

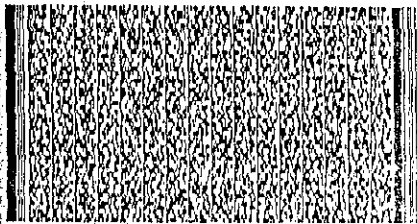


Registration and Stamp Department

Madhya Pradesh

86

Certificate of Stamp Duty



Stamp Details

Code of Registration and Stamp 01011723102018012736  
 Amount 1000  
 Stamp Duty (Rs.) 1000 Municipality Duty (Rs.) 0  
 Paid Duty (Rs.) 0 Upkar Amount (Rs.) 0  
 Amount (Rs.) 0  
 Type NON-JUDICIAL  
 Date & Time 23/10/2018 19:04:20  
 Provider or Issuer Details VIKAS NAHAR/SP011743006201500941  
 DRO/HO Details 262, Nahar Associates, Moti Tabela, Near Police Fire Station, Indore- Mo. 9893002492  
 Location INDORE-INDORE

Deed Details

Letter of Guarantee  
 Letter of Guarantee - One Thousand rupees  
 GUARANTEE AGREEMENT

First Party Details

MUKESH MAVJI BHANUSHALI S/O D/O W/O C/O MAVJI UMARSHI  
 201-KOMAL AVENU, AHILYA NAGAR EXTENSION, GOPUR CHOURAHA, INDORE  
 Madhya Pradesh INDIA  
 No. of Persons 2

Second Party Details

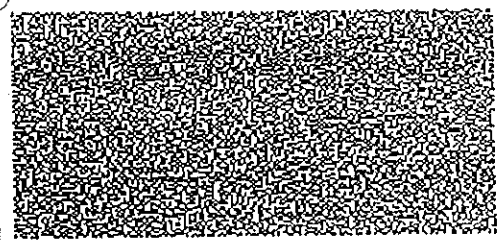
STATE BANK OF INDIA  
 (SME-3), 5, Y.N. ROAD, STATE BANK ADMINISTRATIVE BUILDING, INDORE  
 Madhya Pradesh INDIA  
 No. of Persons 1

**DEED AGREEMENT** This E-Stamp Paper is part and parcel of the document executed between 1. MUKESH BHANUSHALI S/O SHRI MAVJI UMARSHI BHANUSHALI, R/O 201-KOMAL AVENUE, AHILYA NAGAR, GOPUR CHOURAHA, INDORE & 2. MITHILESH KUMAR JHA S/O LATE SHRI GOVIND JHA, R/O 36-A, AR COLONY, ANNAPURNA ROAD, INDORE and STATE BANK OF INDIA (SME-3), 5, Y.N. ROAD, STATE ADMINISTRATIVE BUILDING, INDORE.

*[Signature]*  
*[Signature]*  
 Shanti M Bhanushali

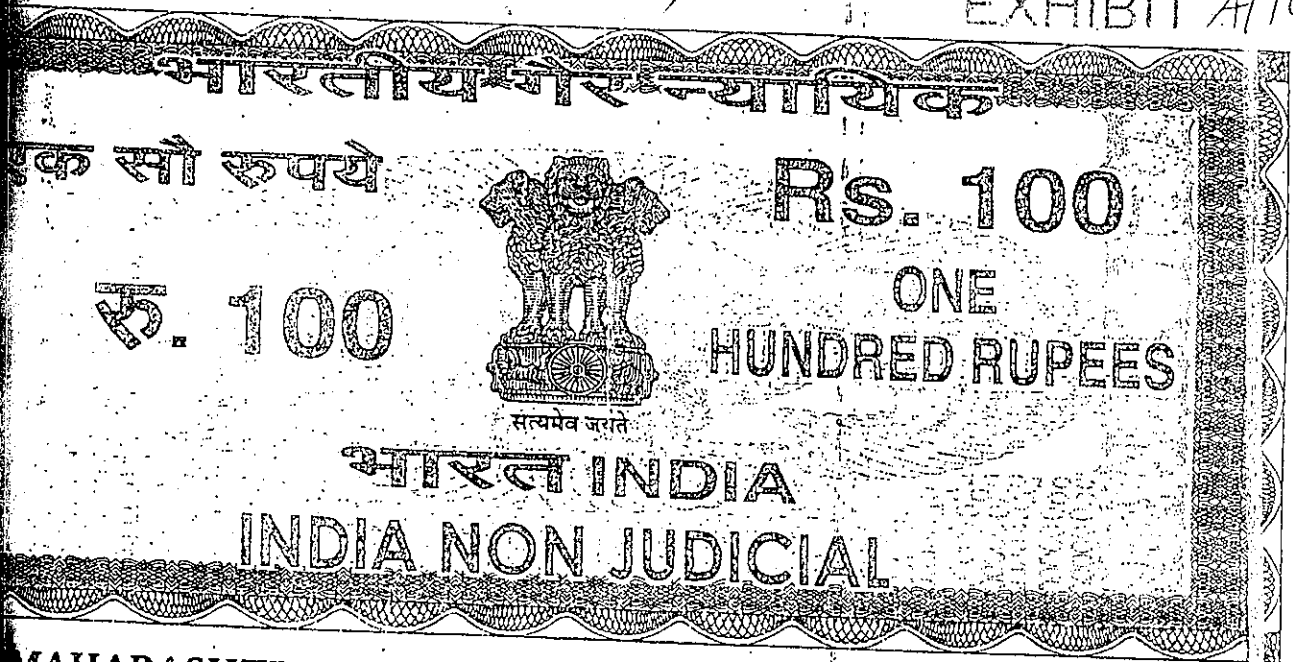
Signed by Vikas  
 23.10.23 19:04:22

CANCELLED

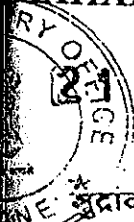


01011723102018012736





MAHARASHTRA



अदाक प्रमुख लिपिक  
कोषागार कार्यालय, ठाणे  
21/6/11

साईनाथ कम्युनिकेशन अॅण्ड प्रिण्टिंग सेन्टर EF 605074

पस. एल. II, लेव्हर १४, दुकान नं. ५४,  
कोषागार अंधादी, नवी मुंबई ४०० ४०९.

धतुसंख्या 5515 दिनांक 27 JUN 2011

नाम सवित्रा बाबुबाई

पते

दिनांक

परवाना क्र ४५/०९

श्री साईनाथ नानाभाऊ गैरे  
स्टॅम्प व्हेंडर

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SALÉ

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This Annexure is the True Copy of the Original Document.



	
स्टॅम्प पेपर विक्रीचे : पावला क्र. ४५/०९ पत्र: पत्र II, क्षेत्र-१६, खण २, ५९, कोपरकhairne, नवी मुंबई-४०० ००९.	
क्र. 253 पत्र. २ दिनांक 27/6/11	क्र. १८१११०३०४९ १८११०९८५१०
श्री. बा. रम. रम. जोके	श्री. बा. रम. रम. जोके
मालीगाना	रकम
100X1	100/-
आचारी आहेत !	रकम 100

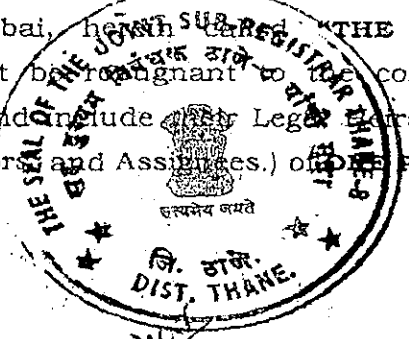
११३१ २-१९

**SALE-DEED**

This SALE-DEED is made and entered into Navi Mumbai on 27<sup>th</sup> day of June in the Christian Year 2011.

BETWEEN

Mr. BABAN GOVIND REVADKAR, (Pan No. AGQPR6683J), Age 53 years, Mr. SANDEEP BABAN REVADKAR, (Pan No. AJWPR8773L), Age 28 years Indian Inhabitants, R/at:- Flat No.301, Aashapura CHS., Sector-19, Koparkhairne, Navi Mumbai, hereinafter called "THE SELLER" (Which expression shall, unless it be repugnant to the context or meaning thereof deemed to mean and include their Legal Heirs, Executor, Legal representative Administrators and Associates.) of ONE PART.



*Bab*

*Sandeep*

*Shanti M.B*



AND

1. Mr. MUKESH MAVJI BHANUSHALI, Age 39 years, (Pan No.AACP6171B)
  2. Mrs. SHANTI MUKESH BHANUSHALI, Age 37 years, (Pan No.AXQP61573N),
- Both are R/at- Plot No.468, 2<sup>nd</sup> floor, Room No.203, Turbhe Gaon, Navi Mumbai, herein referred as "THE TRANSFEREE/PURCHASERS" (Which expression shall, unless it be repugnant to context or meaning thereof deemed to mean & include their Legal Heirs, Legal representative Administrator, and Assignees.) of OTHER PART.

DESCRIPTION OF PROPERTY

<u>WING</u>	<u>FLOOR</u>	<u>FLAT NO</u>	<u>PLOT NO</u>	<u>SECTOR</u>	<u>UNIT</u>
C	Third	301	247/A & 248/A	19 (GES)	Residential

NOTE: -

Koparkhairne, Navi Mumbai.

Admeasuring area: 644 Sq. fts, 59.85 Sq. Mtrs. (Built up area.)

BUILDING : Ground + floor

SOCIETY : AASHAPURA CO-OP.HSG.SOC.LTD.

REGD. NO :

Handwritten registration details in a box:  
 853 3-9c

SALE PRICE : Rs.16,00,000/- (Rupees Sixteen Lakhs Only).

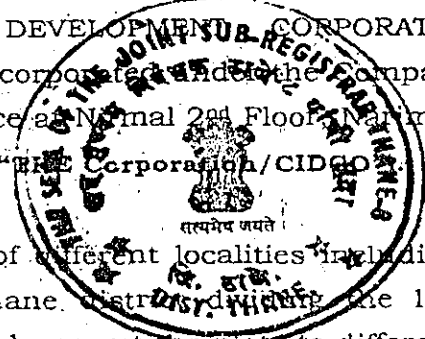
Herein referred as "THE SAID FLAT".

**AND WHEREAS**

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd., a Company incorporated under the Companies Act, 1956 and having its registered office at Normal 2<sup>nd</sup> Floor, Nariman point, Mumbai (hereinafter referred to as "THE Corporation/CIDCO".

**AND WHEREAS**

The CIDCO has prepared layout of different localities including G.E.S. plot in Koparkhairne area in Thane. The lands into separate plots with an intention to lease out the plots to different lessees enabling such lessees to develop the said plots by constructing thereon building as per the plans to the sanctioned by Navi Mumbai Municipal Corporation.



Handwritten signatures: *Prd.*, *Shanti M.B.*, *Shanti M.B.*



This Annexure is the True Copy of the Original.

**AND WHEREAS**

The State Government has acquired land within the designation area of New Bombay and vested the same in Corporation by and order duly made on that behalf as per the provision of Section 113 of the said act.

**AND WHEREAS**

By virtue of being the development authority the corporation has been empowered under section 118 of the said act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the state Government of the said act.

**AND WHEREAS**

By an Agreement dated 5<sup>th</sup> May 1994 made and entered into between the said CIDCO as a One part and Mr. Janardhan Waman Veta and 10 others, hereinafter collectively referred to as 'Said Owners/Licensee of the other part the said corporation agreed to grant to the licensee under Gachan Expansion Scheme (GES) a lease of all that piece or parcel of land bearing Plot No.A-247 & A-248, Sector-19, at village Koparkhairne (GES) Navi Mumbai containing by admeasuring 423.50 sq. mtrs. or theabouts and more contained in the said Agreement.

423.50 sq. mtrs. or	
423.50	8-2088

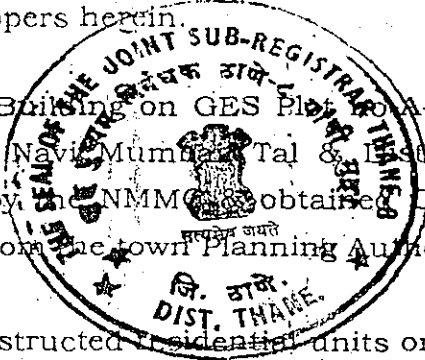


**WHEREAS**

The owners/Licensee i.e. Mr. Janardhan Waman Veta and 10 others have entered the Agreement dated 29<sup>th</sup> June 1996 between Licensee/owner and M/s. Tapovan Developers, assigned their development rights, title and interests and/or benefits under the said Agreement dated 5<sup>th</sup> May 1994 and the said property more particularly firstly described in the Schedule hereunder written in favour of the said M/s. Tapovan Developers the developers herein.

**WHEREAS**

The developer have constructed a Building on GES Plot No. A-247 & A-248, Sector no-19, Koparkhairne, Navi Mumbai, Tal & Dist-Thane in accordance with plans sanctions by the NMMC & obtained Completion Certificate/Occupancy Certificate from the town Planning Authorities.



**WHEREAS**

M/s. Tapovan Developers have constructed Residential units on GES Plot no. A-247 & A-248, Sector no-19, Koparkhairne, Navi Mumbai, Tal & Dist-Thane, accordance with plans approved & sanctions by Corporation & P.C. from Municipal Corporation of City of Navi Mumbai, dated 04.09.2008.

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*



**WHEREAS**

Developer have sale the one flat bearing flat no-301, C-Wing, GES Plot no-A-247 & A-248, Sect no-19, Koparkhairne, Navi Mumbai, Tal & Dist-Thane, adm Built up-644 Sq Fts. (built-up), to the original owner Mr. Balasaheb Baburao Chavan, as per the Agreement for Sale executed between M/s. Tapovan Developers & original member i.e. Mr. Balasaheb Baburao Chavan dated 1<sup>st</sup> July 2003 and the said agreement was registered in the office of TNN8 bearing document No.TNN8 - 04026 - 2003, receipt No.4040 on dated 02.07.2003.

**WHEREAS**

present sellers of this deed has purchased the said flat from the original owner Mr. Balasaheb Baburao Chavan, according to Agreement for Sale dated 16<sup>th</sup> March 2007 bearing Registered No.TNN11-01863-2007, bearing Receipt No.1943, dated 16.03.2007. Hence the sellers are absolute owner of the said flat.

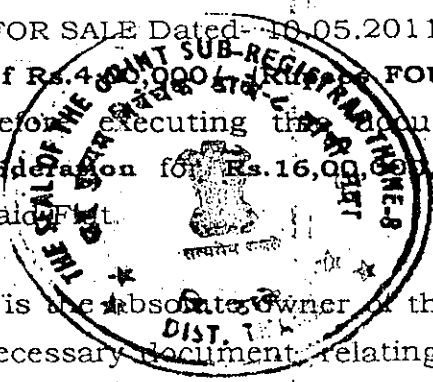
**WHEREAS**

Seller has agreed to sell & transfer & transferee has agreed to purchase & acquire all rights, title & interest of the Developer in the said flat together with permanent and absolute right of use and occupy the said flat for a consideration of value price i.e. Full and Final consideration of Rs.16,00,000/- (Rupees Sixteen Lakhs Only) for the said Flat

₹ 16,00,000/-  
४४३१ / ५-१०

**AND WHEREAS**

The Vendor has executed An AGREEMENT FOR SALE Dated 10.05.2011 with a part payment for sale of said Flat with Purchaser & the said document was duly registered under Sr.no- TNN-8-03294-2011, at the Office of Sub -Registrar of Assurances, Thane-8. The VENDOR at the time of executing the AGREEMENT FOR SALE Dated 10.05.2011, received PART PAYMENT CONSIDERATION of Rs.4,00,000/- (Rupees FOUR LAKHS Only) and today the VENDOR before executing this document has received the Full and Final consideration for Rs.16,00,000/- (Rupees Sixteen Lakhs Only) for the above said Flat.



**AND WHEREAS**

So Purchaser of the present deed is the absolute owner of the said flat and is fully seized & possessed necessary document relating thereof & further has absolute rights, title, interest, entitlement, benefit, and/or claim and/or demands whatsoever, in flat no-301, C-Wing, GES Plot no-A-247 & A-248, Aashapura Co-Op. Hsg. Soc. Ltd., Sect no-19, Koparkhairne, Navi Mumbai Tal & Dist-Thane, adm Built up-644 Sq Fts. (built-up), Tal & Dist Thane.

*[Handwritten signatures and names: Dewadkar, B. W. Humant, B. W. Humant]*



**AND WHEREAS**

The Vendor has sold and transferred to the Purchaser & purchase has acquire all right, title and interest of the Vendor in the said Flat together with permanent & absolute right of use & occupation of the said Flat.

**AND WHEREAS**

By a letter on dt- 02.05.2011 from society has permitted to transfer the said flat in name of Purchasers.

**AND WHEREAS**

The FINAL and FULL consideration of the said Flat as mutually agreed by both the parties is **Rs.16,00,000/- (Rupees Sixteen Lakhs Only)** and the VENDOR before executing of this document has received FULL AND FINAL consideration.

**AND WHEREAS**

The parties are desirous of recording the terms and conditions of the said **SALE DEED** in the manner hereinafter appearing.

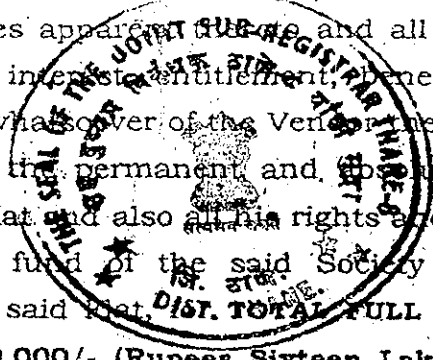
**AND WHEREAS**

The present sale is governed under all applicable Laws and more particularly under the MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1969, and also MAHARASHTRA OWNERSHIP OF FLATS ACT, 1963.

**NOW THIS AGREEMENT FOR RE-SALE WITNESSETH & IT IS MUTUALLY AGREED BETWEEN PARTIES AS FOLLOWS THAT :**

8439 E-9  
REGISTRATION NO. 8439 E-9  
MUMBAI

The Vendor has sold to the Purchaser and the Purchaser has purchase from the Vendor, the said flat no-301 C-Wing, GES Plot no-A-247 & A-248, Aashapura Co-Op. Hsg. Soc. Ltd., Sect no-19, Koparkhairne, Navi Mumbai, Tal & Dist-Thane, adm Built up-644 Sq Fts. (built-up), and more particularly described in the schedule hereinafter written, along with all the liberties privileges and advantages apparent and all the estate, possession, right, title, interest, entitlement, benefits and/or claim and/or demands whatsoever of the Vendor hereon in the said Flat together with the permanent and absolute right to occupation of the said Flat and also all his rights and claims on and upon the sinking fund of the said Society and other deposits relating to the said Flat. **DIST. TOTAL FULL AND FINAL consideration of Rs.16,00,000/- (Rupees Sixteen Lakhs Only)** is paid by the Purchaser.



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*[Handwritten signature]*

*[Handwritten signature]*



2. The Purchaser herein has paid to the Vendor a sum of **Rs.4,00,000/- (Rupees FOUR LAKHS Only)** on execution and registration of this agreement as part payment dt- 10.05.2011 and remaining full and final is paid by following order before execution of this present document.

a. **Rs.12,00,000/-** bearing Pay Order No.001295, drawn on HDFC Bank, Vartaknagar Branch, dt. 21.06.2011.

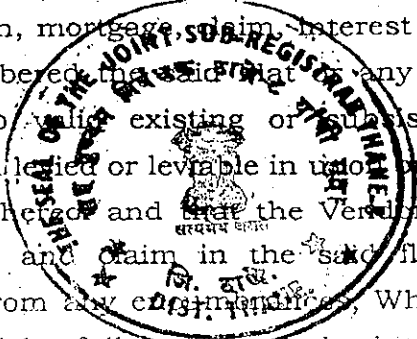
The payment and receipt whereof the Vendor doth hereby admit and acknowledge.

3. The Vendor has handed over, to Purchaser, the physical, vacant and peaceful possession of the said flat, including all the sect of keys of the said flat. It is agreed that from the date of receiving peaceful possession of the said flat, from the Vendor, the Purchaser has become absolute owner of the said flat and Vendor and/or his heirs, executors, administrators; assigns shall not claim any right, title or interest whatsoever thereafter.

4. The Vendor hereby has acquit, release and discharge the Purchaser forever on this behalf of this consideration and every part thereof upon receiving the full and final amount of consideration for sale of all his liberties, Privilege & advantages appurtenant thereto & estate, possession, right, title, interest entitlement, benefits, claims, and/or demand's, **Whatsoever in the said Deposits of the said Society in the said flat**

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5. The Vendor doth hereby declare, assure and covenant with the Purchaser that neither he nor any body on his behalf has created any charge, lien, mortgage, claim, interest or otherwise in any manner encumbered the said flat or any part thereof and that there is no valid existing or subsisting charge, attachment and/or lien, levied or leviable in and/or against the said flat or any part thereof and that the Vendor occupation, ownership, title, right and claim in the said flat are clear, marketable and free from any encumbrances, Whatsoever and the Vendor has good right, full power and absolute authority to sell and has sold transfer the said flat to the Purchaser in the manner aforesaid.



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

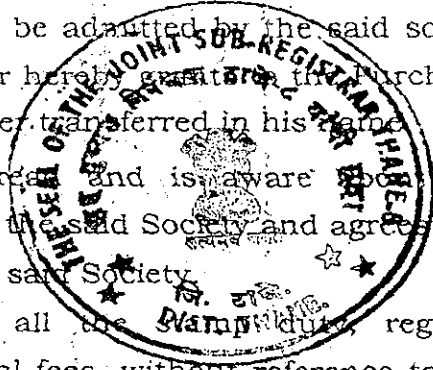
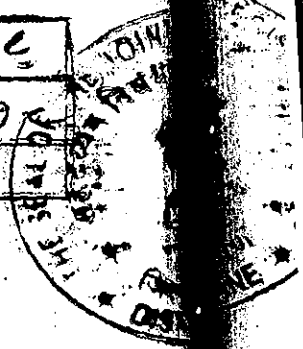
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- 5. The Vendor further declares that he has not entered into any agreement/agreements with any other person/persons in respect of the said flat and also no suit, Proceedings and/or litigations are pending against the said flat nor the said flat is a subject matter in any court of law.
- 7. The Vendor doth hereby covenant, that Purchaser has, received the possession of the said flat from the Vendor henceforth quietly and peacefully posses, use occupy and enjoy the said flat without any let, hindrance, denial, demand, interference, or eviction by the Vendor or any other person or persons lawfully or equitable claiming through, under or in trust for the Vendor.
- 8. The Vendor has render himself & paid all the arrears of outgoing, Electricity Charges, any other Money claims & dues, if any, prior to the date of handing over the possession of the flat, & to settle, satisfy, & discharge all former & other right, title, interest &/or claim, if any one whatsoever & of any nature whatsoever to the keep the interest of the Purchaser & his said flat.
- 9. The Purchaser on and from the date of taking over the possession of the flat is in charge to pay dues to the Society as also all other outgoing.
- 10. The Vendor shall execute all documents, application and transfer forms as required to get the said flat and the said Deposit in the said Society transferred in the name of the Purchaser and also that he be admitted by the said society as it's member. Further Vendor hereby grants to the Purchaser all rights to get the electric meter transferred in his name.
- 11. That the Purchaser has read and is aware of all the provisions of the byelaws of the said Society and agrees to abide by the laws and rules of the said Society.
- 12. The Purchaser has born all the stamp duty, registration charges, legal & professional fees, without reference to Vendor and is paid before the execution of this present document.
- 13. The Vendor shall, on request of Purchaser present himself at the office of the Sub-Registrar of Assurances, Navi Mumbai and admits execution of this SALE DEED.

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*Shanti M.B.*



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14. Vendor further agrees to obtain Income Tax Clearance Certificate under section 250 of the Income Tax Act, 1961, if required.

Description of Property under sale

Schedule of the Flat

All that residential Premises bearing flat no-301, C-Wing, GES Plot no-A-247 & A-248, Aashapura Co-Op. Hsg. Soc. Ltd., Sect no-19, Koparkhairne, Navi Mumbai, Tal & Dist-Thane, adm Built up-644 Sq Fts. (built-up).

ON Or towards the NORTH by :

ON Or towards the SOUTH by :

ON Or towards the EAST by :

ON Or towards the WEST by :

IN WITNESSES WHEREOF, both the parties hereto have hereunto and subscribed their hands on 27<sup>th</sup> day of June 2011 hereinabove written.

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SIGNED, SEALED AND DELIVERED,  
By the within named "Transferor",

*[Signature]*

BABAN GOVIND REVADKAR,

*[Signature]*

Mr. SANDEEP BABAN REVADKAR,



SIGNED, SEALED AND ACCEPTED,  
By the within named "Transferee",

*[Signature]*

1. Mr. MUKESH MAVJI BHANUSHALI

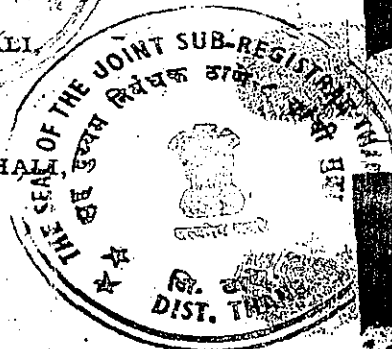
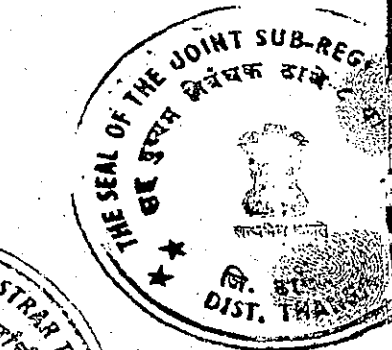
Shanti. M Bhanushali

2. Mrs. SHANTI MUKESH BHANUSHALI,

In the Presence of

1. *[Signature]*

2. *[Signature]*



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of the Original Document

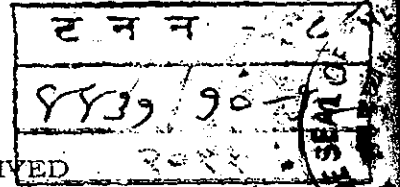


96

RECEIPT

We, Mr. BABAN GOVIND REVADKAR, Mr. SANDEEP BABAN REVADKAR, say Received a Cheque of sum of Rs. 12,00,000/- (Rs. Twelve Lakhs Only) by way of cheque and an amount of Rs.4,00,000/- (Rupees FOUR LAKHS Only) on execution and registration of this agreement as part payment on Dt. 10.05.2011, being FULL AND FINAL CONSIDERATION for residential premises i.e. flat no-301, C-Wing, GES Plot no-A-247 & A-248, Aashapura Co-Op. Hsg. Soc. Ltd., Sect no-19, Koparkhairne, Navi Mumbai, Tal & Dist-Thane, adm Built up-644 Sq Fts. (built-up), from

1. Mr. MUKESH MAVJI BHANUSHALI, 2. Mrs. SHANTI MUKESH BHANUSHALI.



*Babun Revadkar*

Mr. BABAN GOVIND REVADKAR,  
Mr. SANDEEP BABAN REVADKAR,  
(SELLER)

WITNESS

- 1) *[Signature]*
- 2) *[Signature]*



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**AASHAPURA CO-OPERATIVE HOUSING SOCIETY LTD.**

(Reg. No. NBOM/CIDCO/HSG (OH)/3226/JTR/2009-2010)

Plot No-247A & 248A, Sector-19, Koparkhairne, Navi Mumbai-400709

98

Date 02.05.2011

To Whom It May Concern.

This is to certify that Shri/Smt. B G REVADKAR

-----member of the society, having address at -----

AASHAPURA CO-OP HSG SOCIETY LTD Flat no. C-30

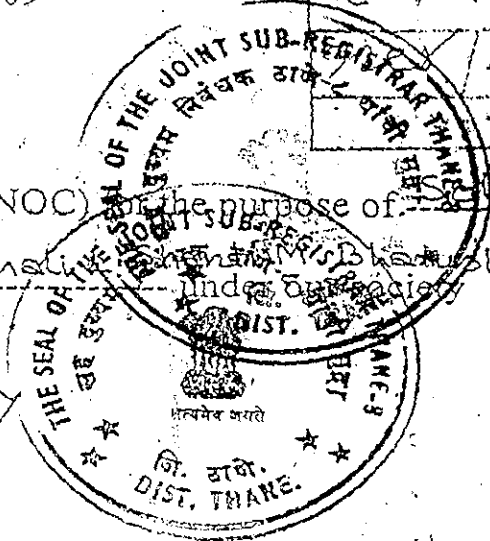
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Plot No. A 247/A 248, Sector No. 19

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Koparkhairne, Navi Mumbai-400709

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Issuing No Objection Certificate (NOC) for the purpose of document  
to Mr. Mukesh Mavji Bhanushali for the purpose of document  
rule.

No dues to society



CHAIRMAN/SECRETARY  
TREASURE

R. Rao

G. Neogi

G. NEOGI

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**नवी मुंबई  
महानगरपालिका**

**Navi Mumbai  
Municipal Corporation**

पहिला माळा, बेलापूर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : १७५७ ३७ ८५

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

जा.क्र./नरवि/भोप्र/ प्र. क्र. वी ०७१६/२००३/३००८  
दिनांक :- ०४/०९/२००८

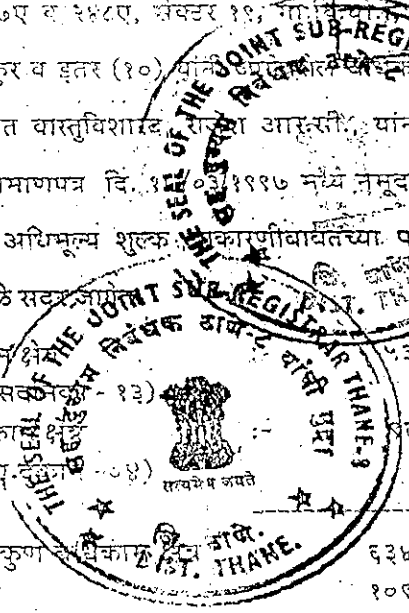
**भोगवटा प्रमाणपत्र**

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४४३९ ९३ १९  
नमुंमपा/नरवि/भोप्र/

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. ८१४५/१९९७, दि. १७/०३/१९९७.
- २) नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रक.
- ३) वास्तुविशारद राजेश आर.सी., यांनी दि. २५/१०/२००७ वा २५/१०/२००७ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुयंदा क्र. २४७ए व २४८ए, सेक्टर १९, गा.पंचायत नवी मुंबई या गा.पंचायत मालक श्रीमती जानकीबाई वी. दाकुर व इतर (१०) यांनी अधिमूल्य शुल्क आकारणीबाबतचे प्रमाणपत्र दि. २८/०४/२००३ रोजी दिले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद राजेश आर.सी., यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. १७/०३/१९९७ नवी नमुद कलत्याबाई व शर्ती तसेच महानगरपालिकेचे दि. ३१/०७/२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकाबाबत विविध शुल्क मूली बाबतची कार्यवाही केलेली आहे. त्यामुळे सदर जागेत

- १) निवासी वापराखालील बांधकाम क्षेत्र ५३८.६४४ चौ.मी.  
(निवासी वापराखालील एकूण सर्व क्षेत्र - १३)
- २) वाणिज्य वापराखालील बांधकाम क्षेत्र १६.०५२ चौ.मी.  
(वाणिज्य वापराखालील एकूण क्षेत्र - ०४)
- ३) बाल्कनी खालील बांधकाम क्षेत्र ६३४.६९६ चौ.मी.  
१०९.४२१ चौ.मी.



नुसार बापर करणेश परवानगी देण्यात येत आहे.

*(Signature)*  
नवी मुंबई महानगरपालिका

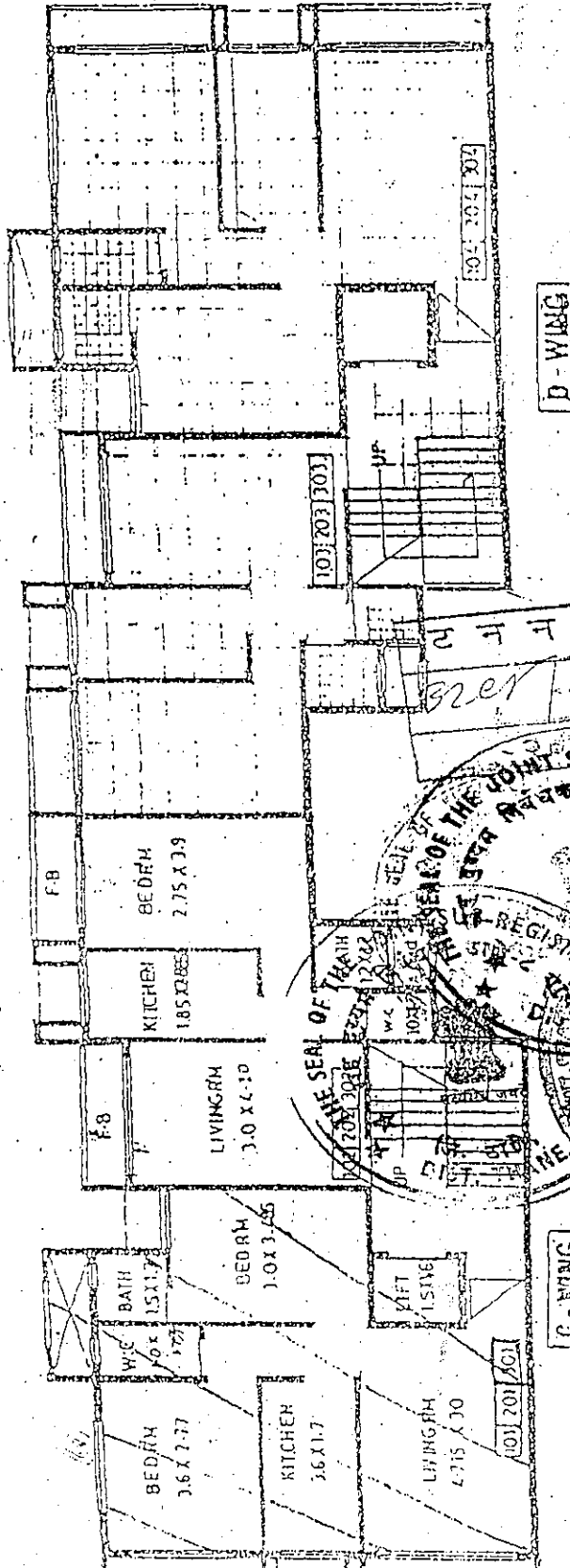
“जन्म असो वा मरण असो सर्व जणांचे नागरिकत्व आहे”

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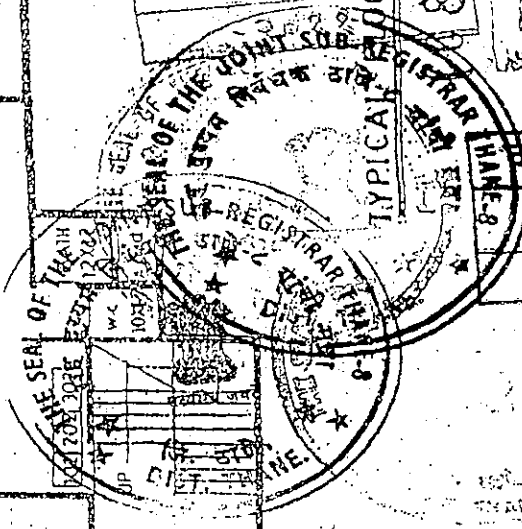
# TAPOVAN



D-WING

G-WING

32.07 40  
 TYPICAL FLOOR PLAN (1st flr)  
 (D-WING)



BLDG ON PLOT NOS. A 248 & A 247  
 AT KOPARKHARNE.

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