1. The TRANSFERORS doth hereby agrees to transfer/sell unto the TRANSFEREES and the TRANSFEREES doth agrees to accept/purchase from the TRANSFERORS the said shares together with all incidental beneficial right, title and interest of the TRANSFERORS in respect of the said Flat including the right, title and interest of the TRANSFERORS in respect of the capital funds and the deposits lying to the credit of the TRANSFERORS with the said Society at or for the total consideration of **Rs. 2,75,00,000/- (Rupees Two Crore Seventy Five Lakh Only)**, payable by the TRANSFEREES to the TRANSFERORS in a manner as mentioned in clause 2 hereunder.

2. Out of the aforesaid consideration,

(a) THE TRANSFEREES" have paid before the execution of this agreement to "THE TRANSFERORS" the sum of **Rs. 2,27,25,000/- (Rupees Two Crore Twenty Seven Lakh Twenty Five Thousand Only)**, being the part payment of the consideration amount, and THE TRANSFERORS doth hereby admits and acknowledges the receipt of the said amount.

(b) The sum of **Rs. 2,75,000/- (Rupees Two Lakh Seventy Five Thousand Only)** to be deducted towards TDS i.e @ 1% of the Agreement Value which is required to be paid on behalf of the TRANSFERORS to the Government as per the Income Tax Act, the certificate of which shall be handed over by the TRANSFERORS to the TRANSFEREES.



[Handwritten signatures and initials]
Aulkaal
Mudhuri Palki
Tupai
[Signature]

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(c) Balance amount of **Rs. 45,00,000/- (Rupees Forty Five lakhs Only)** shall be paid by the TRANSFEREES to the TRANSFERORS on or before 30/11/2018 from the date of the registration of this agreement and simultaneously on handing over possession of the said flat to the TRANSFEREES.

(d) The TRANSFER contemplated herein shall be completed on or before 30/11/2018 (hereinafter referred to as the completion date)

3. On or before the completion Date and simultaneously on full and final payment as aforesaid, the TRANSFERORS shall:

(a) hand over quiet and vacant possession of the said flat to the TRANSFEREES;

(b) execute receipt for the payment made by the TRANSFEREES to the TRANSFERORS and also the receipt for the possession of the said Flat handed over to the TRANSFEREES;

(c) hand over all the original title documents, chain of agreements and Share Certificate of the said Society for the purpose of being submitted to the said Society for endorsement thereon after recording the transfer in favour of the TRANSFEREES;

(d) execute all such other further documents, deeds and writings including all forms prescribed under the bye-laws of the said Society duly executed in such form and manner as shall be required by the TRANSFEREES in favour of the TRANSFEREES for more perfectly and effectively transferring the said shares, beneficial right, title and interest in respect of the said Flat and said capital funds and deposits and for effectively admitting the TRANSFEREES as member of the said Society.

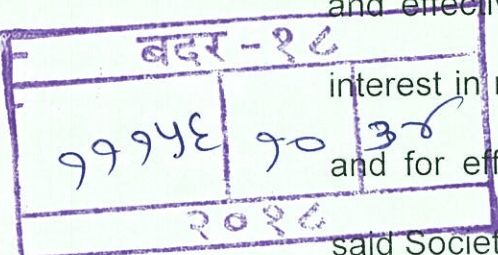
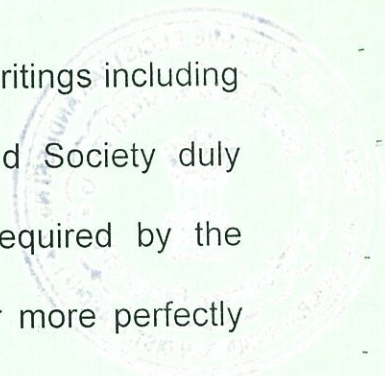
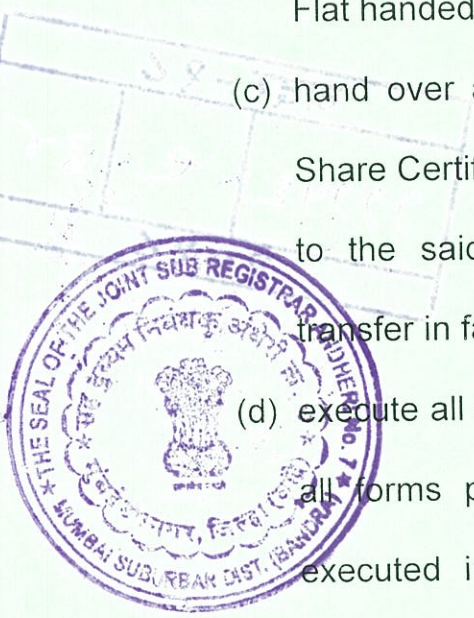
4. Simultaneously on or before completion of transaction, the TRANSFERORS and TRANSFEREES shall execute all necessary forms

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as are prescribed under the bye-laws of the said Society to be submitted to the said Society.

5. Upon completion of the transaction as aforesaid, the TRANSFEREES shall be entitled to the beneficial right, title and interest in respect of the said Flat and the said shares and capital funds and deposits with the said Society and hold possess and enjoy the said Flat solely to the exclusion of all others whatsoever.

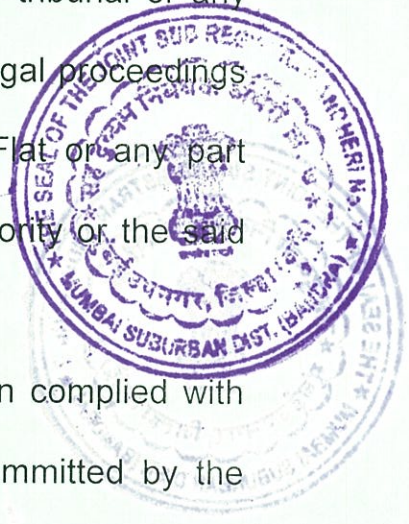
6. The TRANSFERORS hereby represents:

(a) That there are no claims by way of maintenance, lien, lispendense or any claim demand in or upon or in respect of the said Flat and that the TRANSFERORS have not created any charge, mortgage or encumbrance of any kind whatsoever in respect of the said Shares or in respect of the said Flat or any part thereof and that the said Flat / said shares are free from encumbrances of any kind whatsoever.

(b) That there are no pending litigation in any court or tribunal or any attachment issued by any court or tribunal or any legal proceedings initiated against the said shares and/or the said Flat or any part thereof by any person or persons, anybody or authority or the said Society or Government on any account whatsoever.

(c) That all the bye-laws of the said Society have been complied with and no breach or breaches thereof have been committed by the TRANSFERORS and that there are no restrictions for the transfer of the said Shares and the said Flat under the provisions of any law applicable.

(d) That title of the TRANSFERORS to the said Shares and the said Flat is clear and marketable and free from reasonable doubts and that the TRANSFERORS has absolute power and full authority to transfer the same in favour of the TRANSFEREES without any legal impediment.



बदर - १८		
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Handwritten signatures and names at the bottom of the page, including 'A. Kulkarni', 'Mandhavi Parthi', 'Kapatil', and another signature.

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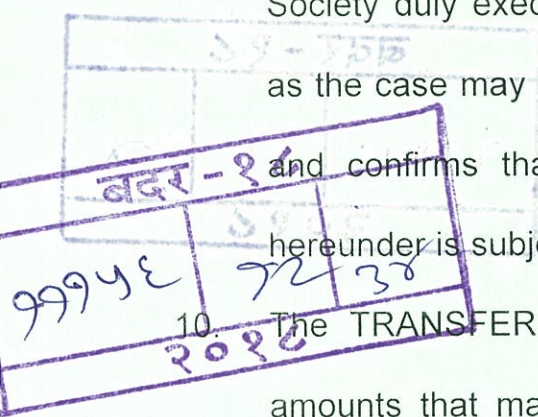
(e) That the membership of the TRANSFERORS in the said Society is subsisting and is in full force and effect and is not otherwise terminated for any reason whatsoever.

7. The TRANSFERORS hereby agrees and confirms that the maintenance and outgoings in respect of the said Flat shall be paid to the said Society till date of possession, and further that the TRANSFERORS shall not keep any sum towards the maintenance and outgoings, if any in arrears. The TRANSFERORS hereby transfers the benefits of these sums to the TRANSFEREES under this agreement and undertakes to indemnify the TRANSFEREES against any claim that may be raised against the TRANSFEREES in respect of such dues or payments for the period prior to the date as agreed hereinabove.

8. The TRANSFEREES hereby agrees that on and from date of possession all or any maintenance charges and/or outgoings including rates, taxes and cesses whatsoever that may be charged or levied proportionately by the said Society in respect of the said Flat shall be borne and paid by the TRANSFEREES alone and the TRANSFERORS shall not be liable to pay the same or contribute towards the same or any part thereof.

9. The TRANSFEREES hereby agrees to become a member of the said Society upon completion of the transaction as aforesaid and upon submission to the said Society all forms as are prescribed by the said Society duly executed by the TRANSFERORS and the TRANSFEREES, as the case may be. The TRANSFERORS hereby further agrees, accepts and confirms that the transfer of the said Flat and the said shares hereunder is subject to the bye-laws of the said Society.

10. The TRANSFERORS hereby further agrees and declares that all the amounts that may be lying to the credit of the TRANSFERORS in the capital funds of the said Society or by way of deposits under whatsoever head under the bye-laws of the said Society shall be transferred in the



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[Handwritten signature: Madhuri Patil]

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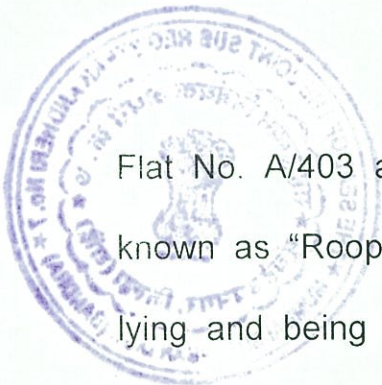
15. It is further agreed between TRANSFERORS&TRANSFEREES that the possession of the said flat will be handed over to the TRANSFEREES by the TRANSFERORS at the time of receiving full & final payment from the TRANSFEREES subject to realization of cheque.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand the day and year first hereinabove written.

SCHEDULE ABOVE REFERRED TO

[Description of the Premises]

Flat No. A/403 admeasuring 870sq.ft. Carpet on the 4thFloor of the building known as "Roopali Vile-Parle Co-Operative Housing Society Ltd" constructed lying and being on land having F.P. No.143 Village Vile-Parle (East), Anant Waman Vartak Marg, Vile-Parle (East) Mumbai -400057,along with 2 car parking's within the Registration District and Sub District Mumbai .



Signed and Delivered by the)
Within named TRANSFERORS)
(1) MR. MANOJ MALHAR KULKARNI)

Manoj Malhar Kulkarni



बदर-१८		
And		
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२०२५		

(2) MRS. AMALA MANOJ KULKARNI)

Amala

In the presence of)

1. *Rohit Kamble*

2. *Yogesh More*



[Faint handwritten signatures and notes at the bottom of the page]

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Madhuri Patil



Signed and Delivered by the)



Within named TRANSFEREES)

(1) MRS. MADHURI RAVINDRA PATIL)

Tejas Patil



(2) TEJAS RAVINDRA PATIL)



(3) MR. RAVINDRA MADHAV PATIL)

Ravindra Patil



In the presence of)



1. Rohit Kamble

2. Yogesh More



बंदर-१८		
१११५६	१५	३४
२०१८		

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RECEIPT

RECEIVED of and from the within named TRANSFEREES the sum of **Rs. 2, 27, 25, 000/- (Rupees Two Crore Twenty Seven Lakh Twenty Five Thousand Only)** as follows towards part payment of purchase of said Flat No. A/403 admeasuring 870 sq.ft. Carpet on the 4thFloor of the building known as "Roopali Vile-Parle Co-Operative Housing Society Ltd" constructed lying and being on land having F.P. No.143 Village Vile-Parle (East), Anant Waman Vartak Marg, Vile-Parle (East) Mumbai -400057,,along with 2 car parking's, within the Registration District and Sub District Mumbai .

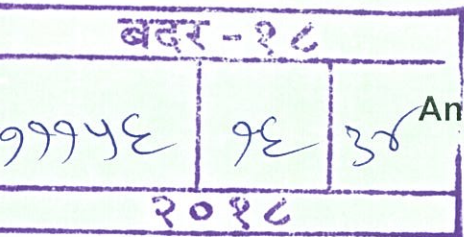
DATE	CHEQUE NO	DRAWN ON	NAME	AMOUNT
20.08.2018	4724	JALGAON PEOPLES BANK	MADHURI RAVINDRA PATIL	1900000
18.09.2018	376783	SARASWAT BANK	MADHURI RAVINDRA PATIL	2200000
18.09.2019	376782	SARASWAT BANK	MADHURI RAVINDRA PATIL	2400000
29.09.2018	376786	SARASWAT BANK	MADHURI RAVINDRA PATIL	1075000
20.08.2018	376780	SARASWAT BANK	TEJAS RAVINDRA PATIL	1425000
18.09.2018	281752	ALLAHABAD BANK	TEJAS RAVINDRA PATIL	2400000
18.09.2019	281753	ALLAHABAD BANK	TEJAS RAVINDRA PATIL	1800000
29.09.2018	281754	ALLAHABAD BANK	TEJAS RAVINDRA PATIL	1950000
20.08.2018	384046	BANK OF MAHARSHTRA	RAVINDRA MADHAV PATIL	1425000
18.09.2018	,000824	ICICI BANK	RAVINDRA MADHAV PATIL	3040000
18.09.2018	384051	BANK OF MAHARSHTRA	RAVINDRA MADHAV PATIL	1500000
29.09.2018	384052	BANK OF MAHARSHTRA	RAVINDRA MADHAV PATIL	1610000
Cheques as above in favor of Mr MANOJ MALHAR KULKARNI : Total				22725 000



WE SAY RECEIVED

(Signature of Manoj Malhar Kulkarni)

(1) MR. MANOJ MALHAR KULKARNI



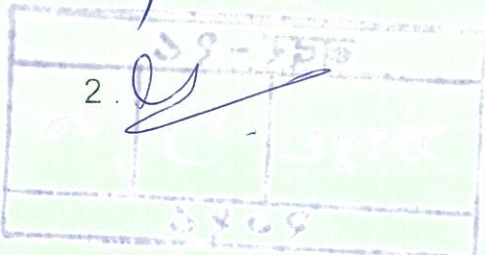
(Signature of Amala Manoj Kulkarni)

(2) MRS. AMALA MANOJ KULKARNI

WITNESS:

1. *(Signature)*

2. *(Signature)*



03/09/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

दस्त क्रमांक : 2341/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) विलेपार्ले



(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 24000000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 16526000

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

1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: ए-403, माळा नं: चौथा मजला, इमारतीचे नाव: रूपाली विलेपार्ले को-ऑपरेटिव हाउसिंग सोसायटी ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई-400057, रोड नं: अनंत वामन वर्तक मार्ग, इतर माहिती: सदनिकेचे क्षेत्र 97.02 चौरस मीटर बिल्ट अप, सोबत दोन कार पार्किंग((Final Plot Number : 143 ;))

(5) क्षेत्रफळ 1) 97.02 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 विजयराज डेव्हलपर्स चे भागीदार विजय येवलेकर यांच्या तर्फे मुखत्यार सचिन - वाघे वय:-36; पत्ता:- १/२, -, शिवानंद सोसायटी, विलेपार्ले पूर्व, मुंबई, प्ले ग्राउंड क्रॉस रोड, -, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400057 पॅन नं:- AAAFV1821A

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

1): नाव:- मनोज मल्हार कुलकर्णी वय:-47; पत्ता:- प्लॉट नं: ए/२०२, माळा नं: -, इमारतीचे नाव: राजकमल को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: सुभाष रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:- AIMPK7302F
2): नाव:- अमला मनोज कुलकर्णी वय:-41; पत्ता:- प्लॉट नं: ए/२०२, माळा नं: -, इमारतीचे नाव: राजकमल को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: सुभाष रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:- ALNPK0239M

(9) दस्तऐवज करून दिल्याचा दिनांक 26/03/2015

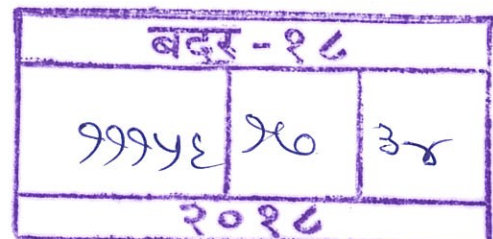
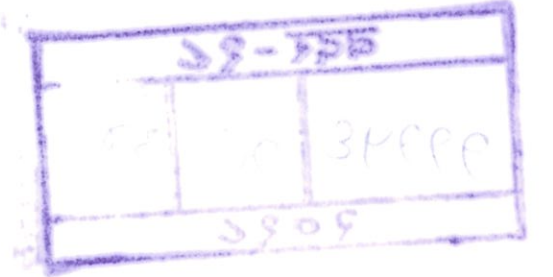
(10) दस्त नोंदणी केल्याचा दिनांक 26/03/2015

(11) अनुक्रमांक, खंड व पृष्ठ 2341/2015

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 1200000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर



151



बदर-१८		
१११५६	१८	३४
२०१८		

११-३३४		
४६	२८	३५०००
११०९		

"ROOPALI"

VILE PARLE CO-OPERATIVE HOUSING SOCIETY LIMITED

Plot No. 113, T.P.S.V. Anant Waman Vartak Marg, Vile Parle (East), Mumbai - 400 057.

(Reg. No. BOM/HSG/2555 of 1970)

Date _____

Date : 28th Oct, 2018

To whom so ever it may concern

This is to certify that **Mr. Manoj Kulkarni, Flat No 403** , is the member of our society.

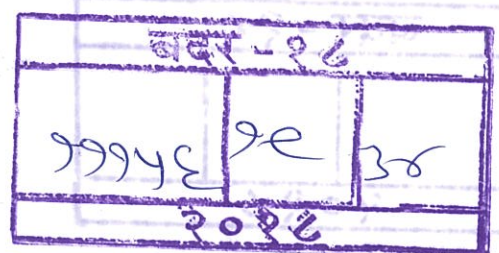
I hereby confirm that as on date, 31st Oct, 2018 , there are No dues payable by **Mr. Manoj Kulkarni** in respect of the said flat.

Regards,



Ashish Mahale

Ashish Mahale
Jt. Secretary.



153



बदर - १८		
१११५६	२०	३४
२०१८		

ROOPALI VILE PARLE CO-OPERATIVE HOUSING SOCIETY LTD

F.P.No.143, TPS-V, Anant Waman Vartak Marg, Vile Parle (E), Mumbai-400 057

Regd No. BOM/HSG/2555 OF 1970 of Dated 25-07-1970.

(Registered under the Maharashtra Co-operative Societies Act. 1960)

Share Certificate

(AUTHORISED SHARE CAPITAL OF RS. 50,000/- DIVIDED INTO 1000 SHARES OF RS. 50/- EACH)

Share Certificate No.

0	2	1
---	---	---

 Member's Regn. No.

0	2	1
---	---	---

 No. of Shares

1	0
---	---

This is to certify that Shri./Smt./M/s. MANOJ MALHAR

KULKARNI & Smt. AMALA MANOJ KULKARNI

is the Registered Holder of 10 fully paid shares of Rs. FIFTY each numbered

from 201 to 210 both inclusive, in ROOPALI VILE PARLE CO-OPERATIVE HOUSING SOCIETY LTD.,

F.P.No.143, TPS-V, Anant Waman Vartak Marg, Vile Parle (E), Mumbai - 400 057 subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on the 15th days of September 20 16.



Manoj Malhar

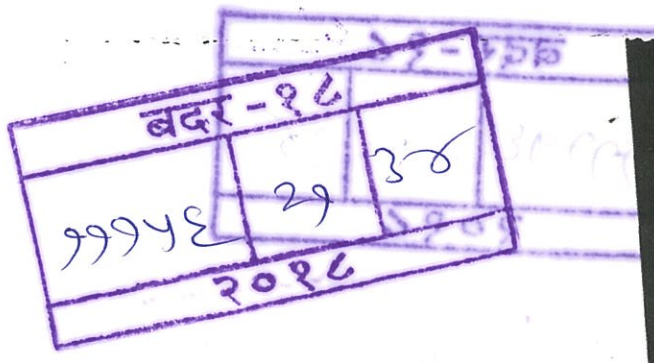
Manoj Malhar

N. B. Borjkar

Authorised M.C. Member

Hon. Secretary

Hon. Chairman



155



बदर-१६		
१११५६	२२	३६
२०१८		



150



११-११-१९५६		

बदर - १६		
१११५६	२४	३४
२०५६		



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ - /BSII/WS/AH/AK of
COMMENCEMENT CERTIFICATE
CHE/WS/1064/K/337 (NEW)

This I.O.D./C.C. is issued subject
to the provision of Urban Lan-
celling and Regulation Act, 1976

13 JUN 2014

Engineer Bldg. Proposal (W.S.
H and K Wards
Municipal Office, R.K. Patkar Marg
Sandra (West), Mumbai - 400 050

To: Vijayraj Developers
Site owner Proposal

Sir, With reference to your application No. 528 dated 26/12/13 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Prop Bldg. at premises at Street TSV village Vile Parle (East) Ward 143 situated at Vile Parle (East) CTS No. 143

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him. The Municipal Commissioner has appointed Shri. A.S. Madhwal

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

This CC is valid upto 12 JUN 2015

This Commencement certificate is for carrying out the work upto top of split up to hr. 4.15 (Four point fifteen) m. as per AP & 9/10/14. No major excavation work to be carried out by man.

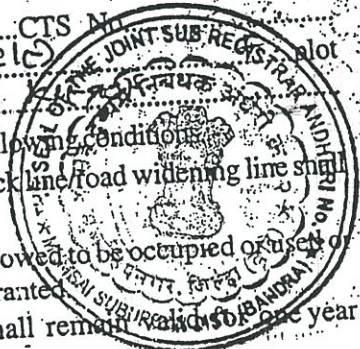
For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Ex. Engr. Bldg. Prop. (W.S.) K Ward
(Western Subs. H & K/West K/East & P/Wards)
Brihan Mumbai Mahanagar Palika

FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

AMBER V. NATEKAR
REGD. ARCHITECT &
INT. DESIGNER.

CERTIFIED AS
TRUE COPY



Valid up to 12/6/2018
CHE/WS/1064/K/337(NEW) of

159
12 FEB 2015

Further C. C. is now extended upto top of 6th floor
(छिटा फ्लोर) re. apts height 22.43 mtrs (height)
for upto twenty two pairs (units) with parapet
as per site plan dated

29/12/14
E.E.B.P. (WS) K. Ward

CERTIFIED AS
TRUE COPY

AMBER V. NATEKAR,
REGD. ARCHITECT &
INT. DESIGNER.



बंदर - ४		
2287	42	908
2024		

बंदर - १६		
9994	22	356
2026		
3909		



160
MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/WS/1064/K/337(NEW)

28 MAR 2016

FULL OCCUPATION Under Regulation 6(7)* and

BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*

To,
M/s Vijayraj Developers
C.A. to Plot Owners
M/s Roopali Co-op. Hsg. Socy. Ltd.
102, "Aditi" Shivsena Bhavan Path
Dadar (W), MUMBAI 400 028.

Ex. Engineer Bldg. Proposal (W.S.)
H. K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

Gentleman,

The full development work of residential building consisting of Wing "A" and "B" comprising of stilt for parking + 1st to 6th (pt) upper floors on plot bearing F.P. No.143, T.P.S. V of Vile Parle at Anant Waman Vartak Marg, Village Vile Parle (E), Mumbai 400 057, completed under the supervision of Shri A.V. Natekar, Licensed Architect, License No.CA/94/17139; Shri Y.D. Mane, Licensed Site Supervisor, License No.M/371/SS-I and Shri A.V. Kulkarni, R.C.C. Consultant, License No.STR/K/58 and as per Development Completion Certificate submitted by Architect and as per Completion Certificate issued by Chief Fire Officer u/no. FB/LR/R-III/248 dtd. 20.02.2016. The same may be occupied and Completion Certificate submitted by you is hereby accepted.

A set of certified completion plan is attached herewith.

(4 sheets)

Yours faithfully,

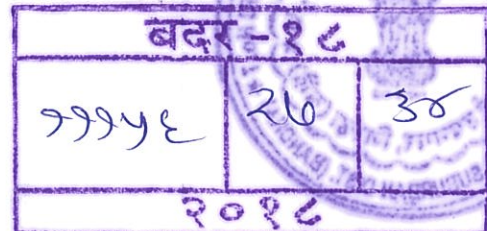
SHV
Executive Engineer
(Bldg. Proposals) W.S. [K Ward]

No: CHE/WS/1064/K/337(NEW)

Copy to: 1) Asstt. Commissioner, K/E Ward. 2) A.A. & C. K/E Ward
3) EE (V), K/E East Ward 4) M.I. K/E East Ward
5) A.E.W.W. K/E Ward 6) Asstt. Comm. (Estate)
7) Architect, Shri A.V. Natekar

For information please.

P. Sheth
28-3-2016
Executive Engineer
(Bldg. Proposal) W.S. [K Ward]



161



बदर-१८		
१११५६	२८३४	
२०१८		



३५८
३५०००
२९०९



16

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MADHURI PATIL
SUDHAKAR GANPAT JAWALE

02/06/1971
Permanent Account Number
ARYPP6784B

Signature



① Madhuri Patil



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TEJAS RAVINDRA PATIL
RAVINDRA MADHAV PATIL

18/03/1993
Permanent Account Number
BOMPP6280A

Signature



② Tejas Patil

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAVINDRA MADHAV PATIL
MADHAV RAMKRISHNA PATIL

14/07/1965
Permanent Account Number
ABAPP7282L

Signature




③

बदल = ३८		३५५५
९९९५६	२२	३०
२०१८		९९०९

163

Manoj malhar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANOJ MALHAR KULKARNI
MALHAR KRISHNA KULKARNI

01/03/1968
Permanent Account Number
AIMPK7302F

Manoj
Signature




Manoj

Manoj

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KULKARNI AMLA MANOJ
DAMODAR NARAYAN KULKARNI

24/11/1975
Permanent Account Number
ALNPK0239M

Amla
Signature




Amla

बंदर-१८		
७७७५६	३०	३६
२०१८		३५५५५
		३५०९

164

FORM 6
 [See Rule 16(1)]
 Driving Licence
 MH-02-2007-4-88
 Driving Licence No.
 Date of issue 24/01/07
 Name of the Licence Holder
 Rohit Kumbale
 Son/wife/daughter of
 maruti

THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No MH02 19970082695 DOI 23-05-1997
 Valid Till 28-12-2018 (TR)
 DLR 15-01-2015
 AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV-TR 23-05-1997
 Name YOGESH MORE
 S/D/W of CHANDRAKANT MORE
 Add RAUT CHL, MANJREKAR WADI,
 N S PHADKE MARG,
 ANDHERI EAST MUMBAI
 PIN : 400069
 Signature & ID of Issuing Authority MH02 2016467



बंदर-१८
 ९९९५९ ३९ ३४
 २०१८

भारत सरकार
 GOVERNMENT OF INDIA
 राजेंद्र रमेश टेमकर
 Rajendra Ramesh Temkar
 जन्म वर्ष/Year of Birth: 1982
 पुरुष Male
 7491 4388 1998

आगहार
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता:
 S/O: रमेश टेमकर कोठ्यारे,
 कोठ्यारे, रत्नागिरी
 महाराष्ट्र, 415712
 Address:
 S/O: Ramesh Temkar Kothare,
 Kothare, Ratnagiri
 Maharashtra 415712

- सामान्य माणसाचा अधिकार

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
 GOVERNMENT OF INDIA
 सुबोध सुभाष मोडक
 Subodh Subhasli Modak
 जन्म वर्ष / Year of Birth
 पुरुष / Male
 2704 6214 4277



११-१११		
४३	३३	३४४४४
११०९		

Summary-2(दस्त गोषवारा भाग 162)

514/11156

मंगळवार, 30 ऑक्टोबर 2018 9:24

म.पू.

दस्त गोषवारा भाग-1

बदर18

दस्त क्रमांक: 11156/2018

दस्त क्रमांक: बदर18 /11156/2018

बाजार मुल्य: रु. 1,89,15,781/- मोबदला: रु. 2,75,00,000/-

भरलेले मुद्रांक शुल्क: रु.13,75,000/-

दु. नि. सह. दु. नि. बदर18 यांचे कार्यालयात

अ. क्र. 11156 वर दि.30-10-2018

रोजी 8:16 म.पू. वा. हजर केला.

Madhuri Patel

पावती:12063

पावती दिनांक: 30/10/2018

सादरकरणाराचे नाव: माधुरी रवींद्र पाटील - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकुण: 30680.00

दस्त हजर करणाऱ्याची सही:

Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

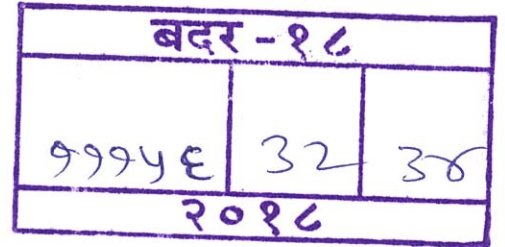
Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: करतनामा

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 30 / 10 / 2018 08 : 16 : 49 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 30 / 10 / 2018 08 : 19 : 31 AM ची वेळ: (फी)



Handwritten text, possibly a name or title.

० .क रिडिड ,ककडंकी मण्डल .कक

० .क रिडिड ,ककडंकी मण्डल .कक

११-१११		
११०९		





30/10/2018 9 27:37 AM

दस्त गोषवारा भाग-2

बदर18

दस्त क्रमांक:11156/2018

दस्त क्रमांक :बदर18/11156/2018

दस्ताचा प्रकार :-करारनामा

बदर-१८		
१११५६	३३	३०
छायाचित्र	अंगठ्याचा ठसा	
२०१८		

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव:माधुरी रवींद्र पाटील - -

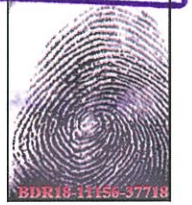
लिहून घेणार

पत्ता:प्लॉट नं: 126, माळा नं: -, इमारतीचे नाव: वय :-47

चंद्रमा, न्यू वसुंधरा को-ऑप.हौ.सो.ली., ब्लॉक नं: स्वाक्षरी:-

मुंबई, रोड नं: समता नगरच्या जवळ, महाराष्ट्र, -

पॅन नंबर:ARYPP6784B



2 नाव:तेजस रवींद्र पाटील - -

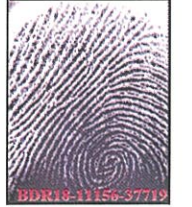
लिहून घेणार

पत्ता:प्लॉट नं: 126, माळा नं: -, इमारतीचे नाव: वय :-25

चंद्रमा, न्यू वसुंधरा को-ऑप.हौ.सो.ली., ब्लॉक नं: स्वाक्षरी:-

मुंबई, रोड नं: समता नगरच्या जवळ, महाराष्ट्र, -

पॅन नंबर:BOMPP6280A



3 नाव:रवींद्र माधव पाटील - -

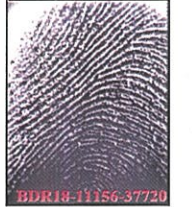
लिहून घेणार

पत्ता:प्लॉट नं: 126, माळा नं: -, इमारतीचे नाव: वय :-53

चंद्रमा, न्यू वसुंधरा को-ऑप.हौ.सो.ली., ब्लॉक नं: स्वाक्षरी:-

मुंबई, रोड नं: समता नगरच्या जवळ, महाराष्ट्र, -

पॅन नंबर:ABAPP7282L



4 नाव:मनोज मल्हार कुलकर्णी - -

लिहून देणार

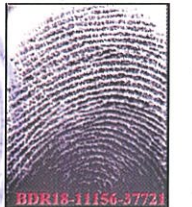
पत्ता:प्लॉट नं: ए-403, माळा नं: चौथा मजला, वय :-50

इमारतीचे नाव: रुपाली विलेपार्ले को-

ऑप.हौ.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड

नं: अनंत वामन वर्तक मार्ग, महाराष्ट्र, -

पॅन नंबर:AIMP7302F



5 नाव:अमला मनोज कुलकर्णी - -

लिहून देणार

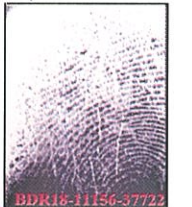
पत्ता:प्लॉट नं: ए-403, माळा नं: चौथा मजला, वय :-44

इमारतीचे नाव: रुपाली विलेपार्ले को-

ऑप.हौ.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड

नं: अनंत वामन वर्तक मार्ग, महाराष्ट्र, -

पॅन नंबर:ALNPK0239M



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

शिकका क्र.3 ची वेळ:30 / 10 / 2018 08 : 21 : 39 AM

ओळख:-

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

अनु

क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:सुबोध मोडक - -

वय:28

पत्ता:सप्रे बंगला,हनुमान रोड,विलेपार्ले पूर्व,मुंबई

पिन कोड:400057

स्वाक्षरी



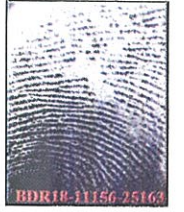
2 नाव:रोहित - कांबळे



वय:30

पत्ता:सप्रे बंगला,हनुमान रोड,विलेपार्ले पूर्व,मुंबई
पिन कोड:400057

स्वाक्षरी



38-358
शिकका क्र.4 ची वेळ:30 / 10 / 2018 08 : 22 : 26 AM
शिकका क्र.5 ची वेळ:30 / 10 / 2018 08 : 22 : 49 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

EPayment Details.

बदर-१८		
९९९५६	३४	३४
२०१८		

sr. Epayment Number
1 MH007472331201819R
2 2910201807177

Defacement Number
0004250362201819
2910201807177D

11156 /2018

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प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....३४...पाने आहेत

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

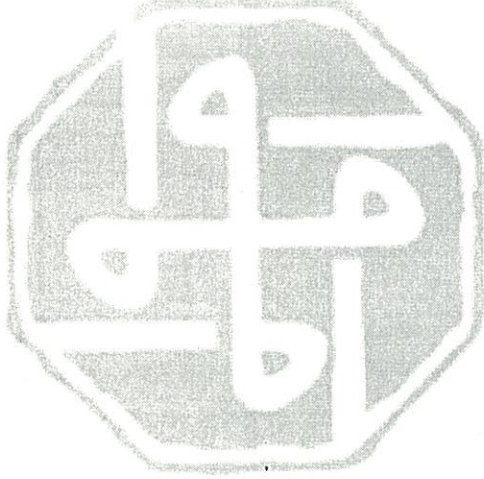


बदर-१८/९९९५६/२०१८
पुस्तक क्रमांक १, क्रमांक.....I.....वर
नोंदला.
दिनांक ३०/१०/२०१८

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा



168



25451530



30/10/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 7

दस्त क्रमांक : 11156/2018

नोदंणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	27500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18915781
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: ए/403, माळा नं: चौथा मजला, इमारतीचे नाव: रुपाली विलेपार्ले को-ऑप.हौ.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई-400057, रोड नं: अनंत वामन वर्तक मार्ग, इतर माहिती: सदनिकेचे क्षेत्र 870 चौरस फूट कार्पेट, सोबत दोन कार पार्किंग((Final Plot Number : 143 ;))
(5) क्षेत्रफळ	1) 97.02 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:-मनोज मल्हार कुलकर्णी - - वय:-50; पत्ता:-प्लॉट नं: ए-403, माळा नं: चौथा मजला, इमारतीचे नाव: रुपाली विलेपार्ले को-ऑप.हौ.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: अनंत वामन वर्तक मार्ग, महाराष्ट्र, -. पिन कोड:-400057 पॅन नं:-AIMPK7302F 2): नाव:-अमला मनोज कुलकर्णी - - वय:-44; पत्ता:-प्लॉट नं: ए-403, माळा नं: चौथा मजला, इमारतीचे नाव: रुपाली विलेपार्ले को-ऑप.हौ.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: अनंत वामन वर्तक मार्ग, महाराष्ट्र, -. पिन कोड:-400057 पॅन नं:-ALNPK0239M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-माधुरी रवींद्र पाटील - - वय:-47; पत्ता:-प्लॉट नं: 126, माळा नं: -, इमारतीचे नाव: चंद्रमा, न्यू वसुंधरा को-ऑप.हौ.सो.ली., ब्लॉक नं: मुंबई, रोड नं: समता नगरच्या जवळ, महाराष्ट्र, -. पिन कोड:-400101 पॅन नं:-ARYPP6784B 2): नाव:-तेजस रवींद्र पाटील - - वय:-25; पत्ता:-प्लॉट नं: 126, माळा नं: -, इमारतीचे नाव: चंद्रमा, न्यू वसुंधरा को-ऑप.हौ.सो.ली., ब्लॉक नं: मुंबई, रोड नं: समता नगरच्या जवळ, महाराष्ट्र, -. पिन कोड:-400101 पॅन नं:-BOMPP6280A 3): नाव:-रवींद्र माधव पाटील - - वय:-53; पत्ता:-प्लॉट नं: 126, माळा नं: -, इमारतीचे नाव: चंद्रमा, न्यू वसुंधरा को-ऑप.हौ.सो.ली., ब्लॉक नं: मुंबई, रोड नं:

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समता नगरच्या जवळ, महाराष्ट्र, - पिन कोड:-400101 पॅन नं:-ABAPP7282L

- (9) दस्तऐवज करून दिल्याचा दिनांक 30/10/2018
(10)दस्त नोंदणी केल्याचा दिनांक 30/10/2018
(11)अनुक्रमांक,खंड व पृष्ठ 11156/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 1375000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000
(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



दस्तासोबत सूची क्र. II

खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

