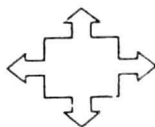


AGREEMENT FOR SALE



Transferors

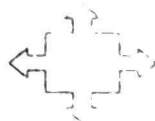
Mr. Kunal Vinod Shah
Mrs. Bhavna Vinod Shah

Transferees

Mr. Suresh D. Pathak
Mrs. Suman S. Pathak

Premises

Flat No.701, 'C' Wing, Building No.1
N.G.Suncity Phase I Co-operative Housing Society Ltd.,
Thakur Village, Kandivali (East),
Mumbai-400101



Suman Pathak

ESTATE AGENT

YOGI REAL ESTATE AGENTS

Shop No.8, Viceroy Court,

Thakur Village, Kandivali (East), Mumbai-400101.

[Telephone: 28463505 / 28863506 Mobile : 9820059002]

Website : yogirealtors.com - Mail : manoj@yogirealtors.com

Thursday, November 30, 2017
7:09 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

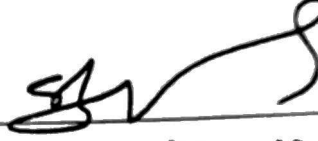
पावती क्र.: 10475 दिनांक: 30/11/2017

पावतीचे नाव: पोयसर
दस्तावेजाचा अनुक्रमांक: बरल9-10021-2017
दस्तावेजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: सुरेश डी पाठक

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 800.00
डाटा एन्ट्री	₹. 20.00
पृष्ठांची संख्या: 40	
एकूण:	₹. 30820.00

मागणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
: 14 PM ह्या वेळेस मिळेल.

मागणाम मूल्य: ₹. 6970017.6 /-
वेवदला ₹. 7500000/-
मागणाम मूद्रांक शुल्क: ₹. 375000/-

 BRL9

सह. दुय्यम निगाह, बोरिवली - ९
मुंबई उपनगर जिल्हा

दस्तावेजाचा प्रकार: eChallan रकम: ₹. 30000/-
मागणामदेशाचे ऑर्डर क्रमांक: MH007692605201718M दिनांक: 28/11/2017
दस्तावेजाचे नाव व पत्ता:
दस्तावेजाचा प्रकार: By Cash रकम: ₹ 820/-

Suresh Patkar

Suman Patkar

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201711304363	30 November 2017, 07:36:52 PM			
मूल्यांकनाचे वर्ष	2017				
जिल्हा	म्हडई(उपनगर)				
मूल्य विभाग	78 पोईसर (बोरीवती)				
उप मूल्य विभाग	78/351 भूभाग उत्तरेस गावाची सीमा, पुर्वेस राष्ट्रीय उद्यान, दक्षिणेस गावाची सीमा व पश्चिमेस 36.60 मी रुंद वि.यो रस्ता				
सर्व्हे नंबर ज भू क्रमांक	सि टी एस नंबर#874				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौरस मीटर
85500	157600	199000	247900	157600	
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र	42.12 चौरस मीटर	मिळकतीचा वापर:	निवासी सदनिका	मिळकतीचा प्रकार:	बांधीव
बाधकामाचे वर्गीकरण	1 आर सी	मिळकतीचे वय:	0 TO 2 वर्ष	मूल्यदर बाधकामाचा दर:	Rs 157600/-
उदववाहन सुविधा	आहे	मजला	5th floor To 10th floor		
मजला निहाय घर वाड = 105% apply to rate = Rs 165480/-					
घसा यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा यानुसार नविन दर) - खुल्या जमिनीचा दर = (((165480-85500) * (100 / 100)) - 85500) = Rs 165480 -					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 165480 * 42.12 = Rs 6970017.6/-					
एकात्रित आंतेम मूल्य मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लवंगच्या मजलाचे मूल्य + बरतण मजलाचे मूल्य + बरिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भाड्याच्या मजला जमिनीचे मूल्य = A + B + C + D + E + F + G + H = 6970017.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 6970017.6/-					

Home

Print



बंरत - ९/

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२०१७		

Suman Pathak



CHALLAN
MTR Form Number-6

GRN	MH007692605201718M	BARCODE	[Barcode]		Date	28/11/2017-19:42:03	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9			PAN No.(If Applicable)	AMZPP2930M			
Location	MUMBAI			Full Name	Suresh D Pathak			
Year	2017-2018 One Time			Flat/Block No.	Flat No. C-701 Building No 1 N G Suncity Phase I			
Account Head Details				Amount In Rs.	Premises/Building			
0030045501 Stamp Duty				375000.00	Road/Street			
0030063301 Registration Fee				30000.00	Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
					PAN2=BFLPS0833L~SecondPartyName=Kunal Vinod Shah~			
					Amount In			
					Words			
Total				4,05,000.00	Four Lakh Five Thousand Rupees Only			
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref No.	691033320171994262140-76967		
Cheque/DD No				Bank Date	RBI Date	29/11/2017-16:06:50 Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No.	Date	100 30/11/2017		



Handwritten signature and date: 2017

Handwritten signature: B.V. Shah

Handwritten signature: Suresh Pathak
Suman Pathak

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: यो चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजांसाठी लागू आहे. नोंदणी व करपरिपाळा दस्तऐवजांसाठी सदर चालन लागू नाही.

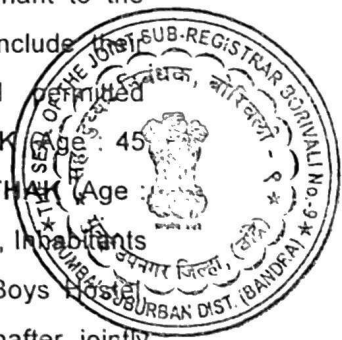
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Suresh Pathak
Suman Pathak

AGREEMENT FOR SALE

Kushah
B.V. Shah

This Agreement for Sale is made and entered into at Mumbai, this 30th day of November, Two Thousand Seventeen, between Mr. KUNAL VINOD SHAH (Age : 31 years, having PAN BFLPS0833L) & Mrs. BHAVNA VINOD SHAH (Age: 57 years, having PAN BZZPS8907F), both Adults, Indians, Inhabitants of Mumbai, presently residing at & absolute and joint owners of residential premises addressed at : Flat No.701 (7th Floor), 'C' Wing, Building No.1, N.G.Suncity Phase I Co-operative Housing Society Ltd., Thakur Village, Kandivali (East), Mumbai-400101, hereinafter jointly referred to as 'the Transferors' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective legal heirs, executors, administrators and permitted assignees) of the One Part; And Mr. SURESH D. PATHAK (Age: 45 years, having PAN AMZPP2930M) & Mrs. SUMAN S. PATHAK (Age: 45 years, having PAN AWQPP1042H), both Adults, Indians, Inhabitants of Mumbai, presently addressed at :C-505, Engineering Boys Hostel, Thakur Village, Kandivali (East), Mumbai-400101, hereinafter jointly referred to as 'the Transferees' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective legal heirs, executors, administrators and permitted assignees) of the Other Part,



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२०१७	

Kushah
B.V. Shah

Suresh Pathak
Suman Pathak

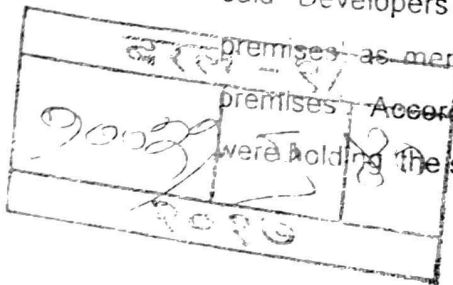
WHEREAS

It has been represented by the Transferors to the Transferees as follows:-

(i) M/s. RNA Builders (N.G.), a Proprietary Concern, having its Office at : 7th Floor, Raja Bahadur Building, 28, Bombay Samachar Marg, Mumbai-400023, developed the land described in the Schedule hereunder and constructed Flats and Shops therein in a group of buildings collectively named as 'N.G. Sun City' situated at Thakur Village, Kandivali (East), Mumbai-400101.

(ii) Pursuant to an Agreement for Sale dated 10th February, 2004, made and entered into between the said M/s. RNA Builders (N.G.), therein referred to as 'the Developers' of the One Part and Mr. Kalpesh K. Patel & Mrs. Falguni K. Patel, therein referred to as 'The Purchasers' of the Other Part [registered with the Joint Sub-Registrar, Borivali-2, Mumbai, vide Registration No. BDR-5/1927/04 dated 27.2.2004], the said M/s. RNA Builders (N.G.) agreed to sell and the said Mr. Kalpesh K. Patel & Mrs. Falguni K. Patel agreed to purchase and accordingly purchased a residential premises bearing Flat No.701 [admeasuring 377.87 Sq. Ft. - Carpet Area] on the 7th Floor in 'C' Wing of Building No.1 in Phase I of the said group of buildings named as 'N.G.SUNCITY' situated at Thakur Village, Kandivali (East), Mumbai-400101, more particularly described in the Schedule hereunder (hereinafter referred to as 'the said premises') together with all rights, title, interest and benefits, and on the terms and conditions and at the consideration mentioned therein; The said building was constructed in the year 2005 with Ground plus Eight Upper Floors (with 'Lift' facility).

The said Mr. Kalpesh K. Patel & Mrs. Falguni K. Patel, in terms of the said Agreement for Sale dated 10th February, 2004, having paid to the said Developers the entire agreed consideration amount for 'the said premises' as mentioned therein, were put in vacant possession of 'the said premises'. Accordingly, the said Mr. Kalpesh K. Patel & Mrs. Falguni K. Patel were holding 'the said premises' as its absolute and joint owners thereof.

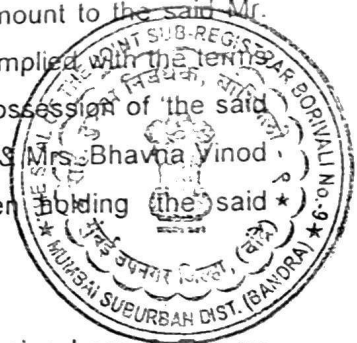


Kishan
E.V. Shah

Suzeshi Patil
Suman Patil

(iv) A Co-operative Housing Society of the Flat/Shop Owners of Building No.1 and Building No.2 in Phase I of the said 'N.G.Suncity' was formed and registered under the name and style of 'N.G.Suncity Phase I Co-operative Housing Society Ltd.', a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/WR/HSG/TC/13943/2007-08/Year 2007 dated 3.9.2007, hereinafter referred to as 'the said Society'; And the said Mr. Kalpesh K. Patel & Mrs. Falguni K. Patel were admitted as members of the said registered Society and, as such members, were allotted and were holding 5 (Five) Fully Paid Up shares of Rs.50/- each in the capital of the said Society, bearing Share Certificate No 110 (Distinctive Nos. from 546 to 550).

(v) Pursuant to an Agreement for Sale dated 16th December, 2015 (registered with the Joint Sub-Registrar, Borivali-2, Mumbai, vide Registration No.BRL-2/9577/2015 dated 16.12.2015), the said Mr. Kalpesh K. Patel & Mrs. Falguni K. Patel sold 'the said premises', along with the said shares, to Mr. Kunal Vinod Shah & Mrs. Bhavna Vinod Shah (the Transferors herein) for the consideration and on the terms and conditions mentioned therein; And the said Mr. Kunal Vinod Shah & Mrs. Bhavna Vinod Shah (the Transferors herein), having paid the entire agreed consideration amount to the said Mr. Kalpesh K. Patel & Mrs. Falguni K. Patel and having complied with the terms and conditions mentioned therein, were put in vacant possession of 'the said premises'. Accordingly, the said Mr. Kunal Vinod Shah & Mrs. Bhavna Vinod Shah (the Transferors herein) have ever since been holding 'the said premises' as its absolute and joint owners thereof.



(vi) The Transferors herein have availed Housing Loan & Top-up Loan against the security of 'the said premises' from Housing Development & Finance (HDFC) Ltd, details of which are given hereunder.

(vii) The Transferors further covenant with the Transferees as follows :

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(a) That in the premises aforesaid, after fully and effectively liquidating the Housing Loan & Top-up Loan availed by them against the security of 'the

Kunal Shah
B.V. Shah

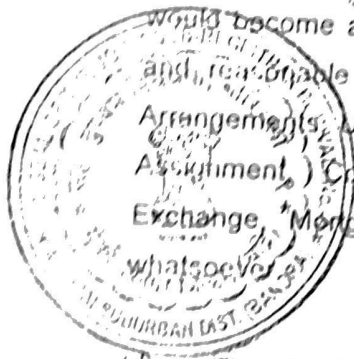
Suman Pathak
Suman Pathak

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said premises' from HDFC Ltd., or, on take-over of the said Housing Loan & Top-up Loan by the Financial Institution/Bank from where the Transferees propose to avail loan, the Transferors would become legally entitled to 'the said premises' and the said shares together with benefits attached to it and that neither the Transferors herein personally nor through any of their agent/s or Constituted Attorney have or had at any time heretofore either created or agreed to create any other third party rights or right, title, interests or claim whatsoever in respect of 'the said premises'.

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

(c) That title of the Transferors in respect of 'the said premises' with said shares and benefits, after fully and effectively liquidating the Housing Loan & Top-up Loan availed by them against the security of 'the said premises' from HDFC Ltd., or, on take-over of the said Housing Loan & Top-up Loan by the Financial Institution/Bank from where the Transferees propose to avail loan, would become absolutely clear and marketable, free from all encumbrance and reasonable doubts including free from all third party adverse Deal Arrangements, Understanding, Agreement, Agreement for Sale, Transfer or Assignment, Conveyance, Release, Relinquishment, Surrender, Gift, Exchange, Mortgage, Will and all other encumbrances of any nature whatsoever.



(d) That the Transferors herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps

or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of 'the said premises' to the knowledge, notice (expressed and/or implied) and/or information of the Transferors.

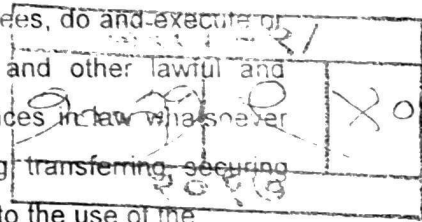
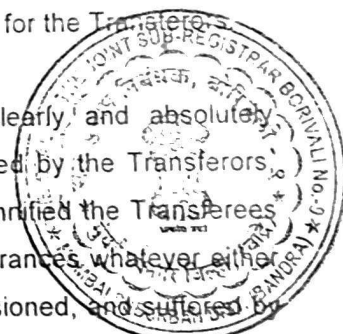
Kushal
S. V. Singh

Suman Pathak
Suman Pathak

(e) The Transferors do hereby represent, declare, covenant with the Transferees that notwithstanding any act, deed or thing whatsoever done by the Transferors or by any person or persons lawfully or equitably claiming from, under, or in trust for them made, done, omitted, committed, or knowingly or willingly suffered to the contrary, the Transferors, after fully and effectively liquidating the Housing Loan & Top-up Loan availed by them against the security of 'the said premises' from HDFC Ltd., or, on take-over of the said Housing Loan & Top-up Loan by the Financial Institution/Bank from where the Transferees propose to avail loan, would have the good right, clear title and absolute power to sell, transfer, release and assure 'the said premises' unto and to the use of the Transferees in the manner mentioned below.

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

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



Kurkhan
B. V. Kurkhan

Suresh Patil
Suman Kurkhan

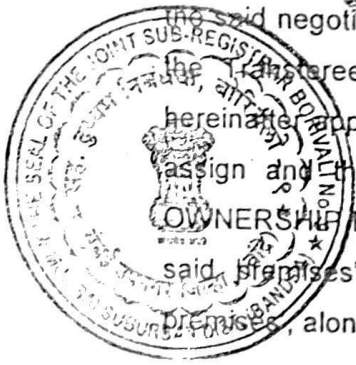
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Transferees in the manner aforesaid as shall or may be reasonably required by the Transferees, their heirs or assigns or their counsel-in-law for assuring 'the said premises' and every part thereof sold, transferred, released, secured, assured and assigned unto and to the use of the Transferees.

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

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

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



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS.

2007	90	80
The Transferors herein Mr. Kunal Vinod Shah & Mrs. Bhavna Vinod Shah hereby jointly		

agree to sell and the Transferees herein Mr. Suresh D.

Kushal
B.V. Shah

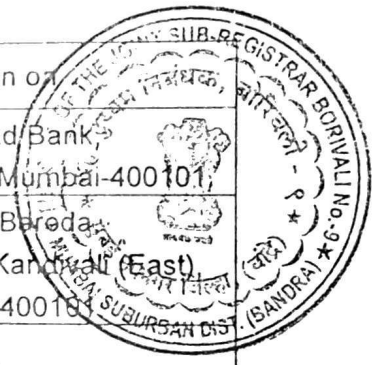
Suresh D. Patil
Suman Patil

Pathak & Mrs. Suman S. Pathak jointly agree to purchase on what is commonly known as 'ON OWNERSHIP BASIS' all the right, title, claim, interest and benefits of the Transferors in the said premises viz., **FLAT No.701 (7th Floor), 'C' WING, BUILDING No.1 in N.G.SUNCITY PHASE I CO-OPERATIVE HOUSING SOCIETY LTD., situated at : THAKUR VILLAGE, KANDIVALI (EAST), MUMBAI-400101**, for the total consideration of Rs.75,00,000/- (Rupees Seventy-five Lakhs only) which is payable by the Transferees to the Transferors as follows :

❖ (a) A sum of Rs.1,00,000/- (Rupees One Lakh only) has been paid by the Transferees to the Transferors, vide Cheque No.092973 dated 21.11.2017 drawn on Allahabad Bank, Kandivali (East), Mumbai-400101, towards part consideration for 'the said premises', receipt whereof the Transferors hereby admit and acknowledge;

❖ (b) A sum of Rs.8,25,000/- (Rupees Eight Lakhs & Twenty-five Thousand only) has been paid by the Transferees to the Transferors as per details given below, towards part consideration for 'the said premises', receipt whereof the Transferors hereby admit and acknowledge:

Cheque No.	Dated	Amount Rs.	Drawn on
000406	28.11.2017	4,00,000	Allahabad Bank,
092975	28.11.2017	1,25,000	Kandivali (East), Mumbai-400101,
000005	28.11.2017	3,00,000	Bank of Baroda, Thakur Village, Kandivali (East), Mumbai-400101
	Total	8,25,000	



❖ (c) An amount of Rs.75,000/- (Rupees Seventy-five Thousand only) will be deducted by the Transferees as Tax Deducted at Source under the provisions of Section 194-I-A of the Income Tax Act, 1961. The Transferees will deposit this amount with Government of India and provide to the Transferors the relevant Tax Deduction Certificates (with the transferor's PAN mentioned), in accordance with Section 194-I-A of the Income Tax Act, 1961 and rules there under. The Transferors admit that such a payment of

Tax Act, 1961 - The /	
of India and provide to	80
the Transferors the relevant Tax Deduction Certificates (with the transferor's	
PAN mentioned), in accordance with Section 194-I-A of the Income Tax Act,	

K. V. Singh
B. V. Singh

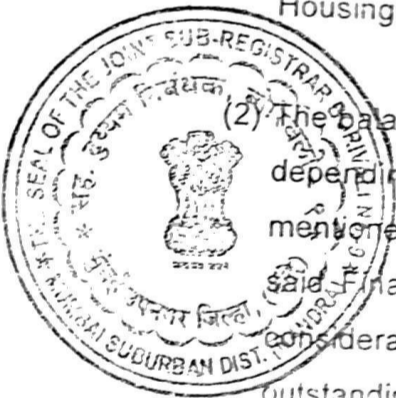
Suman Pathak
Suman Pathak

Rs.75,000/- (Rupees Seventy-five Thousand only) to Government of India under the Income Tax Act, 1961 will form a part of consideration amount for 'the said premises'; and

❖ (d) The balance sum of Rs.65,00,000/- (Rupees Sixty-five Lakhs only) is payable by the Transferees to the Transferors on or before Possession Letter is issued (by availing loan from any Financial Institution / Bank) towards balance and full & final part consideration amount for 'the said premises', against vacant possession of 'the said premises', along with all the original documents of title pertaining to 'the said premises'. The said sum of Rs.65,00,000/- shall be disbursed by the Lending Bank of the Transferees in the following manner :

(1) An aggregate tentative amount of Rs.34,00,000/- (Rupees Thirty-four Lakhs only) shall be credited to the Housing Loan A/c No.617754230 & 625074685 (Top-up Loan) with HDFC Ltd., (from where the Transferors have availed Housing Loan & Top-up Loan against the security of 'the said premises' and being the total amount outstanding in the said Accounts) depending on the Statement of Account which the Transferors have requested from HDFC Ltd., towards part consideration for 'the said premises'. The said crediting of the amount will enable the Transferors to fully and effectively liquidate their Housing Loan Account & Top-up Loan with HDFC Ltd., and

(2) The balance amount of Rs.31,00,000/- (Rupees Thirty-one Lakhs only) depending on the Statement of Account from HDFC Ltd., as mentioned above shall be paid directly to the Transferors herein by the said Financial Institution/Bank towards balance and full & final part consideration for 'the said premises'. In case the aggregate amount outstanding in the said Accounts exceeds Rs.34,00,000/-, the differential amount shall be adjusted from the remaining amount of



₹ 31,00,000/-		
2002	92	80
(Note: The Transferors herein have availed Housing Loan & Top-up Loan against the security of 'the said premises' from HDFC Ltd., under Loan A/c		

Kusikah
B.V. Shah

Suresh Patra
Suman Patra

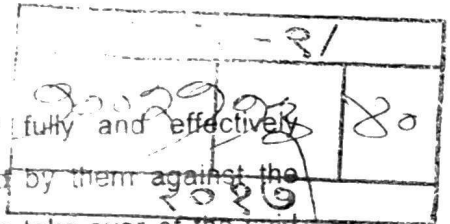
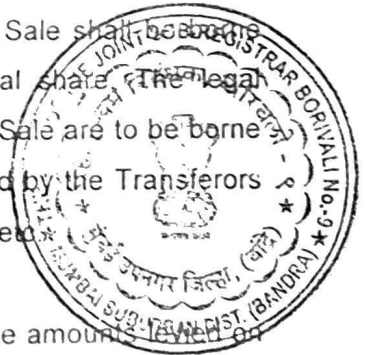
No.617754230 & 625074685 respectively. On credit of the sum mentioned in Clause (d)(1) above, the Transferors undertake to get the said loans fully liquidated by them and obtain 'No Lien Certificate'/'No Dues Certificate' from the said HDFC Ltd., along with all the original documents of title relating to 'the said premises' deposited with them as security for due repayment of the said loans and agree to hand them over to the Transferees herein or cause them to be forwarded to the Financial Institution/Bank from where the Transferees propose to avail loan, as required).

2. The Transferors undertake that they will obtain the required 'No Objection Certificate' from the said Society for the sale of 'the said premises' to the Transferees, and furnish the same to the Transferees before execution of this Agreement. The Transferors shall also extend their co-operation to the Transferees herein to obtain the required 'No Objection Certificate' in the format stipulated by the said Financial Institution/Bank from where the Transferees propose to avail loan. On receipt of the full and final consideration amount, the Transferors shall apply to the said Society to obtain their written permission for transferring 'the said premises' in the name of the Transferees herein.

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

4. The Transferors declare that they have paid all the amount 'the said premises' such as municipal taxes, electricity bills and also maintenance and all other charges including Property Tax due and payable to the Society / respective authorities till date.

5. The Transferors hereby declare that, after fully and effectively liquidating the Housing Loan & Top-up Loan availed by them against the security of 'the said premises' from HDFC Ltd., or, on take-over of the said Housing Loan & Top-up Loan by the Financial Institution/Bank from where the



Kushah
B.V. Singh

Surekha Patil
Suman Patil

15. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats Act 1963 and the rules made thereunder. The Stamp Duty and Registration Charges in respect of this Agreement for Sale shall be borne and paid by the Transferees

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

17. It is hereby agreed by and between the parties hereto that, on payment of the full and final consideration for 'the said premises', this Agreement for Sale shall be deemed as Sale Deed.

18. Possession Letter should be only granted to the Transferees once entire payment of Rs 75,00,000/- (Rupees Seventy-five Lakhs only) is calculated and payment received by Transferors.

SCHEDULE

Flat No.701 (7th Floor) 'C' Wing [admeasuring 377.87 Sq. Ft. Carpet Area] in Building No.1 of N.G.Suncity Phase I Co-operative Housing Society, Ltd., situated at Thakur Village, Kandivali (East), Mumbai-400101 (constructed in the year 2005 with Ground plus Eight Upper Floors with 'Lift' facility), on all those pieces or parcels of lands, situated, lying and being at Village Poisar, Taluka Borivali bearing Survey No.41/42A Part. C.T.S. Nos. 824 Part A&B and 874 A,B,C,D, in the Registration District and Sub District of Mumbai (City and Mumbai Suburban, within the assessment jurisdiction of the Ward of Brihanmumbai Mahanagar Palika



9000/99	130
2020	

Handwritten signature
L. Manoj Reddy

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

Signed and Delivered by
the within named Transferors

Mr. Kunal Vinod Shah

(PAN BFLPS0833L)

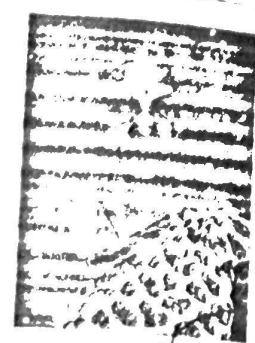
Mrs. Bhavna Vinod Shah

(PAN BZZPS8907F)

in the presence of

[Signature]

Kunshah
B. V. Shah



Signed and Delivered by
the within named Transferees

Mr. Suresh D. Pathak

(PAN AMZPP2930M)

Mrs. Suman S. Pathak

(PAN AWQPP1042H)

in the presence of

[Signature]

Suresh Pathak
Suman Pathak



शुद्ध - र/
 2009/10/20
 2020

RECEIPT

Received from the within named Transferees Mr. Suresh D. Pathak & Mrs. Suman S. Pathak, the sum of Rs.1,00,000/- (Rupees One Lakh only) being the part consideration towards the sale of Flat No.701 (7th Floor), 'C' Wing, Building No.1, in N.G.Suncity Phase I Co-operative Housing Society Ltd., situated at Thakur Village, Kandivali (East), Mumbai-400101, by Cheque as mentioned below :

Cheque No.	Dated	Amount Rs.	Drawn on
092973	21.11.2017	1,00,000/-	Allahabad Bank Kandivali (East), Mumbai-400101

(Receipt acknowledged, subject to realisation of cheque/s)

Rs.1,00,000/-
WE SAY RECEIVED

Kushah



B. V. Shah

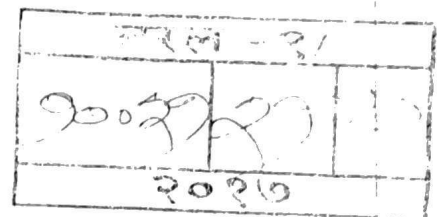
(Mr. Kunal Vinod Shah) (Mrs. Bhavina Vinod Shah)
Transferees

Date 30/11/17



Witnesses :

- [Signature]*
- [Signature]*



RECEIPT

Received from the within named Transferees Mr. Suresh D. Pathak & Mrs. Suman S. Pathak, the sum of Rs 8,25,000/- (Rupees Eight Lakhs & Twenty-five Thousand only) being the part consideration towards the sale of Flat No.701 (7th Floor), 'C' Wing, Building No.1, in N.G.Suncity Phase I Co-operative Housing Society Ltd., situated at Thakur Village, Kandivali (East), Mumbai-400101, by Cheque as mentioned below :

Cheque No.	Dated	Amount Rs.	Drawn on
000406	28.11.2017	4,00,000	Allahabad Bank, Kandivali (East), Mumbai-400101.
092975	28.11.2017	1,25,000	
000005	28.11.2017	3,00,000	Bank of Baroda, Thakur Village, Kandivali (East), Mumbai-400101.
	Total	8,25,000	

(Receipt acknowledged, subject to realisation of cheque/s)

Rs 8,25,000/-
WE SAY RECEIVED



Kushah

BV Shah

(Mr. Kunal Vinod Shah) (Mrs. Bhavna Vinod Shah)
Transferees

30/11/17

Witnesses:

1. *[Signature]*

2. *[Signature]*

REG-8/		
28/11/17	28/11/17	28/11/17
2017		

RECEIPT

Received from the within named Transferees Mr. Suresh D Pathak & Mrs. Suman S Pathak, the sum of Rs.75,000/- (Rupees Seventy five Thousandonly) being the part consideration towards the sale of Flat No 701 (7th Floor), 'C' Wing, Building No.1, in N.G.Suncity Phase I Co-operative Housing Society Ltd., situated at Thakur Village, Kandivali (East), Mumbai-400101, by way of remittance of this amount with Govt. of India towards Tax Deducted at Source under the provisions of Section 194-I-A of the Income Tax Act, 1961, which is remitted/paid by the Transferees for and on behalf of the Transferor by Cheque as mentioned below :

Challan No. / BSR	Tender Date	Amount Rs.	Bank
		75,000/-	



Rs.75,000/-
WE SAY RECEIVED

Kunal Shah



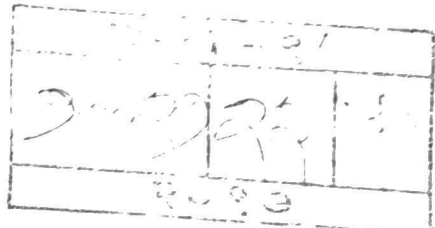
B.V. Shah

(Mr. Kunal Vinod Shah) (Mrs. Bhavna Vinod Shah)
Transferees

Date _____

Witnesses _____

- [Signature]*
- [Signature]*



NG SUNCITY

PHASE-1 CO.OP. HSG. SOC. LTD.

Regn. No. MUM/WR/HSG/TC/13943/2007-08/YEAR 2007 DT. 03/09/2007

1st Floor, Near Thakur Public School, Thakur Village, Kandivali (East), Mumbai - 400 101. Tel.: 42647404

Ref:NGS/NOC/ PFS /2017-18/13

Date - 30th, Nov 2017.

To,
MR KUNAL VINOD SHAH & MRS. BHAVANA VINOD SHAH
Flat No. 701, Wing-C, Building no. 1,
NG Suncity Phase - I Chs Ltd.,
Thakur Village, Kandivali (East),
Mumbai - 400101.

Sub: - NO OBJECTION LETTER

Dear Sir,

This has the reference to the subject cited hereinabove, wherein the Society have gone through your application, for sale of Flat to Mr. SURESH D. PATHAK And Mrs. SUMAN S. PATHAK in respect of your Flat No. 701 Wing - C , Building no. 01 situated in the building of the Society. Society does not have any objection for the same.

Thanking you,

Yours faithfully,
For N.G. Suncity Phase - I CHS. Ltd.,

[Signature]
30/11/2017

Maheshwari,
Hon. Secretary



बंद - २/
२००७२२४४०
२०१७



सत्यमेव जयते

नोंदणीचे प्रमाणपत्र

नोंदणीचे क्रमांक एमयुएम/डब्ल्यु आर/एचएसजी/टीसी/ 936 33 /2005-06 मस 06
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

एन.जी.सनसिटी फेज I को-ऑप हौसिंग सोसायटी लिमिटेड
सर्वे नं.४१-अ,सीटीएस नं.८२४ (पार्ट) आणि ८२४,सर्वे नं.४० (अ) (पार्ट)
सीटीएस नं.८२४ (सी) व्हीलेंज पॉयन्टर, टांकुळ व्हीलेंज कांटीवर्नी (मस) मस ०६
हा मसचा महागाष्ट्र महकाय मसचाच अधिनियम १९६० मधील
(मस १९६१ चा महागाष्ट्र अधिनियम क्रमांक २४) कलम ९ मध्ये
नोंदण्यांत आलेली आहे.

उपरिनिदिष्ट अधिनियमाच्या कालम १२ (१) अन्वये व महागाष्ट्र महकाय
मध्येच नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये मसचे
नोंदणी क्रमांक

मसचा असून उपवर्गीकरण " गृहनिर्माण संस्था "

याचे " भाडेकरू सहभागीदारी गृहनिर्माण संस्था "

२००२/०६/४०
१२/१२/०६

मही (पी.एस अहिर)
उपनिबंधक

मुबई हुद्दा महकाय संस्था 'आर' विभाग मुंबई

१२/१२/०६

Dr. Babasaheb Ambedkar
Borivali (West), Mumbai-400
NO. CHE/A-832/BP(WS)/AR

26 AUG 2005

Narendra Gupta, of
S.A. Builders (N.G.),

Subject: Permission to occupy the completed Bldg. No. 1 on sub-plot No. A1 bearing C.T.S. No. 874/C/3 of village Poisar Taluka Borivali B.S.D. at Kandivali (East).

Ref: Your letter dt. 24.2.2005.

The development work of Bldg. No. 1 comprising of wing A - Ground + 8 upper floors, wings B & F - Ground + 7 upper floors and wing C, E & G - Ground (Pt.) + Stilt (Pt.) + 8 upper floors on sub-plot A1 bearing C.T.S. No. 874/C/3 of village Poisar situated at Taluka Borivali B.S.D. at Kandivali (East), Mumbai completed under the supervision of Shri B. S. Barot, Lic. Surveyor/Architect having Lic. No. B-52, Shri Jagdish Shah, Lic. Structural Engineer having Lic. No. STR/106 and Lic. Site Supervisor, Shri Vivek D. Hatode, having Lic. No. H/C/SS-1, may be supplied on the following conditions:-

- That the certificates under Section 270-A of the Maharashtra Building Act, 1962 shall be obtained from A.E.W.W. 'R/South' ward, Borivali (West), Mumbai. A copy of the same shall be submitted to this office.
- That all the remaining terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.
- That the Co. Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.



A set of certified completion plan is returned...

बारा-९/	
900392	2005



Ex. Encl. Bldg. Prop. (W.S.) R

Dr. B.R. Ambedkar
Kandivali (West), Mumbai-6.

NO. CHE/A-2832/BP(WS)/AR OF
KANDIVALI (WEST), MUMBAI-6.

26 AUG 2005.

Shri Narendra Gupta, of
R.N.A. Builders (N.G.),
Owner.

Subject : Permission to occupy the completed Bldg. No. 1 on sub-plot No. A1 bearing C.T.S. No. 874/C/3 of village Poisar Taluka Borivali B.S.D. at Kandivali (East).

Ref: Your letter dt. 24.2.2005.

The development work of Bldg. No. 1 comprising of wing A - Ground + 8 upper floors, Wings B & F - Ground + 7 upper floors and wing C, E & G - Ground (Pt.) + Stilt (Pt.) + 8 upper floors on sub-plot A1 bearing C.T.S. No. 874/C/3 of village Poisar situated at Taluka Borivali B.S.D. at Kandivali (East), Mumbai completed under the supervision of Shri B. S. Barot, Lic. Surveyor/Architect having Lic. No. B-52, Shri Jagdish Shah, Lic. Structural Engineer having Lic. No. STR/106 and Lic. Site Supervisor, Shri Vivek D. Hatode, having Lic. No H/6/SS-1, may be occupied on the following conditions :-

1. That the certificates under Section 270-A of the Maharashtra Building Act, 1962 shall be obtained from A.E.W.W. 'R/South' Ward and a copy of the same shall be submitted to this office.
2. That all the remaining terms and conditions of the layout/sub-division/amalgamation shall be complied with.
3. That the Co.Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.



A set of certified completion

बरात - १/	
2005	26/8/05
2005	



Ex. Eng. Bldg. Prop. (W.S.) R

NO. CHE/A-2835/BP (WS) /AR OF

26 AUG 2005

To ✓ Architect, Shri D. S. Barot,
1. F.E.W. Comm. R/S 4, A.E.W.W. T/2
2. A.A.A.C R/S 6, A.H.S. P III

For information please:-

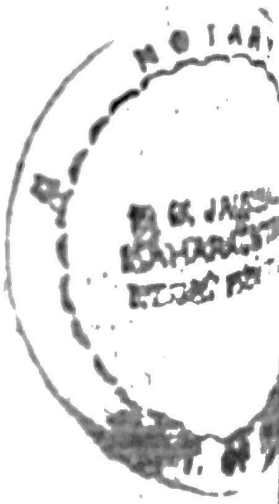
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Ex. Eng. Bida. Prop. etc.



CERTIFIED TRUE COPY

BHIM S. BAROT B. E. (CIVIL)
ARCHITECTS & ENGINEERS

Jawahar Nagar, Punal, Dist. Bhandari
1st Floor, Punal, Dist. Bhandari
West. Maharashtra 422002.



अनुक्र - ९/		
२००९		

CERTIFIED TO BE TRUE COPY

Handwritten signature
B. D. JAIN
Advocate
Punal, Dist. Bhandari
Maharashtra 422002



NO. CHE/A-2039/BP (WS) /AR OF

26 AUG 2005

- To ✓ Architect, Shri D. S. Barot,
- 2. E.E.V. 3. Asslt. Comm. R/S 4. A.E.W.W. R/S
- 5. A.A. & C R/S 6. A.M.S. P III

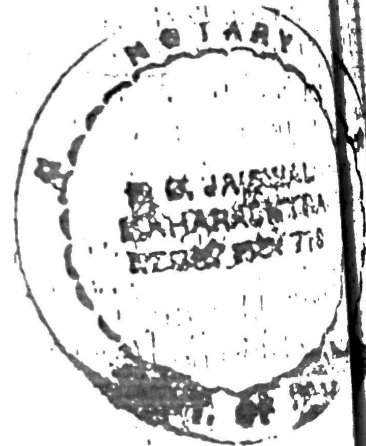
For information please.

Madhwal
Exc. Eng. Bldg. Prop. (W.S.) R



FIED TRUE COPY

BIPIN S. BAROT B. E. (CIVIL)
 ARCHITECTS & ENGINEERS
 Jawahar Nagar, Plot No. 14,
 1st Floor, S.V. Road,
 (West), Mumbai - 400 062.



जरत - 86		
90029	3080	
2009		

CERTIFIED TO BE TRUE COPY

B. D. JAISWAL

B. D. JAISWAL
 B.A. (SPL.) B.M.LL.B
 ADVOCATE H.G.H. COURT &
 NOTARY GOVT. OF INDIA
 21 SAI LEEA KAILASH NAGAR,
 DOMBIVLI (W) 421 202,
 DIST. THANE MAHARASHTRA



FROM THE
 TALUK
 To
 AIB
 559-6
 Transaction
 31-01-05
 31-07-05
 31-08-05
 31-09-05
 31-10-05
 31-11-05
 31-12-05

Dr. B.R. Ambedkar

Kandivali (West), Mumbai - 400 067

NO. CHE/A-2832/BP(WS)/AR

26 AUG 2005

Narendra Gupta, of
Builders (N.G.),

Subject: Permission to occupy the completed plot
No. 1 on sub-plot No. A1 bearing C.T.S.
No. 874/C/3, of village Poisar Taluka
Borivali B.S.D. at Kandivali (East).

Ref: Your letter dt. 24.2.2005.

The development work of Bldg. No. 1 comprising of wing
- Ground + 8 upper floors, Wings B & F- Ground + 7 upper
floors and wing C, E & G- Ground (PT.) + Stilt (PT.) + 8 upper
floors on sub-plot A1 bearing C.T.S. No. 874/C/3 of village Poisar
located at Taluka Borivali B.S.D. at Kandivali (East), Mumbai
completed under the supervision of Shri B. S. Barot, Lic. Super-
visor/Architect having Lic. No. B-52, Shri Jagdish Shah, Lic.
Structural Engineer having Lic. No. SR/106 and Lic. Site Super-
visor, Shri Vivek D. Hatode, having Lic. No H/6/SS-1, may be
occupied on the following conditions :-

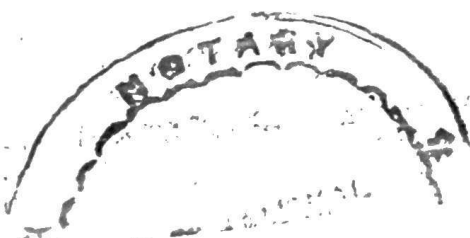
1. That the certificates under Section 270-A shall
be obtained from A.E.W.W. 'R/South' Ward and a certified
copy of the same shall be submitted to this office.

2. That all the remaining terms and conditions of the approved
layout/sub-division/amalgamation shall be complied with.

3. That the Co-Op. Hsg. Society shall be formed and registered
within three months from the date of issue hereof, or
before B.C.C. whichever is earlier.



2005
2005



Ex. Eng. Bldg. Prop. (W.S.)

Dr. B.R. Ambedkar
Kandivali (West), Mumbai-6

NO. CHE/A-2832/BP(WS)/AR OF

26 AUG 2005

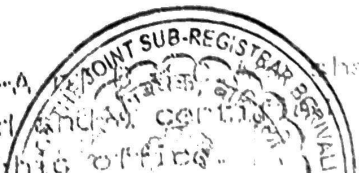
Shri Narendra Gupta, of
R.N.A. Builders (N.G.),
Owner.

Subject: Permission to occupy the completed Bldg. No. 1 on sub-plot No. A1 bearing C.T.S. No. 874/C/3 of village Poisar Taluka Borivali B.S.D. at Kandivali (East).

Ref: Your letter dt. 24.2.2005.

The development work of Bldg. No. 1 comprising of wing A - Ground + 8 upper floors, Wings B & F - Ground + 7 upper floors and wing C, E & G - Ground (Pt.) + Stilt (Pt.) + 8 upper floors on sub-plot A1 bearing C.T.S. No. 874/C/3 of village Poisar situated at Taluka Borivali B.S.D. at Kandivali (East), Mumbai completed under the supervision of Shri B. S. Barot, Lic. Surveyor/Architect having Lic. No. B-52, Shri Jagdish Shah, Lic. Structural Engineer having Lic. No. SF/106 and Lic. Site Supervisor, Shri Vivek D. Hatode, having Lic. No H/6/SS-1, may be occupied on the following conditions:

That the certificate under section 270-A shall be issued only after the building is certified by the Joint Sub-Registrar, Poisar Taluka, Kandivali (West), Mumbai to this office.



APP. No. ८४०/१३

THE PROPERTY REGISTERED CARD

TALUKA : BORIVALI

Dist. : BOMBAY SUBURBAN DIST.

Tenure

Particulars of assessment for rent paid to Government and when due for revision

रकम १४६४-०० दि १-८-६८ च्या दिना

Vol No.

Now Holder (H) Lessee (L) or Encumbrances (e) %

Attestation

कुठे कोणी या पत्रातील कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही. या पत्रात कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही.

बालकृष्ण (स) कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही.

बालकृष्ण (स) कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही.

बालकृष्ण (स) कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही.

बालकृष्ण (स) कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही.

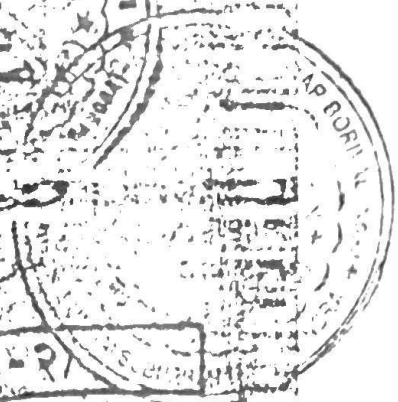
बालकृष्ण (स) कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही.

बालकृष्ण (स) कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही.

बालकृष्ण (स) कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही.

बालकृष्ण (स) कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही.

बालकृष्ण (स) कोणत्याही अटी किंवा शर्तीचा उल्लेख नाही.



बाल - २/१३

२०१३

२७



06/12/2017

सूची क्र.2

दुय्यम निबंधक सह दू नि बोरीवली ९

संन क्रमांक 10021/2017

नोवणी

Regn 63m

पानाचे नाव 1) पोयसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते वमुद करावे)	6970017.6
(4) भू-मापन, पोटोहिंग्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव मुंबई मलगा इतर वर्णन सदतिका नं 701 मी विंग, माळा नं 7 वा मजला, इमारतीचे नाव: बिल्डींग नं 1 एन जी सन गिरी फेम 1 मीएचएम वि, ब्लॉक नं: ठाकुर विलेज, रोड: कांदीवली पु मुं 101((C I S Number 874 ,))
(5) क्षेत्रफळ	1) 42.12 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:-कुणाल विनोद शाह वय:-31; पत्ता:-प्लॉट नं: सी/701, माळा नं: 7 वा मजला, इमारतीचे नाव: बिल्डींग नं 1 एन जी सन गिरी फेम 1 मीएचएम वि, ब्लॉक नं: ठाकुर विलेज कांदीवली पु मुं, रोड नं: --, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं -BFLPS0833L 2): नाव:-भावना विनोद शाह वय:-57; पत्ता:-प्लॉट नं: सी/701, माळा नं 7 वा मजला, इमारतीचे नाव: बिल्डींग नं 1 एन जी सन गिरी फेम 1 मीएचएम वि, ब्लॉक नं: ठाकुर विलेज कांदीवली पु मुं, रोड नं: --, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं -BZZPS8907F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश डी पाठक वय:-45; पत्ता:-प्लॉट नं: सी/505, माळा नं 5 वा मजला, इमारतीचे नाव: इंजिनियरिंग बाँय हॉस्टेल, ब्लॉक नं: ठाकुर विलेज कांदीवली पु मुं, रोड नं: --, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AMZPP2930M 2): नाव:-सुमन एस पाठक वय:-45; पत्ता:-प्लॉट नं: सी/505, माळा नं 5 वा मजला, इमारतीचे नाव: इंजिनियरिंग बाँय हॉस्टेल, ब्लॉक नं: ठाकुर विलेज कांदीवली पु मुं, रोड नं: --, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AWQPP1042H
(9) दस्तऐवज करून दिल्याचा दिनांक	30/11/2017
(10) दस्त नोंदणी केल्याचा दिनांक	30/11/2017
(11) अनुक्रमांक, खड व पृष्ठ	10021/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	375000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह. दुय्यम निबंधक
मुंबई उपनगर

मुल्यांकनसाठी विचारात घेतलेला तपशील

मुद्रांक शुल्क आकारताना नियडलेला अनुषंग

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र - ९
मुंबई उपनगर जिल्हाश्री/श्रीमती... वरिष्ठ मित्रा...
यांस त्यांचे ता. ०६/१२/१७ च्या अर्ज क्र
अर्जानुसार नदरकृत दिली.
दि. ०६/१२/१७ सा. क्र. ००६७०६

सह. दुय्यम निबंधक, बोरीवली - ९

Sumen Parthak

गावाचे नाव : 1) पोयसर

करारनामा

7500000

टट्याच्या
कारणी देतो की
वे)

6970017.6

मा व घरक्रमांक

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 701 सी विंग, माळा नं: 7 वा मजला, इमारतीचे नाव: बिल्डींग नं 1 एन जी सन सिटी फेस 1 सीएचएस लि, ब्लॉक नं: ठाकुर विलेज, रोड : कांदीवली पु मुं 101((C.T.S. Number : 874 ;))

1) 42.12 चौ.मीटर

डी देण्यात असेल

रणा-या/लिहून
नाव किंवा
हुकुमनामा किंवा
वादिचे नाव व

1): नाव:-कुणाल विनोद शाह वय:-31; पत्ता:-प्लॉट नं: सी/701, माळा नं: 7 वा मजला, इमारतीचे नाव: बिल्डींग नं 1 एन जी सन सिटी फेस 1 सीएचएस लि, ब्लॉक नं: ठाकुर विलेज कांदीवली पु मुं, रोड नं: --, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-BFLPS0833L
2): नाव:-भावना विनोद शाह वय:-57; पत्ता:-प्लॉट नं: सी/701, माळा नं: 7 वा मजला, इमारतीचे नाव: बिल्डींग नं 1 एन जी सन सिटी फेस 1 सीएचएस लि, ब्लॉक नं: ठाकुर विलेज कांदीवली पु मुं, रोड नं: --, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-BZZPS8907F

णा-या पक्षकाराचे
पालयाचा
श
नाव व पत्ता

1): नाव:-सुरेश डी पाठक वय:-45; पत्ता:-प्लॉट नं: सी/505, माळा नं: 5 वा मजला, इमारतीचे नाव: इंजिनियरिंग बाँय हॉस्टेल, ब्लॉक नं: ठाकुर विलेज कांदीवली पु मुं, रोड नं: --, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AMZPP2930M
2): नाव:-सुमन एस पाठक वय:-45; पत्ता:-प्लॉट नं: सी/505, माळा नं: 5 वा मजला, इमारतीचे नाव: इंजिनियरिंग बाँय हॉस्टेल, ब्लॉक नं: ठाकुर विलेज कांदीवली पु मुं, रोड नं: --, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AWQPP1042H

देल्याचा दिनांक

30/11/2017

याचा दिनांक

30/11/2017

व पृष्ठ

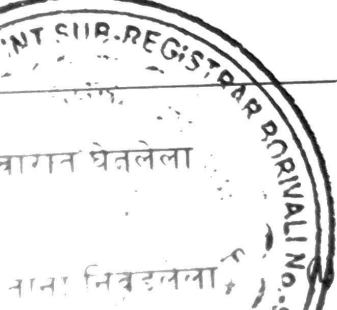
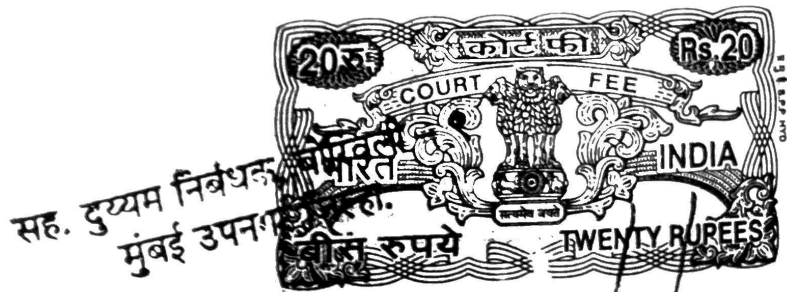
10021/2017

ाणे मुद्रांक शुल्क

375000

ाणे नोंदणी शुल्क

30000



within the limits of any Municipal Corporation or any Cantonment area

43/44 Ajanta Research Centre Chandigarh	Thakur Polytechnic Thakur Complex Mandi Vali (E) Munshik 400101	
	A-C-701, N.W. Surya bhari (MS) Ltd, Thakur village Mandi Vali (E)	
9082988272	9869525639	9004127471
pathak.sukriya3011@gmail.com	suresh.eje@poly.in	

RESPONDENCE [APPLICABLE] RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS

(II) PRESENT BANKER DETAILS

	STUDENT	PARENT / HUSBAND	CO-BORROWER / GUARANTOR
ABILITY			
TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

(III) DETAILS OF THE COURSE / STUDY [TICK (v) OPTIONS WHEREVER APPLICABLE]

MERIT / A	MERIT / MANAGEMENT QUOTA
COURSE	MS-Pharmaceutical science
Y	DIPLOMA / GRADUATION / POST-GRADUATION DEGREE / POST-GRADUATION DIPLOMA / PROFESSIONAL COURSE
STITUTION &	
COURSE IS FOR STUDIES	
TION (CITY, PIN,	YES / NO
UTION OR	
COURSE	
ANCEMENT OF COURSE	
ETION OF COURSE	

Share Certificate No. 0110

Member's Reg. No. 110

No. of Shares 05

Share Certificate



PHASE I CO-OP. HSG. SOCIETY LTD.

(Registered under Maharashtra Co-operative Societies Act, 1960)
Registration No. MUM/WR/HSG/TC/13943/2007-2008/Year 2007. Dt. 03.09.2007

Authorised Share Capital Rs. 250/- divided into 5 shares each of Rs. 50/- only

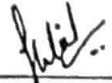
This is to certify that Mr./Mrs./Ms./M/s. Kalpesh K. Patel & Falguni K. Patel.


is the Registered Holder of 05 fully paid up shares of Rs. Fifty each numbered from 546 to 550 both inclusive, in **NG SUNCITY Phase I Co-operative Housing Society Ltd.** subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at NG Suncity Phase I CHS Ltd.

Mumbai - 400 101 on this 1st day of April 2009


Chairman


Hon. Secretary


Auth. M. C. Member

Suman Pathak

Memorandum of Transfers of the Within mentioned Shares

Date of Transfer	Trans. No.	No of Transferor	To Whom Transferred	Regn No of Transferee	Chairman	Secretary	Witnesses M. C. Member
10.1.16	780	110	Mr. Kunal Vinod Shah & Mrs. Bhavana Vinod Shah	780	<i>M. S. Pathak</i> 22/02/18	<i>A. S. Pathak</i> 22/02/18	<i>S. S. Pathak</i> 4/3/18
28.1.18	827	780	Mr. Suresh D. Pathak & Mrs. Suman S. Pathak	827	<i>M. S. Pathak</i> 01/03/18	<i>A. S. Pathak</i> 28/02/18	<i>S. S. Pathak</i> 4/3/18

Suman Pathak

N.G. SUNCITY PHASE-I CO-OP.HSG.SOC.LTD.
MUM/ W-R/ HSG/ TC/ 13943/ 2007-2008 DT.03.09.2007
THAKUR VILLAGE, KANDIVALI (EAST), MUMBAI - 101
(TEL 4264 7404/ INTERCOM - 500) (E-Mail-ngsuncityphase1@yahoo.com)

BILL

Name [1C701] MR.SURESH.D.PATHAK

Sq Ft 570.00 MRS. SUMAN.S.PATHAK

Bill No 110

Particulars BILL FOR THE MONTH OF APRIL 2023

Date 10/04/2023

Sr No	Nature of Charges	Amount
1	Service Charges	
2	Sinking Fund	1950.00
3	Repair Fund	57.00
4	Water Charges	171.00
5	Insurance Charges	75.00
6	Cultural Activity	13.00
7	Parking Charges(2 W)	125.00
8	Edu. & Training Fund	50.00
		10.00
NEFT DETAILS: SARASWAT BANK		
S B A/C NO :341200100077799		
IFSC CODE: SRCB0000341		
Total		2451.00
Arrears		11032.00 CR
Amount Due		8581.00 CR

Rupees Eight thousand five hundred eighty-one only

Notes 1>Discrepancy if any should be brought to the attention of the Secretary within 15 days from date of bill, otherwise no query will be entertained. 2>Cheque should be drawn in favour of "N G SUNCITY PHASE-I CO-OP HSG SOC LTD " 3>Mention your Bldg No , Wing & Flat No on reverse of the cheque 4>Pay dues on or before 25th of billing month failing int @21% p a will be charged on arrears

For N.G. SUNCITY PHASE-I CO-OP.HSG.SOC.LTD.

PREPARED BY : JWD FINANCIAL SERVICES LLP # TEL.NO. 02249744464/63

CHAIRMAN/ SECRETARY/ TREASURER

Suman Pathak

[Signature]

DR. J. B. SHAH ANTIQUARIAN
 KANDIVALI (EAST), MUMBAI-400 088
 NO. CHE/A-332/DPLWS/AR/11

26 AUG 2005

To:
 Shri Narendra Gupta of
 R.N.A. Builders (N.A.),
 Owner.

Subject: Permission to occupy the completed bldg.
 No. 1 on sub-plot No. A1 bearing C.T.S.
 No. 874/C/3 of village Poisar Taluka
 Borivali D.S.O. at Kandivali (East).

Sir,
 Ref: Your letter dt. 24.2.2005.

The development work of Bldg. No. 1 comprising of wing
 A - Ground + 8 upper floors, wings B & F - Ground + 7 upper
 floors and wing C, E & G - Ground (Pt.) + Stilt (Pt.) + 8 upper
 floors on sub-plot A1 bearing C.T.S. No. 874/C/3 of village Poisar
 situated at Taluka Borivali D.S.O. at Kandivali (East), Mumbai
 completed under the supervision of Shri H. S. Barot, Lic. Sur-
 veyor/Architect having Lic. No. B-57, Shri Jagdish Shah, Lic.
 Structural Engineer having Lic. No. ST/106 and Lic. Site Super-
 vizer, Shri Vivek D. Dabole, having Lic. No. H/6/SS-1, may be
 occupied on the following conditions:-

1. That the certificates under Section 270-A of B.M.C. Act shall
 be obtained from A.E.W.W. 'R/South' ward and a certified
 copy of the same shall be submitted to this office.
2. That all the remaining terms and conditions of the approved
 layout/sub-division/amalgamation shall be complied with.
3. That the Co. Op. Hsg. Society shall be formed and registered
 within three months from the date of issue hereof, or
 before B.C.C. whichever is earlier.

A set of certified completion plan is returned
 with.

Yours faithfully,

Ex. Eng. Bldg. Prop. (W.)



बरल-२/		
२५७७	२५	३६
२०१५		

Suman Pathak