

513/7454

Monday, June 19, 2023

5:37 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 8093 दिनांक: 19/06/2023

गावाचे नाव: वसोवा

दस्तावेजाचा अनुक्रमांक: बदर17-7454-2023

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विनोय तंगदूर उडैयार

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

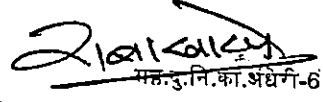
₹. 800.00

पृष्ठांची संख्या: 40

एकूण:

₹. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
5:56 PM ह्या वेळेस मिळेल.


मह. दु. नि. का. अधीन-6

वाजार मूल्य: ₹. 16155989.84 /-

मोबदला ₹. 19900000/-

भरलेले मुद्रांक शुल्क : ₹. 1194000/-

श्री. विनय तंगदूर, अंधेरी - ६,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1906202312593 दिनांक: 19/06/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003842053202324E दिनांक: 19/06/2023

वैकेचे नाव व पत्ता:

T. Vinay

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 20/06/2023

Valuation ID	202306197637		मूल्यांकन पत्रक (बाहेरी क्षेत्र - बांधीव)	19 June 2023, 04:37:16 PM
मूल्यांकनाचे वर्ष	2023	मुबई उपनगर)		
जिल्हा		49-वर्सावा (अहेरी)		
उप मूल्य विभाग		पुभाग: उत्तरेस समुद्र, पुर्वेस गावाची हद्द, दक्षिणेस गावाची हद्द व जयप्रकाश मार्ग व पश्चिमेस समुद्र.		
सर्वे नंबर/ग. भू क्रमांक:		सि टी एस. नंबर#1374		
वारिक मूल्य दर सरकायुसार मूल्यादर रु.				
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
116740	216760	249270	280300	216760
बांधीव क्षेत्राची माहिती				
बांधकाम क्षेत्र (Buil. Up)	64.39चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार-
बांधकामाचे वारिकरण-	1-आर सी सी	मिळकतीचे वस.	0 TO 2थर	बांधकामाचा दर -
उद्दवाहन सुविधा:	आहे	मजला -	1th floor To 2th floor	Rs.30250/-
रस्ता सामुह :				
Sale Type - Resale		First Sale Date - 14/12/2020		
Sale/Resale of built up Property constructed after circular da.02/01/2018				
मजला निहाय घट/वाढ				
		= 110% apply to rate= Rs.238436/-		
यशा-यानुसार मिळकतीचा प्राति चौ. मीटर मूल्यादर		=((वारिक मूल्यादर * खुल्या जमिनीचा दर) * यशा-यानुसार टक्केवारी * खुल्या जमिनीचा दर)		
		= (((238436-116740) * (100 / 100)) + 116740)		
		= Rs.238436/-		
A) मुखा मिळकतीचे मूल्य		= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र		
		= 238436 * 64.39		
		= Rs.1540581.24/-		
B) बाहेरस वाहन तळाचे क्षेत्र		13.94चौरस मीटर		
बाहेरस वाहन तळाचे मूल्य		= 13.94 * (216760 * 25/100)		
		= Rs.755408.6/-		
Applicable Rules		= .104.16		
एकत्रित अंतिम मूल्य				
		• मुखा मिळकतीचे मूल्य + तळाघराचे मूल्य + नई-नईत मजला क्षेत्र मूल्य + बाह्यवाग मजलीचे मूल्य + वरील गावीचे मूल्य + बाहेरस वाहन तळाचे मूल्य + खुल्या जमिनीतील वाहन तळाचे मूल्य + दमरती भूतलाचा खुलासा जागेचे मूल्य + बाहेरस बाळकती + भौतिकवात वाहनतळा		
		= A + B + C + D + E + F + G + H + I + J		
		= 1540581.24 + 0 + 0 + 0 + 755408.6 + 0 + 0 + 0 + 0 + 0		
		= Rs.16155989.84/-		

बदर-२७/		
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CHALLAN
MTR Form Number-6



GRN	MH003842053202324E	BARCODE	19 06 2023 16:07:48		Date	19/06/2023-16:07:48	Form ID	25.2									
Department	Inspector General Of Registration			Payer Details													
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)													
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6			PAN No.(If Applicable)	AKBPT0504B												
Location	MUMBAI			Full Name	VINOTH THANGADURAI UDAIYAR AND OTHER												
Year	2023-2024 One Time			Flat/Block No.	FLAT NO. 1104, 11th FLOOR, AVENUE,												
Account Head Details			Amount In Rs.	Premises/Building	VERSOVA ANDHERI TAPASYA CHSL												
0030045501	Stamp Duty		1194000.00	Road/Street	PLOT NO. 21, RSC-12, SVP NAGAR, MHADA, VERSOVA, ANDHERI WEST												
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI												
				Town/City/District													
				PIN		4	0	0	0	5	3						
				Remarks (If Any)	PAN2=AETPR2894C-SecondPartyName=SAMEER SHRIDHAR REDIJ-												
					<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td colspan="3" style="text-align: center;">बदर-१७/</td> </tr> <tr> <td style="text-align: center;">10848</td> <td style="text-align: center;">2</td> <td style="text-align: center;">00</td> </tr> </table>							बदर-१७/			10848	2	00
बदर-१७/																	
10848	2	00															
				Amount In Words	Twelve Lakh Twenty Four Thousand Rupees Only												
Total			12,24,000.00		२०२३												
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK													
Cheque/DD Details			Bank CIN	Ref. No.	02300042023061971895		011427619										
Cheque/DD No.			Bank Date	RBI Date	19/06/2023-16:09:38		Not Verified with RBI										
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA												
Name of Branch			Scroll No. , Date		Not Verified with Scroll												

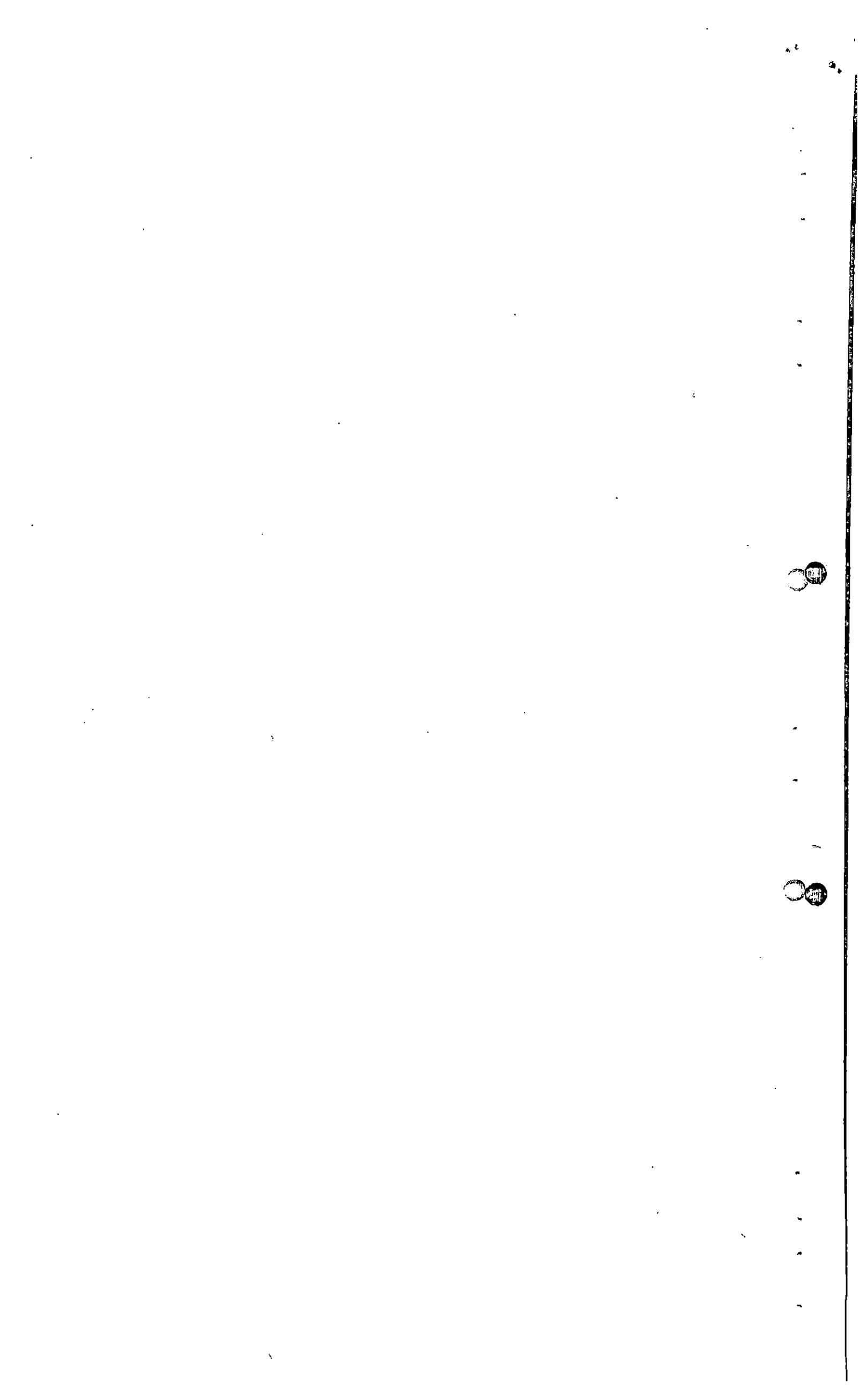
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9999999999

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताव्यासाठी लागू आहे. नोंदणी न करता केवळ सहायी सदर चलन लागू नाही.



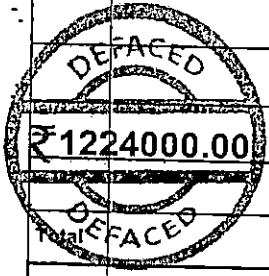




CHALLAN
MTR Form Number-6



GRN	MH003842053202324E	BARCODE	Date 19/06/2023-16:07:48		Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
		PAN No.(If Applicable)	AKBPT0504B		
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6	Full Name	VINOTH THANGADURAI UDAIYAR AND OTHER		
Location	MUMBAI	Flat/Block No.	FLAT NO. 1104, 11th FLOOR, AVENUE,		
Year	2023-2024 One Time	Premises/Building	VERSOVA ANDHERI TAPASYA CHSL		
Account Head Details		Amount In Rs.	Road/Street	PLOT NO. 21, RSC-12, SVP NAGAR, MHADA, VERSOVA, ANDHERI WEST	
0030045501	Stamp Duty	1194000.00	Area/Locality	MUMBAI	
0030068301	Registration Fee	30000.00	Town/City/District		
			PIN	4000053	
			Remarks (If Any)	बदल १७/	
			PAN2=AETPR2894C-SecondPartyName=SAMEER SHRIDHAR REDIJ-	७४४ ३ ००	
				२०२३	
			Amount In Words	Twelve Lakh Twenty Four Thousand Rupees Only	
		12,24,000.00			
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02300042023061971895 011427619
Cheque/DD No.		Bank Date	RBI Date	19/06/2023-16:09:38	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. , Date			



Department ID : 9999999999
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलान केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी केलेल्या दस्तऐवजासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-513-7454	0002010681202324	19/06/2023-17:37:26	IGR554	30000.00
2	(IS)-513-7454	0002010681202324	19/06/2023-17:37:26	IGR554	1194000.00
Total Defacement Amount					12,24,000.00

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बदर-१७/		
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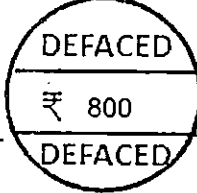


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1906202312593	Receipt Date	19/06/2023
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Received from VINOTH THANGADURAI UDAIYAR AND OTHER, Mobile number 9999999999, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 7454 dated 19/06/2023 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Suburban District.

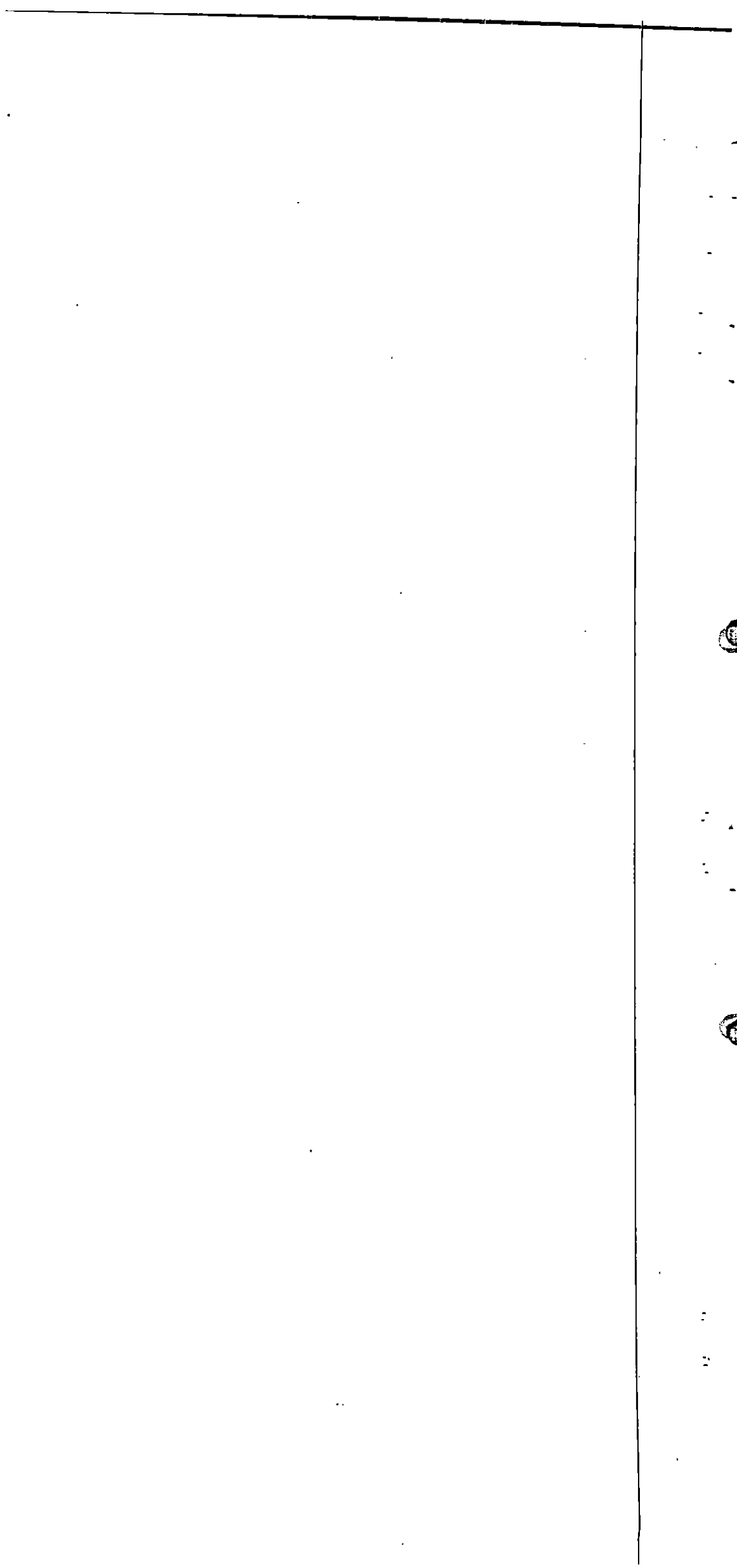


Payment Details

Bank Name	MAHB	Payment Date	19/06/2023
Bank CIN	10004152023061911673	REF No.	012371331
Deface No	1906202312593D	Deface Date	19/06/2023

This is computer generated receipt, hence no signature is required.





AGREEMENT FOR SALE

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THIS AGREEMENT FOR SALE is made and entered into at **MUMBAI**, on this 19th day of June, 2023

BETWEEN

1. **MR. SAMEER SHRIDHAR REDIJ**, aged 46 years (Pan No. **AETPR2894C**) (Aadhaar Card No. **9271 3966 9102**), having his address at D/504, Dheeraj residency, Link road, Opp Oshiwara, Bus Depot, Goregoan west, Mumbai, Mumbai suburban, Maharashtra- 400104, hereinafter referred to as the "**TRANSFEROR**" (which expression unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the

PART;

AND

1. **MR. VINOOTH THANGADURAI UDAIYAR**, aged 31 years (Pan No. **AKBPT0504B**) (Aadhaar Card No. **7948 4613 4080**),
AND
2. **MRS. SATHYA VINOOTH UDAIYAR**, aged 24 years, (Pan No. **EVOPM2879G**) (Aadhaar Card No. **7381 1166 2855**), both having their address at Plot No. 414, B- Wing, Andheri Anna Nagar, Shiv Shakti CHS, New Link Road, Near Star Bazar, Andheri West, Mumbai, Maharashtra- 400053, hereinafter

Transferor

Transferee 1

Transferee 2



T. Vinoth
Sathya

[Signature]
T. Vinoth

[Signature]

बदर-१७/		
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referred to as the "**TRANSFEEE/S**" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**;

WHEREAS:

1. That an Agreement for Permanent Alternate Accommodation dated **01.12.2020**, executed by and between **M/S. NEMINATH HOMES PVT. LTD.**, therein referred to as the Developers of the One Part and **VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LTD.**, therein referred to as the Society of the Second Part and **MR. GAUTAM KUMAR VERMA** therein referred as the Third part, then the said Developers in terms of the redevelopment of the said building has allotted the MR. GAUTAM KUMAR VERMA herein **residential** premises being Flat No. **1104**, on the **11th** Floor, admeasuring **601** Sq.ft. Rera Carpet area, alongwith One Car Parking Space with parking no. **24** under Stilt of the new redeveloped building now known as "**AVENUE**", of the said Society viz. **VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at Plot No. **21**, RSC-12, P. Nagar, MHADA, Versova, Andheri (West), Mumbai 400 (hereinafter called as **Said Flat**) in lieu of his surrender the Flat No. **A-25**, free of cost and on the terms and conditions contained in the said Agreement and the said Agreement is registered under No. **BDR-17/9596/2020**, dated **01.12.2020** with Sub-Registrar of Assurances, Andheri-6, Mumbai.

2. That **MR. GAUTAM KUMAR VERMA** sold the said Flat Premises to **MR. SAMEER SHRIDHAR REDIJ**

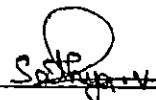
Transferor



Transferee 1

T. Vinodh

Transferee 2





(TRANSFEROR) by executing Agreement for Sale dated 14th December, 2020 and Registered vide Registration No. BDR17-10207-2020 dated 14th December, 2020.

3. That the "VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LIMITED" got Registered under M.S.C. Act 1960 vide Registration No. B.O.M. (KW) H.S.J. (TO) 6305/92-93.

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4. That by virtue of above MR. SAMEER SHRIDHAR REDIJ (TRANSFEROR), herein, became the sole, absolute and exclusive owner, fully seized, possessed of and well sufficiently entitled to premises Flat No. 1104, on the 11th Floor, admeasuring 601 Sq.ft. Rera Carpet area, alongwith One Car Parking Space parking no. 24 under Stilt of the new redeveloped building now known as "AVENUE", of the said Society viz. "VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LTD." situated at Plot No. 21, RSC-12, S.V.P. Nagar, MHADA Versova, Andheri (West), Mumbai 400 053, (hereinafter referred to as the "Said Premises").

5. That the Share Certificated was issued to MR. SAMEER SHRIDHAR REDIJ herein five (5) fully paid up shares of 50/- each bearing distinctive nos. from 121 to 125 (both inclusive) given under the share certificate no. 25, issued by the "VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LIMITED" (hereinafter referred as the "said shares").



6. MR. SAMEER SHRIDHAR REDIJ "THE TRANSFEROR" has agreed to sell to MR. VINOTH THANGADURAI

Transferor

[Signature]

Transferee.1

T. Vinoth

Transferee 2

[Signature]

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~~UDAIYAR & MRS. SATHYA VINOTH UDAIYAR~~, "THE TRANSFEREE/S" and have agreed to purchase from "THE TRANSFEROR" the said Flat No. 1104, on the 11th Floor, admeasuring 601 Sq.ft. Rera Carpet area, alongwith One Car Parking Space with parking no. 24 under Stilt of the new redeveloped building now known as "AVENUE", of the said Society viz. "VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Plot No. 21, RSC-12, S.V.P. Nagar, MHADA, Versova, Andheri (West), Mumbai 400 053, more particularly described in the "Schedule of the Property" hereunder written (hereinafter referred to as the "Said Premises"), together with all rights, title, interest, benefits, shares, sinking fund amount etc., on the following terms and conditions mutually agreed upon by and between the parties hereto.

7. "THE TRANSFEROR" further declares that his title over the said Flat premises is clear, marketable and free from all encumbrances.

8. The TRANSFEROR hereby agrees to sell, assign and transfer to the TRANSFEREE/S all his rights, title and interest in the said Flat premises on "as is where is" together with all the interest, benefits, advantages and privileges under the said Agreement from all liabilities and encumbrances whatsoever the total price / consideration thereof **Rs. 1,99,00,000/- (RUPEES ONE CRORE NINETY NINE LAKH ONLY).**

9. In pursuance of the said Agreement and in

Transferor

[Signature]

Transferee 1

S. Vinoth

Transferee 2

[Signature]



consideration of the payment of **Rs. 1,99,00,000/- (RUPEES ONE CRORE NINETY NINE LAKH ONLY)** excluding 1% (One percent) **TDS** (Tax Deducted at Source) made by the **TRANSFEEEE/S** to Income Tax Department and provide Challan/Receipt to the **TRANSFEROR** as per the terms and conditions of this Agreement being the full consideration of these presents and of from the same and every part thereof doth forever acquit, release and discharge the **TRANSFEEEE/S**, the **TRANSFEROR** hereby sell, assign and transfer to the **TRANSFEEEE/S** all his rights, title and interest in the said Flat premises on "as is where is basis" together with all the interest, benefits, advantages and privileges under the said Agreement free from all liabilities and encumbrances whatsoever.

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10. The stamp Duty and Registration charges will be paid by **THE TRANSFEEEE/S**.

NOW IT IS HEREBY AGREED DECLARED, AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

a. **"THE TRANSFEROR"** has agreed to sell, transfer and assign to **"THE TRANSFEEEE/S"** and **THE TRANSFEEEE/S** have agreed to purchase and acquire the said Flat No. 1104, on the 11th Floor, admeasuring 601 Sq.ft. Rera Carpet area, alongwith One Car Parking Space with parking no. 24 under Stilt of the new redeveloped building now known as "AVENUE", of the said Society viz. **VERSOVA ANDHERI TAPASYA CO-**



Transferor

[Signature]

Transferee 1.

T. Vinsay

Transferee 2

[Signature]

बदर-१७/		
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२०२३		

OPERATIVE HOUSING SOCIETY LTD., situated at Plot No. 21, RSC-12, S.V.P. Nagar, MHADA, Versova, Andheri (West), Mumbai 400 053, more particularly described in the "Schedule of the Property" hereunder written (hereinafter referred to as the "Said Flat Premises"), together with all the rights, title, interest, benefits, shares, with the incidentals rights to use, possess and occupy the said Flat premises in the registered Society to the **TRANSFEEEE/S** at all the valuable, cost / full and final and consideration of **Rs. 1,99,00,000/- (RUPEES ONE CRORE NINETY NINE LAKH ONLY)** excluding Stamp Duty and Registrations charges and excluding 1% (One percent) TDS (Tax Deducted at Source) as per the terms and conditions hereinafter mention.

SCHEDULE OF PAYMENT


THE TRANSFEEEE/S shall pay the consideration amount i.e. **Rs. 1,99,00,000/- (RUPEES ONE CRORE NINETY NINE LAKH ONLY)** including 1% (One percent) TDS (Tax Deducted at Source) i.e. **Rs. 1,99,000/- (RUPEES ONE LAKH NINETY NINE THOUSAND ONLY)** are as follow:


i. sum of **Rs. 47,01,000/- (RUPEES FORTY SEVEN LAKH ONE THOUSAND ONLY)** has been paid by the **MR. VINOTH THANGADURAI UDAIYAR & MRS. SATHYA VINOTH UDAIYAR**, being the Advance / Token Amount by the "THE TRANSFEEEE/S" to the " " on or before execution these presents, **The TRANSFEROR/S** being part consideration, paid consideration, paid towards the sale price of the

Transferor

Transferee 1

Transferee 2


T. Vinoth


Sathya Vinoth

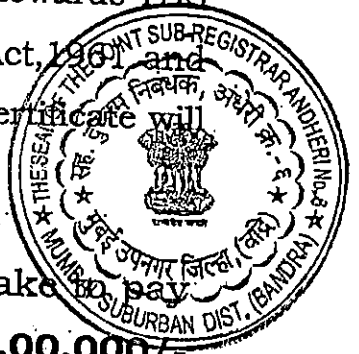


aforesaid Flat (Payment and receipt whereof "The **TRANSFEROR/S**" do hereby admit and acknowledge the same.)

ii. A sum of **Rs. 1,50,00,000/- (RUPEES ONE CRORE FIFTY LAKH ONLY)** has been taken as a Housing loan from any financial institute or his own contribution by the "**THE TRANSFEREE/S**" to pay to the "**The TRANSFEROR/S**".

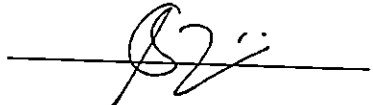
बंदर-१७/		
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iii. 1% (One percent) T.D.S. (Tax Deducted at Source) i.e. **Rs. 1,99,000/- (RUPEES ONE LAKH NINETY NINE THOUSAND ONLY)** will be deduct from the Agreement Value of **Rs. 1,99,00,000/- (RUPEES ONE CRORE NINETY NINE LAKH ONLY)** being the sum of payment towards TDS payable under section 194-IA- of Income tax Act, 1961 and make the payment of the above said Tax, the certificate will be handed over to the **Transferor**.



iv. "**THE TRANSFEREE/S**" agree and undertake to "**THE TRANSFEROR**" a sum of **Rs. 1,50,00,000/- (RUPEES ONE CRORE FIFTY LAKH ONLY)** within **SIXTY** days from the date of registration of this Agreement as and by way of Housing Loan Disbursement or any other alternate way, being the balance full and final consideration amount for the sale of the said Flat premises and against receiving the vacant and peaceful possession of the **said Flat**.

b. If "**THE TRANSFEREE/S**" fails to pay the part consideration amount within **SIXTY** days from the date of Registration of the said Agreement For Sale

Transferor 

Transferee 1. T. Vinoth

Transferee 2. 

बदर-१७/		
०४४	७२	७०
२०२३		

then "THE TRANSFEREE/S" will get the 15 days grace period to pay the part consideration amount. If "THE TRANSFEREE/S" fails to pay within the grace period then the said Agreement for Sale shall be cancelled by the "THE TRANSFEROR".

c. "THE TRANSFEROR" agrees and undertakes to handover to "THE TRANSFEREE/S" the vacant and peaceful possession of the said Flat premises against receiving the entire consideration amount and Possession charges.

d. "THE TRANSFEROR" hereby declares that he has in no way created any charge, claim or lien on the said Flat premises and that the said Flat premises hereby agreed to be sold is free from all claims, charges, lien, mortgage and encumbrances, should there be any claim from any person or persons, Government, Semi-Government authorities against the said Flat premises on account of any liability pertaining to title if found in future for the period prior to handing over possession. "THE TRANSFEROR" do hereby agree and undertakes to indemnify "THE TRANSFEREE/S" against such claim.

"THE TRANSFEREE/S" are entitled to become the co-members of the said society and also agrees to abide by the rules, regulations and bye-laws of the said society.

f. "THE TRANSFEROR" agrees and undertakes to sign and execute all acts and deeds including Sale Deed,

Transferor

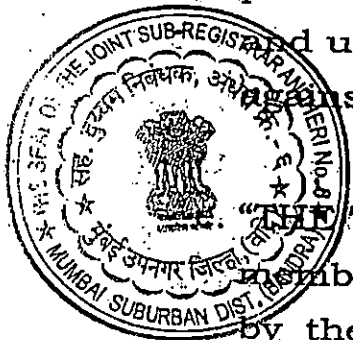
[Signature]

Transferee 1

T. Vinay

Transferee 2

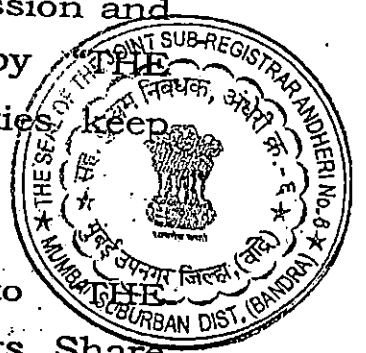
[Signature]



Affidavits, Declarations, Undertaking and other papers etc. in favour of "THE TRANSFEREE/S" and/or in favour of the society and/ or in favour of other Government/Semi-Government authorities for the effective transfer of the said Flat premises and all incidentals thereof in the names of "THE TRANSFEREE/S".

बंद-३७/		
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२०२३		

- g. "THE TRANSFEROR" agrees and undertakes to cooperate for getting the said Flat premises transferred in the records of the said society in the names of "THE TRANSFEREE/S" and get "THE TRANSFEREE/S" admitted as the member of the said society in place of "THE TRANSFEROR" and such transfer charges or donation payable to the said society on account of transfer of names will be borne by TRANSFEREE/S.
- h. "THE TRANSFEROR" has agreed to pay the society's dues, arrears and outgoings like maintenance, Municipal taxes, water charges, electricity charges, dues, repair fund, sinking funds etc., pertaining to the said Flat premises till the date of the possession and thereafter such charge will be paid by TRANSFEREE/S only and both the parties keep indemnified each other in this respect.
- i. "THE TRANSFEROR" shall handover to TRANSFEREE/S all the original documents, Share Certificate and other documents pertaining to the said Flat premises including full and final payment receipt from the Developers/Builders along with possession of the said Flat Premises.



Transferor

[Signature]

Transferee 1:

T. Vinoth

Transferee 2

[Signature]

बदर-१७/		
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२०२३		

"**THE TRANSFEROR**" hereby declares that there is no prohibitory order by any Government and/or local authority or injunction by any court restraining him from handing over and/or transferring the said Flat premises.

k. "**THE TRANSFEROR**" further declares that no attachment has been levied on the said **Flat** premises and further agrees to keep "**THE TRANSFEREE/S**" indemnified against any loss suffered by them on account of any liability pertaining to title if found in future for the period prior to handing over possession to "**THE TRANSFEREE/S**".

l. Notwithstanding any act, deed, matter or thing whatsoever made, done, committed or omitted or knowingly or willingly suffered to the contrary by them, "**THE TRANSFEROR**" or by any person lawfully or equitably claiming or to claim by, from, through, under or in trust for him, "**THE TRANSFEROR**" now has in herself good right, full power and absolute authority to grant, sell, transfer, convey, assure and assign the said Flat premises to "**THE TRANSFEREE/S**" and handover quiet, vacant and peaceful possession thereof to "**THE TRANSFEREE/S**" in pursuance as co-owners.



"**THE TRANSFEROR**" have represented to "**THE TRANSFEREE/S**" that:

i. He is exclusively entitled to the **said Flat premises** and is competent and entitled to sell, transfer and

Transferor _____ *[Signature]*

Transferee 1 _____ *T. Vinoyh*

Transferee 2 _____ *[Signature]*

assign the same to **"THE TRANSFEREE/S"** as provided herein without having to obtain the consent concurrence or permission ~~of any other~~ person.

0848	94	80
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- ii. His rights in the said Flat premises ~~is perfectly valid~~ and subsisting and the same have not been terminated or cancelled by the society or any other person/s competent to do so;
- iii. He has not entered into any Agreement or arrangement whatsoever with any other person/s for any purpose including for sale (except with **"THE TRANSFEREE/S"** herein) and he hereby agrees to indemnify and keep indemnified **"THE TRANSFEREE/S"** for the same.
- iv. His rights and authority to grant, sell and transfer the said Flat premises in favour of **"THE TRANSFEREE/S"** are absolutely clear marketable and free from all encumbrances ~~claims~~ and reasonable doubt.
- v. There are no proceedings pending in any court of law authority or before any authority in respect of concerning the **said Flat premises** and/or his right, title and interest thereto and therein.
- vi. Neither Income Tax nor any other public authority has issued any order restraining him from selling or disposing off the **said Flat premises** and there are no attachment or other prohibitory order issued by any competent court or authority preventing or restraining



Transferor

[Signature]

Transferee 1

T. Vinod

Transferee 2

[Signature]

o. This Agreement shall always be subject to the provisions contained in the Maharashtra Housing And Area Development Act, 1976 and rules framed under the same act from time to time and shall have overriding effects on such of the provision thereof.

०४४४		
१७	२०	

p. Both the parties agree and confirm that the recitals appearing hereinabove form integral part of this Agreement as if the same are set out in the body of the **Agreement** and both the parties here to deem to have recorded, repeated and confirm the recitals appearing hereinabove.

q. Both the parties hereto declare and confirm that they have understood the contents of this Agreement fully in their vernacular language and/or in English Language and they are fully aware about the legal status of the property and it shall be binding upon them and their legal heirs.



SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF FLAT NO. 1104, ON THE 11TH FLOOR, ADMEASURING 601 SQ.FT. RERA CARPET AREA, ALONGWITH ONE CAR PARKING SPACE WITH PARKING NO. 24 UNDER STILT OF THE NEW REDEVELOPED BUILDING NOW KNOWN AS "AVENUE", OF THE SAID SOCIETY VIZ. "VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LTD",

Transferor

T. Vinoy

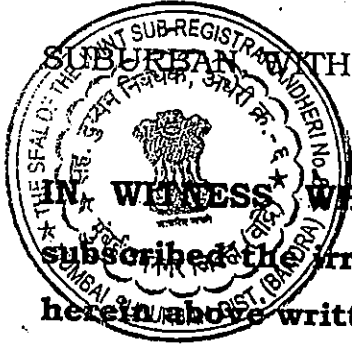
Transferee 1

Transferee 2

P. Vinoy

बदर-१७/		
७४४	१६	४०

SITUATED AT PLOT NO. 21, RSC-12, S.V.P. NAGAR, MHADA, VERSOVA; C.T.S. 1374/B/378, VILLAGE- VERSOVA, TALUKA - ANDHERI, K- WEST WARD OF THE MUNICIPAL CORPRATION OF GREATER MUMBAI, ANDHERI (WEST), MUMBAI 400 053, IN THE REGISTRATION OF DISTRICT OF MUMBAI CITY AND MUMBAI SUBURBAN WITHIN GREATER MUMBAI.



IN WITNESS WHEREOF the parties hereto have set and subscribed the respective hands-on the day and the year first herein above written.

SIGNED, SEALED AND DELIVERED

By the within named

"THE TRANSFEROR"

MR. SAMEER SHRIDHAR REDJI



SR



In the presence of

① Ravindra Shetty

② vilas khatkudave

vilas

SIGNED, SEALED AND DELIVERED

By the within named

"THE TRANSFEREE/S"

MR. VINOTH THANGADURAI

UDAIYAR



T. Vinoth



MRS. SATHYA VINOTH UDAIYAR

In the presence of

① Ravindra Shetty

② vilas khatkudave

Transferor

Sathya



Transferee 1: _____

Transferee 2: _____

बदर-१७/		
७४४४	१९	४०
२०२३		

RECEIPT

RECEIVED with thanks from within named the TRANSFEREE/S
MR. VINOTH THANGADURAI UDAIYAR & MRS. SATHYA VINOTH UDAIYAR paid a sum of **Rs. 47,01,000/- (RUPEES FORTY SEVEN LAKH ONE THOUSAND ONLY)** against the full and final consideration amount of **Rs. 1,99,00,000/- (RUPEES ONE CRORE NINETY NINE LAKH ONLY)** excluding 1% T.D.S for the said **Flat** mentioned in the Schedule of the Property.

Sr. No.	Cheque/ RTGS/ NEFT/ IMPS	Date	Bank	Amount
1.	RTGS	20-04-2023	Bank of Baroda	Rs. 3,00,000/-
2.	NEFT BARBZ23156690749	05/06/2023	Bank of Baroda	Rs. 2,00,000/-
3.	RTGS 315616017484	05/06/2023		Rs. 2,00,000/-
4.	NEFT BARBP23157656901	06/06/2023	Bank of Baroda	Rs. 2,00,000/-
5.	IMPS 315709104587	06/06/2023		Rs. 1,00,000/-
6.	RTGS	13/06/2023	Bank of Baroda	Rs. 10,00,000/-
7.	RTGS	13/06/2023	Bank of Baroda	Rs. 22,00,000/-
8.	RTGS	13/06/2023	Bank of Baroda	Rs. 5,00,000/-
9.	IMPS 2023061356702709	13/06/2023		Rs. 1000/-
		TOTAL		Rs. 47,01,000/-

I SAY RECEIVED

Rs. 47,01,000/-

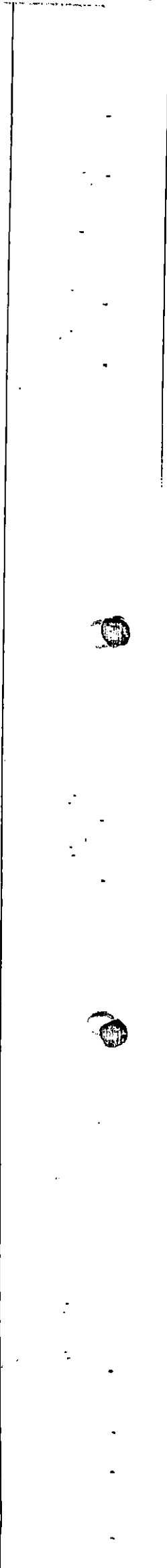
(RUPEES FORTY SEVEN LAKH ONE THOUSAND ONLY)

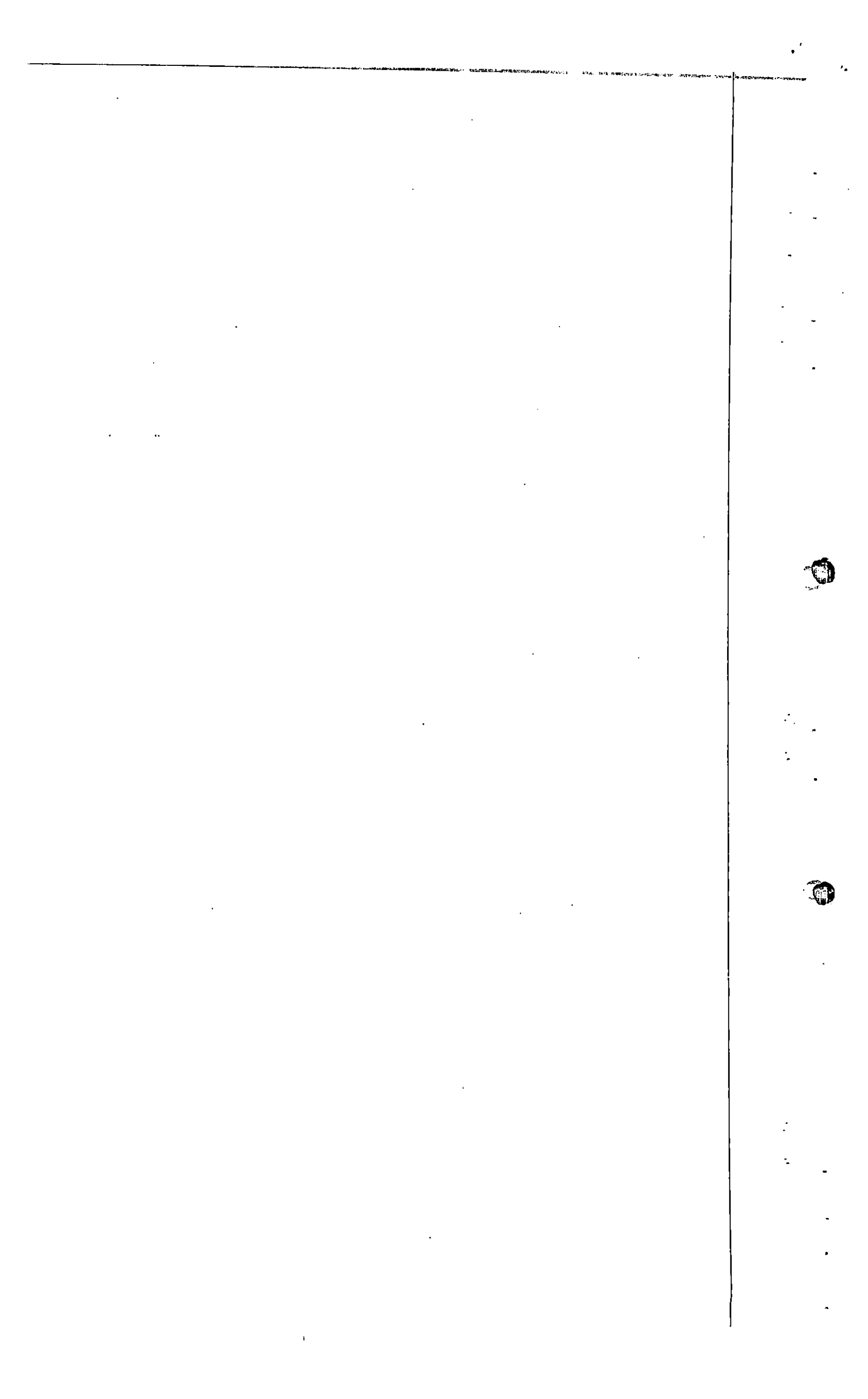

MR. SAMEER SHRIDHAR REDIJ
TRANSFEROR


Transferor _____

Transferee 1 _____

Transferee 2 _____





ॐ
वर्सोवा अंधेरी तपस्या सहकारी गृहनिर्माण संस्था मर्यादित, मुंबई.

नोंदणी क्र.: वी.ओ.एम. (डब्लू-के/प.) एच.एस.जी., (टी.ओ.) ६३०५/१९९२-९३

कार्यालय : ३०३, प्लॉट नं. ए.डी.२१, आर.एस.सी. १२, म्युनिसिपल के/वार्ड (प.) वर्सोवा, अंधेरी (प), मुंबई - ४०० ०५३.
tapasya.soc@gmail.com

Date:- 17/06/2023

To,
Mr. Sameer Shridhar Redij
Flat No. 1104
Versova Andheri Tapasya CHS Ltd,
Andheri (W), Mumbai - 400053

बंदर-१७/		
७४४	२१	४०
२०२३		

Dear Sir,

Sub:- No objection certificate for sale
of your flat no. 1104

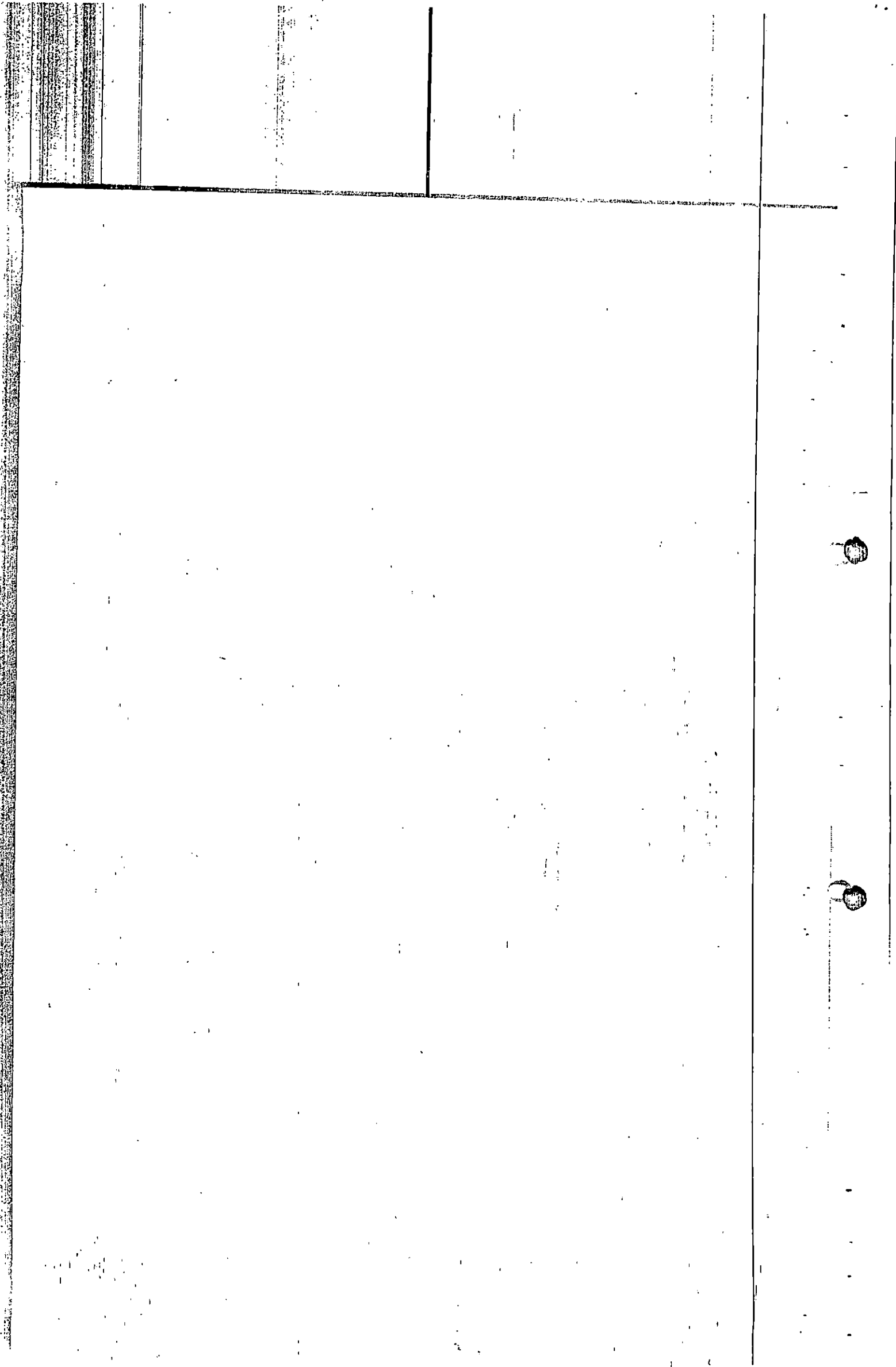
With reference to your letter dated 16/06/2023
intimating your intention to sell the flat no
to Mr. Vinoth Thangudurai Udaiyar and Mrs.
Sathya Vinoth Udaiyar, Society doesn't have
any objection in you selling the flat after
complying with all rules and regulations as per
the Society bye-laws.

Thanking You,

Yours truly,

वर्सोवा अंधेरी तपस्या सह. गृ.नि.संस्था (मर्यादित)
P.M. Mungel सचिव
खजिनदार





वसोवा अंधेरी तपस्या सहकारी गृहनिर्माण संस्था मर्यादित, मुंबई

नोंदणी क्र. सी. ओ. एम. (एच.एस. २५/११) एच.एस. सी. (डी.ओ.) ६३०/१९९२-९३

कार्यालय : प्लॉट नं. ए. व्ही. २७, आर. एस. सी. १२, न्युनिव्हिपल फ./वडोरी (प.) वसोवा, अंधेरी (प.) मुंबई - ४०००९३

Date: 11/09/2022

To
Mr. Sameer Shrinagar Redi
Plot No. 21, Versova Andheri Tapasya CHS Ltd.
Versova Andheri (West), Mumbai - 400053

नदर-१७/		
००१६	२२	१०

Subject: Regarding Car Parking allotment

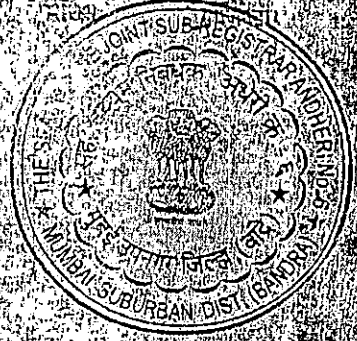
Respected Sir

We are hereby inform our society members with great pleasure that M/S Nemmath Homes Pvt Ltd has been agreed to allot One Car Parking for Each member of our Society for the said Flat No. 1106 Floor 11th Parking No. 24 (Twenty Four)

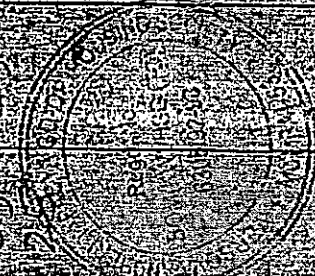

Thanking you
Yours Truly

For Versova Andheri Tapasya CHS Ltd

Pranav...
अध्यक्ष

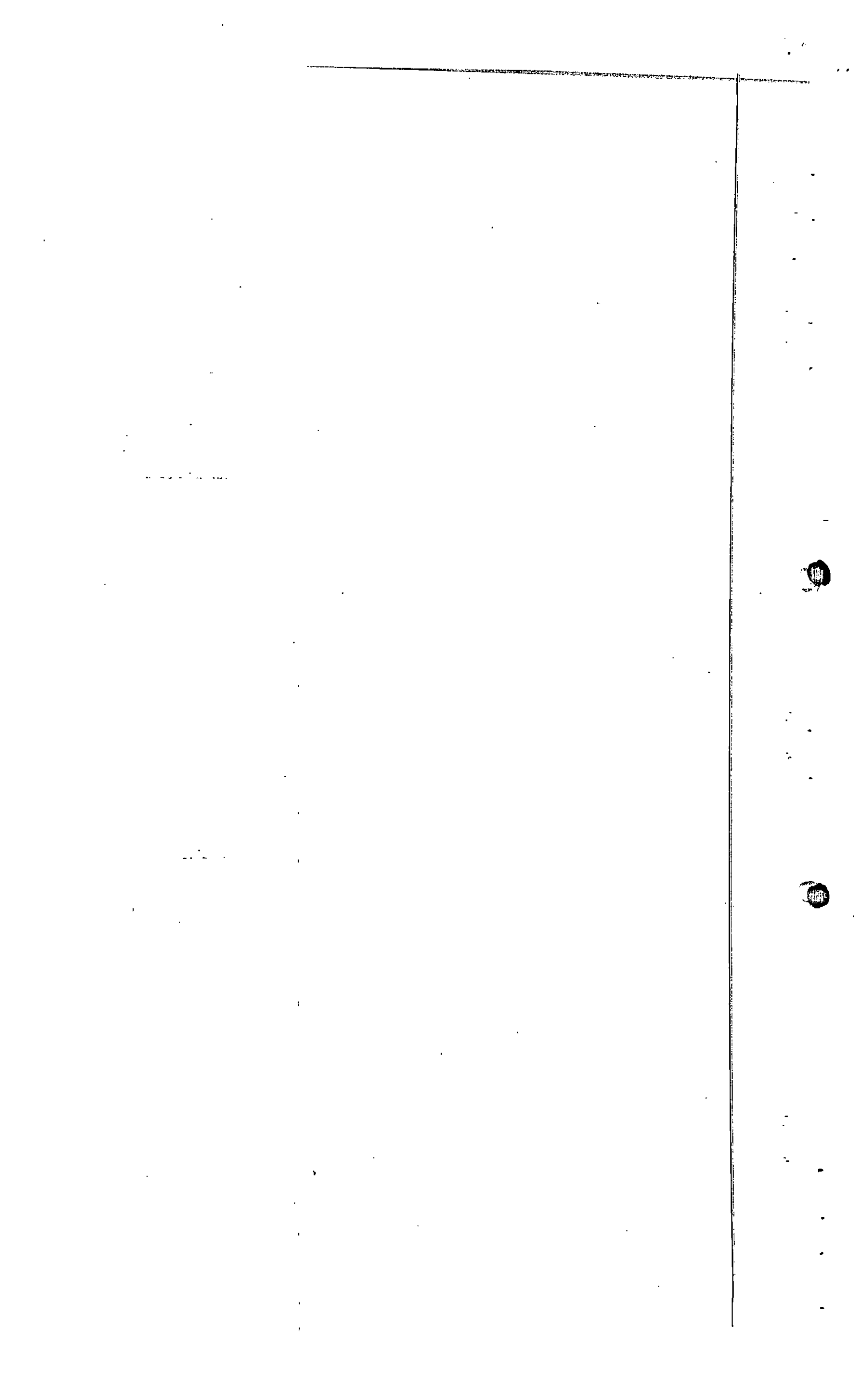


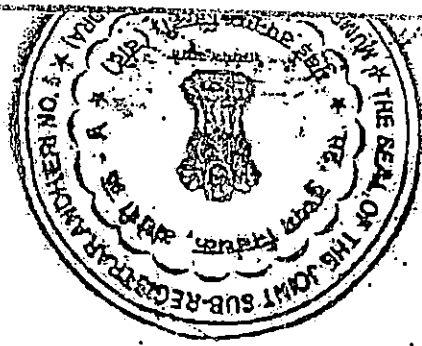


Memorandum of Transfers of the above mentioned Shares		WITNESSES	
No. of Shares	Reg. No.	No. of Shares	Reg. No.
Transferred	Transferred	Transferred	Transferred
105	25	105	25
			
Mr. Ganesh Lal Bakshi, Vendor Smt. Sangeeta Devi Badi		Mr. Ganesh Lal Bakshi, Vendor Smt. Sangeeta Devi Badi	

१७/११-२०२३
 २५/११/२३
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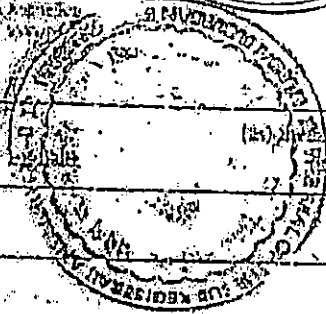


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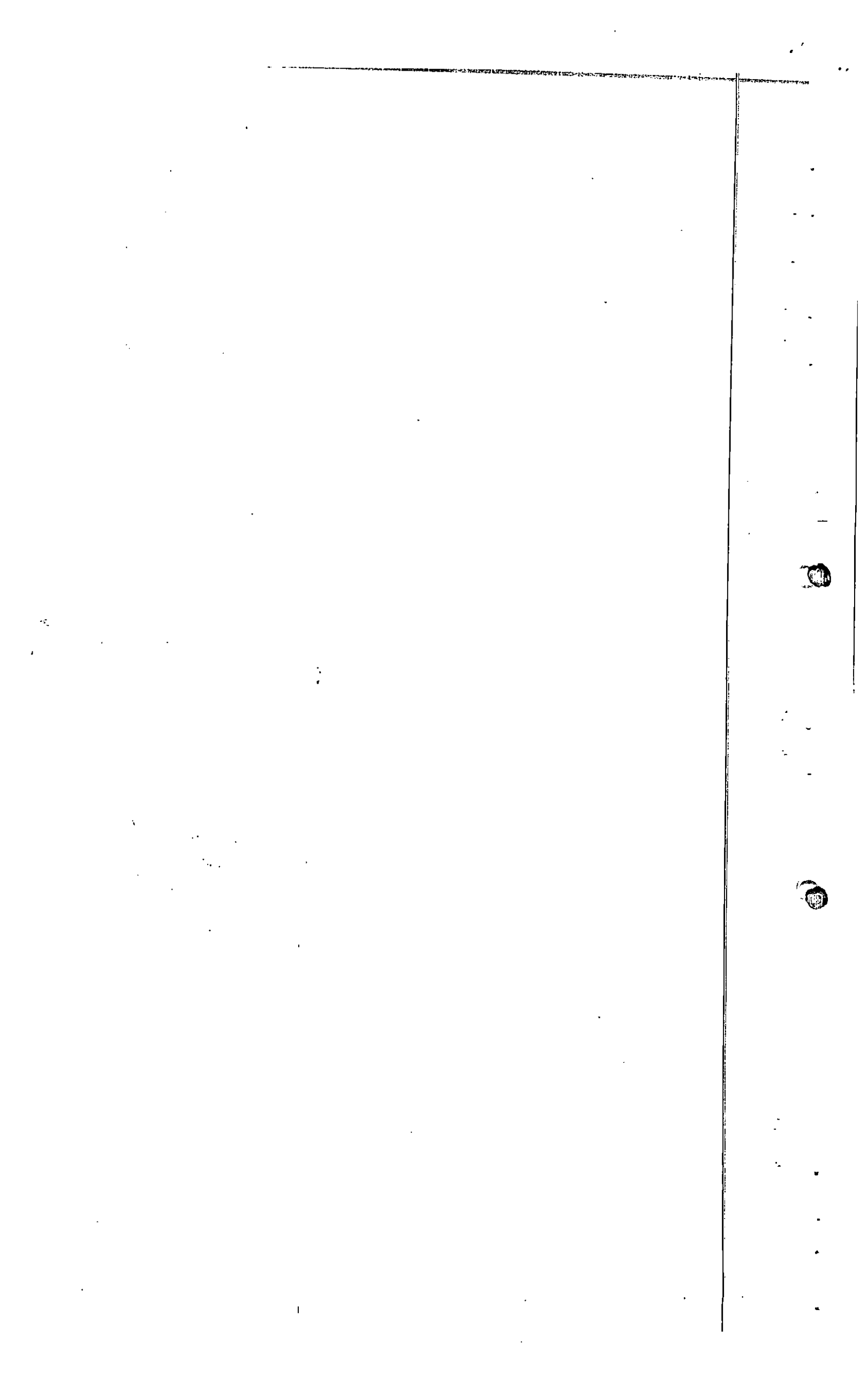
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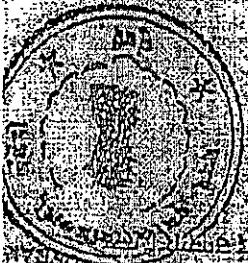
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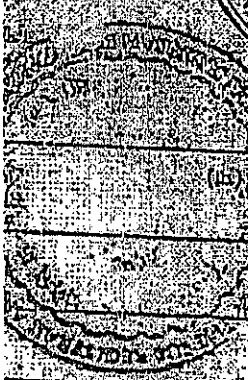


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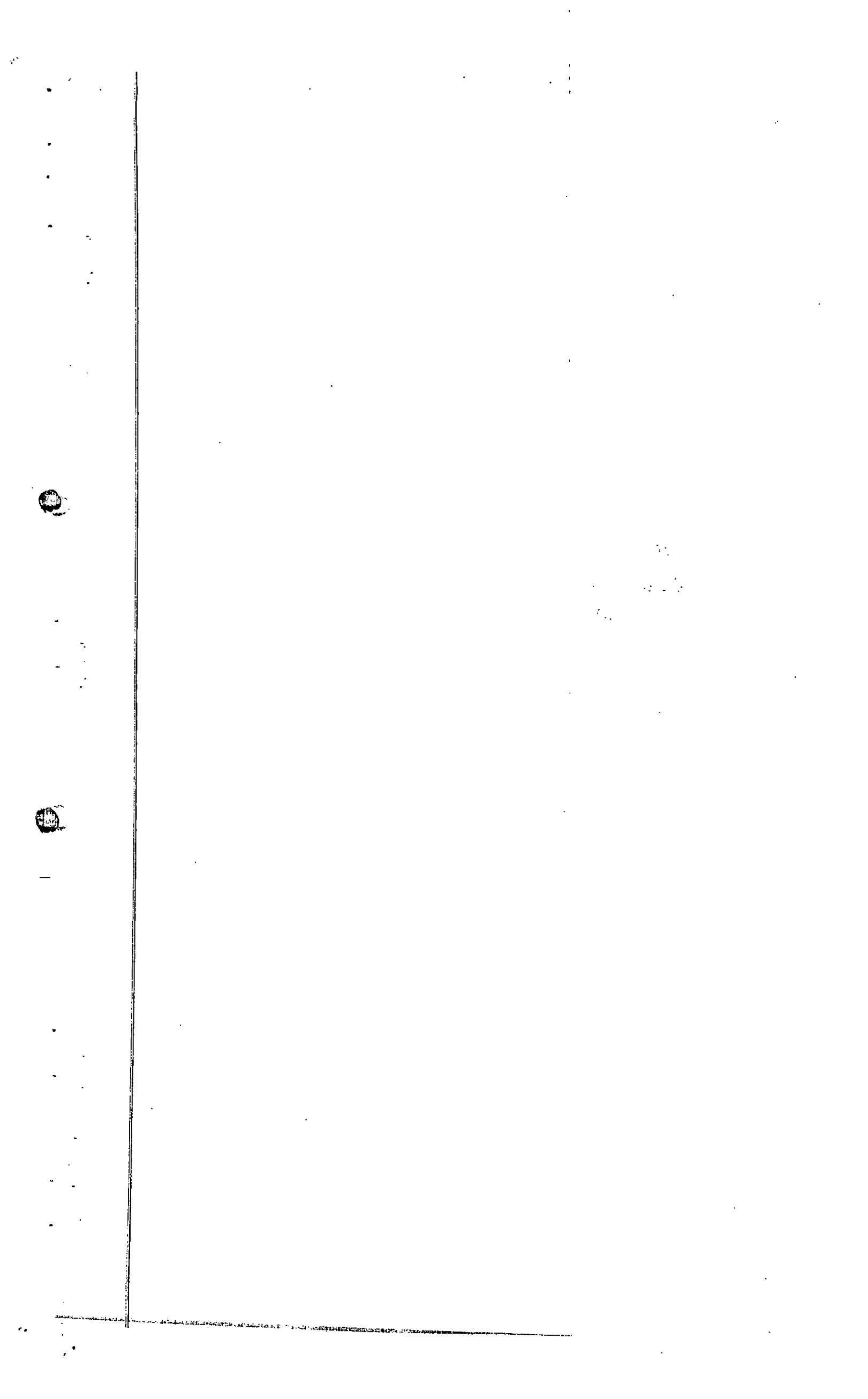
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बदर-१७/		
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२०२३		

बदर-१७	
७५४	२८
२०२०	

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
**MAHARASHTRA HOUSING AND
 AREA DEVELOPMENT AUTHORITY**

महाराष्ट्र
MHADA
 १०२०० २८

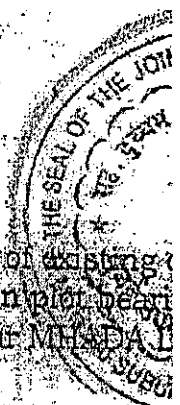
Building Permission Cell, Greater Mumbai / M

(A designated Planning Authority for MHADA layouts constituted as per Go
 Regulation no. TPB4315/167/CR-51/2018/UD-11 dtd. 23 May 2018)

PART OCCUPATION CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-108/172
 DATE- 07 JAN 2018

To
 Owner,
 M/s. Versova Andheri Tapassya CHSL,
 Survey no. 120 corresponding to
 CTS no. 1374/B/378 of village Versova,
 at SVP Nagar MHADA Layout, SVP Nagar,
 Andheri (West), Mumbai 400053.

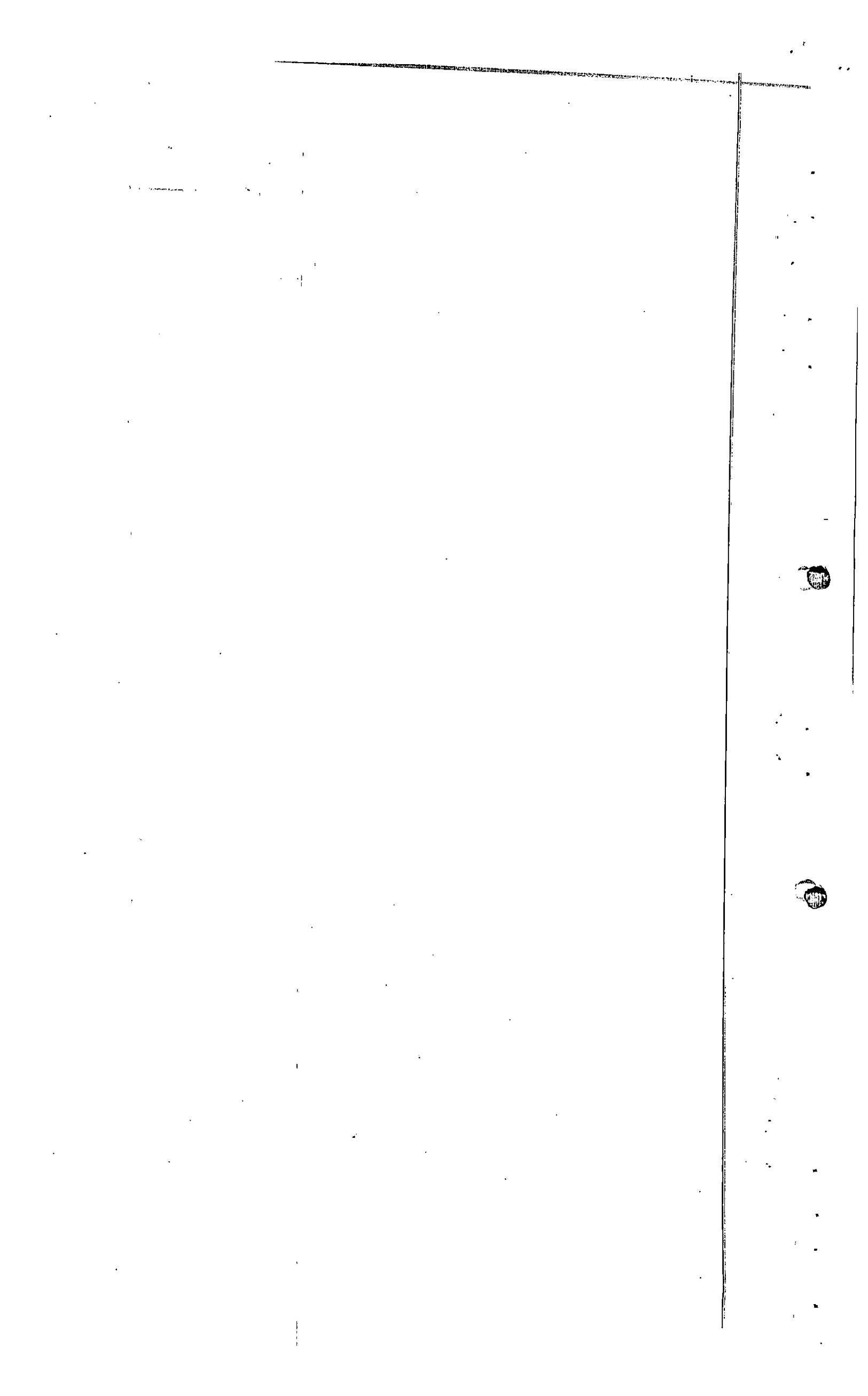


Subject: - Part Occupation Certificate for Proposed redevelopment of existing
 no. CD/2.1 known as Versova Andheri Tapassya CHSL on plot bearing
 no. 1374/B/378, S. no. 120 of village Versova, SVP Nagar MHADA
 at SVP Nagar, Andheri (West), Mumbai - 400053.

- Ref:** - 1. MCGM file no. u/no. CE/9728/WS/AK IOD Dated 29.01.2010.
 2. MCGM file no. u/no. CE/9728/WS/AK first CC dtd. 18.05.2010.
 3. MCGM file no. u/no. CE/9728/WS/AK 1st FCC dtd. 22.02.2011.
 4. MCGM file no. u/no. CE/9728/WS/AK 1st amended dtd. 02.06.2011.
 5. MCGM file no. u/no. CE/9728/WS/AK 2nd FCC dtd. 26.06.2012.
 6. MCGM file no. u/no. CE/9728/WS/AK 2nd amended dtd. 05.08.2012.
 7. MCGM file no. u/no. CE/9728/WS/AK 3rd FCC dtd. 24.12.2014.
 8. MCGM file no. u/no. CE/9728/WS/AK 3rd amended dtd. 17.04.2015.
 9. MCGM file no. u/no. CE/9728/WS/AK 4th FCC dtd. 25.05.2017.
 10. MHADA consent letter for part occupation certificate NO
 CO/MB/REE/NOC/F-138/101/2018 dated 15.01.2018
 11. Application Letter for Part O.C.C. from M/s. Ellora Project Consult
 dtd. 29.09.2018

Dear Applicant/Owners,

The Part development work of Residential & Commercial building



बदर-१७/		
२५६६	२८	५०
२०२०		

बदर-१७/		
७४४४	२८	८०
२०२३		

parking and (pt) for D.G. Room, + 2nd (pt) as podium floor for parking and (pt) Room,) +3rd (pt) upper floor fitness centre, and society office and (pt) floor resident + 4th to 15th floor + 16th to 18th (i.e. flat no 1 & 4) + 19th floor (flat no 1 only) + 22nd (pt) floor (i.e. flat No 1 & 4) for Residential users as Residential users on cluster no. CD/21 known as Versova Andheri Tapassya CHSL on plot bearing no.1374/B/378, S. no. 120 of village Versova, SVP Nagar MHADA Layout, at SV Andheri (West), Mumbai - 400053. Is completed under the supervision of Shri Dewoolkar L.S., Lic. No. D/294/LS, Shri. Nitin Jain, RCC Consultant, Lic. No. S and Shri. Pundalik Ankush Mestry, Site Supervisor, Lic. No. M/412/SS-III and Development Completion Certificate submitted by L.S and as per the Completion C issued by Chief Fire Officer, u/on FB/HR/R-III/253 dated 20.03.2018.

D.A.: Set of Plan.

बदर-१७/		
१०२०७	३०	३७
२०२०		

Yours Faithfully,

(Rajeev C. Sheth)
 Executive Engineer/B.P.Cell
 Greater Mumbai/ MHADA

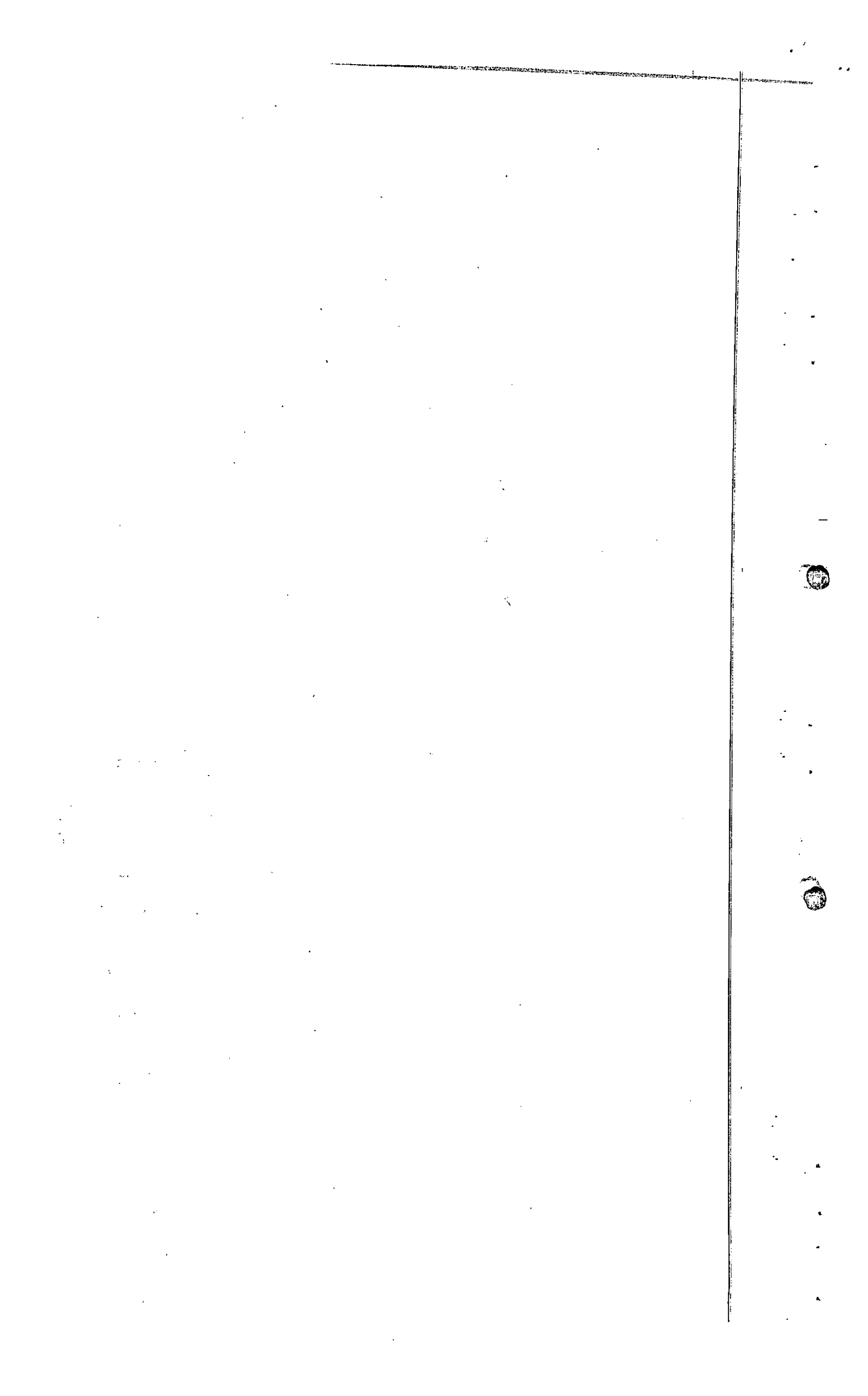
Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Asst. Commissioner K/W Ward (MCGM)
- 3) Architect / Layout Cell (PA MHADA)
- 4) A.A. & C. K/W Ward (MCGM)
- 5) A.E.W.W. K/W Ward (MCGM)
- 6) L.S. Shri. J.G. Dewoolkar



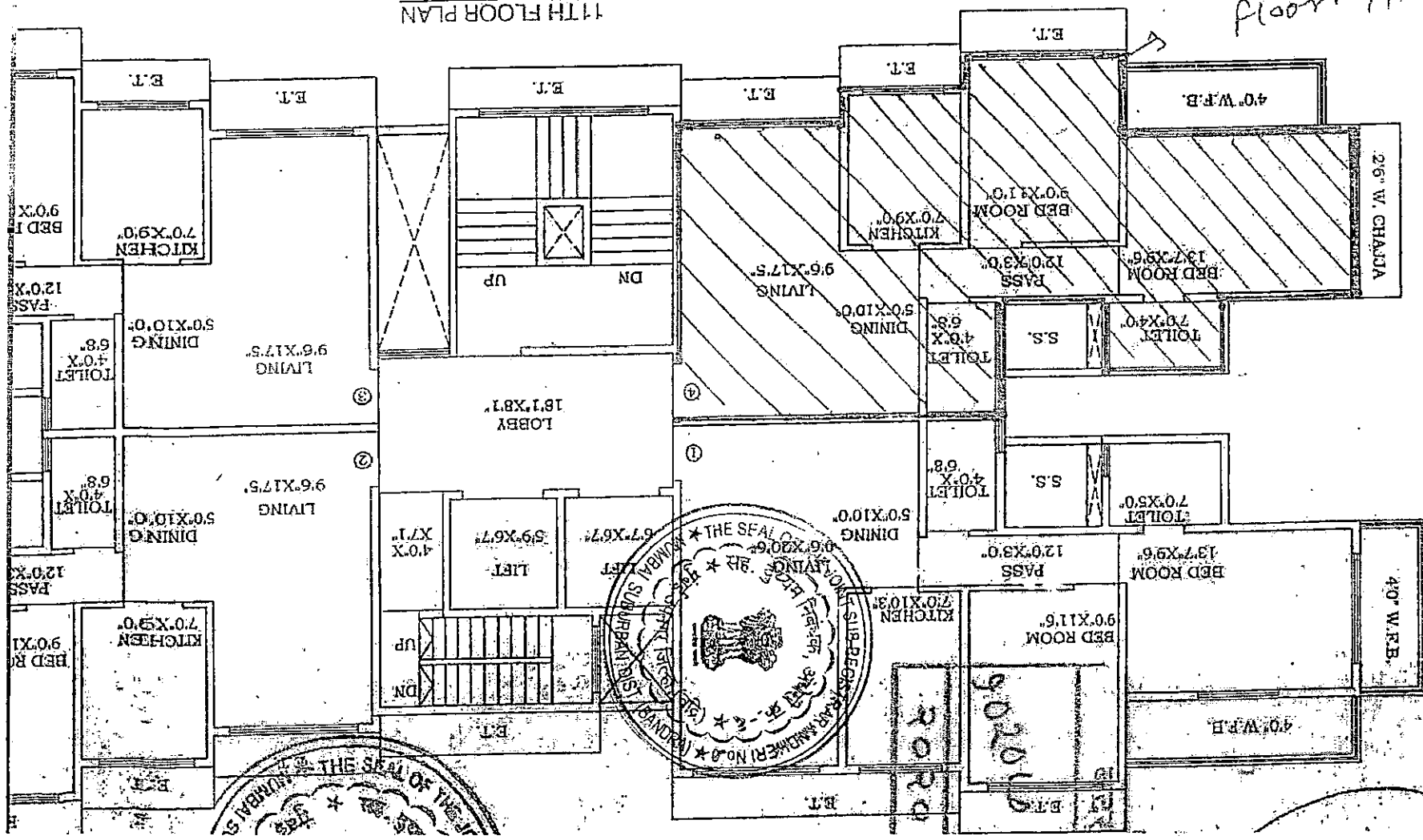
(Rajeev C. Sheth)
 Executive Engineer/B.P.Cell
 Greater Mumbai/ MHADA





PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

11TH FLOOR PLAN

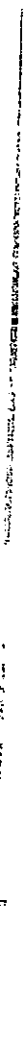


Plt No 2
Flat No 1104
Floor: 11th

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

2023	20	80	अप्र-१७/
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2020	90	90	अप्र-११
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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार
 पता:
 डी 504 धीरज रेजीडेंसी, लिंक रोड, ओशिवारा समोर
 बस डेपो, गोरगाव वेस्ट, मुंबई, मुंबई उपनगर,
 महाराष्ट्र - 400104

Address:
 D 504 DHEERAJ RESIDENCY, LINK ROAD, OPP
 OSHIVARA BUS DEPOT, GOREGAON WEST,
 Mumbai, Mumbai Suburban, Maharashtra - 400104

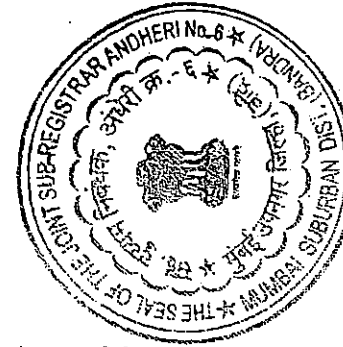
QR Code with Photograph

1947
 1800 300 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
 Bengaluru-550 001

बदल-१७/
 10/11/2023



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMEER S REDIJ
 SHRIDHAR MAHADEV REDIJ
 14/01/1977

Permanent Account Number
AETPR2894C

[Handwritten signature]

[Portrait photo]

भारत सरकार
GOVERNMENT OF INDIA

[Portrait photo]

समीर श्रीधर रेडीज
 Sameer Shridhar Redij
 जन्म तारीख / DOB: 14/01/1977
 पुरुष / MALE
 Mobile No.: 9821611155

9271 3966 9102

माझी आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
GOVT. OF INDIA

Address:

S/o तंगदुरे उडैयार, प्लॉट 414 बी-विंग
अंधेरी अन्ना नगर शिव शक्ती
को.हॉ.सो., न्यू लिंक रोड, नैजरा स्टार
बाजार, अंधेरी वेस्ट, अंधेरी वेस्ट, मुंबई,
महाराष्ट्र, 400053

S/o Thangadurai Udaiyar, Plot 414
B-wing Andheri Anna Nagar Shiv
Shakti C.h.s., New Link Road, Near
Star Bazar, Andheri West, Andheri
West, Mumbai, Maharashtra,
400053



बंदर-१७/	६२
७०५७	३२-
	२०२३

T. Vinodh



1947
1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

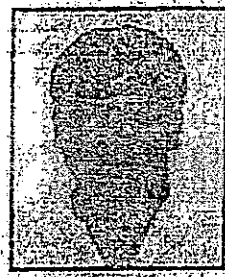
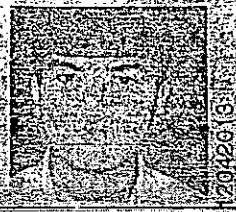


भारत सरकार
GOVT. OF INDIA

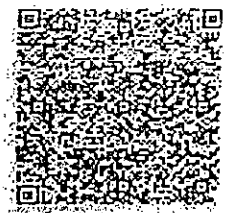


भारत सरकार
GOVERNMENT OF INDIA

VINOTH UDAIYAR
THANGADURAI UDAIYAR
02/02/1992
Permanent Account Number
AKBPT0504B
T. Vinodh
Signature



विनोद तंगदुरे उडैयार
Vinoth Thangadurai Udaiyar
DOB: 02-02-1992
Gender: Male



7948 4613 4080

आधार - आम आदमी का अधिकार



भारत सरकार



Download Date: 14/12/2020

सत्या विनोथ उडैयार
Sathya Vinoth Udaiyar
जन्म तारीख / DOB: 21/12/1999
महिला / FEMALE
Mobile No.: 9664040366

Issue Date: 10/06/2019

7381 1166 2855

माझे आधार, माझी ओळख बंदर-१७/

08/10	33	80
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भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O भिमराव किरतकूडवे, १४/१८, Address: S/O.Bhimrao
साहिल सी.एच.एस., एस.वी.पी. नगर, ४ Kiratkudave, 14/18, Sahil CHS
बंगलोर-महाडा, अंधेरी वेस्ट, आझाद नगर SVP Nagar, 4.Bunglow Mhada
स.ऑ. मुंबई, महाराष्ट्र, 400053 Andheri West, Azad Nagar, मुंबई, महाराष्ट्र, 400053
Azad Nagar, Mumbai
Maharashtra, 400053

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1800 180 1947



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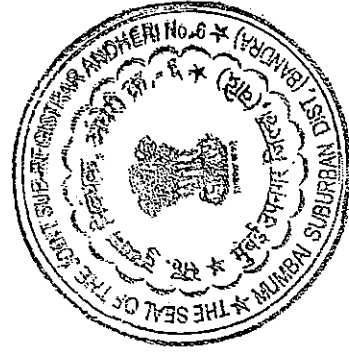


www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560001

Sathya V

बदल-३७/		
०४४०	३४	४०
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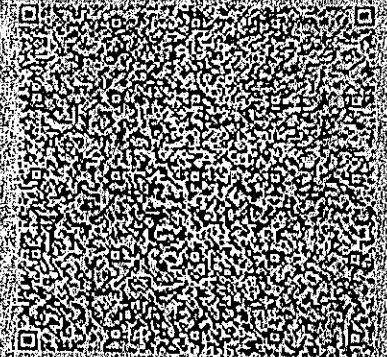


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EVOPM2879G



नाम/Name
SATHYA VINOTH UDAIYAR

पिता का नाम/Father's Name
KAMDHAM UDAIYAR MOORTHY

जन्म की तारीख/
Date of Birth
21/12/1999


हस्ताक्षर/Signature

बदर-१७/
७४४ ३५ ६०
२०२३



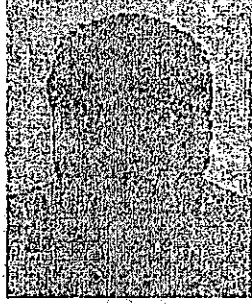
बदर-१७/
७४४४ ३७ ४०

२०२३



भारत सरकार

GOVERNMENT OF INDIA



विलास भिमराव किरतकुडवे
Vilas Bhimrao Kiratkudave

जन्म: वर्ष / Year of Birth : 1981

पुरुष / Male



2881 9510 7482

आधार - सामान्य माणसाचा अधिकार

Vilas



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

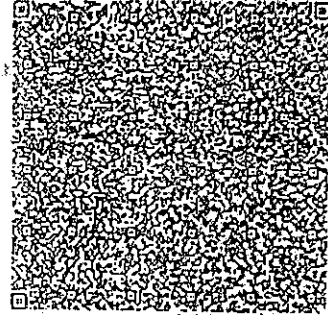
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

C/O विनोथ उडैयार, प्लॉट नं-414, बी-विंग, अंधेरी अन्ना
नगर शिव शक्ती सीएचएस, न्यू लिंक रोड, स्टार बझार
जवळ, अंधेरी वेस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400053

Address:

C/O Vinoth Udaiyar, Plot No 414, B- Wing, Andheri
Anna Nagar Shiv Shakti CHS, New Link Road, Near
Star Bazar, Andheri West, Mumbai, Mumbai,
Maharashtra - 400053



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Bengaluru-560-001

1800 300 1947 help@uidai.gov.in www.uidai.gov.in 1947

301, Box No. 1947, Sector 19, Chandigarh-160 001



Address: S/O Ravindra Hanishchandra Shetty, C-6, Megha C.H.S. Plot-9, S.V.P. Nagar, Mhada, Andheri West, Azad Nagar, S.O. Mumbai, Maharashtra, 400053

भारत सरकार, अधिकांश सेवा विभाग, मेघा सी.एस. प्लॉट-9, एस.वी.पी. नगर, एम.हा.डी., अंधेरी पश्चिम, आज़ाद नगर, मुंबई, महाराष्ट्र, 400053

भारत सरकार, अधिकांश सेवा विभाग, मेघा सी.एस. प्लॉट-9, एस.वी.पी. नगर, एम.हा.डी., अंधेरी पश्चिम, आज़ाद नगर, मुंबई, महाराष्ट्र, 400053

भारत सरकार, अधिकांश सेवा विभाग, मेघा सी.एस. प्लॉट-9, एस.वी.पी. नगर, एम.हा.डी., अंधेरी पश्चिम, आज़ाद नगर, मुंबई, महाराष्ट्र, 400053

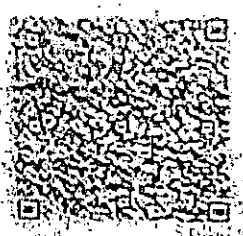
भारत सरकार, अधिकांश सेवा विभाग, मेघा सी.एस. प्लॉट-9, एस.वी.पी. नगर, एम.हा.डी., अंधेरी पश्चिम, आज़ाद नगर, मुंबई, महाराष्ट्र, 400053



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भारत सरकार - अधिकांश सेवा विभाग

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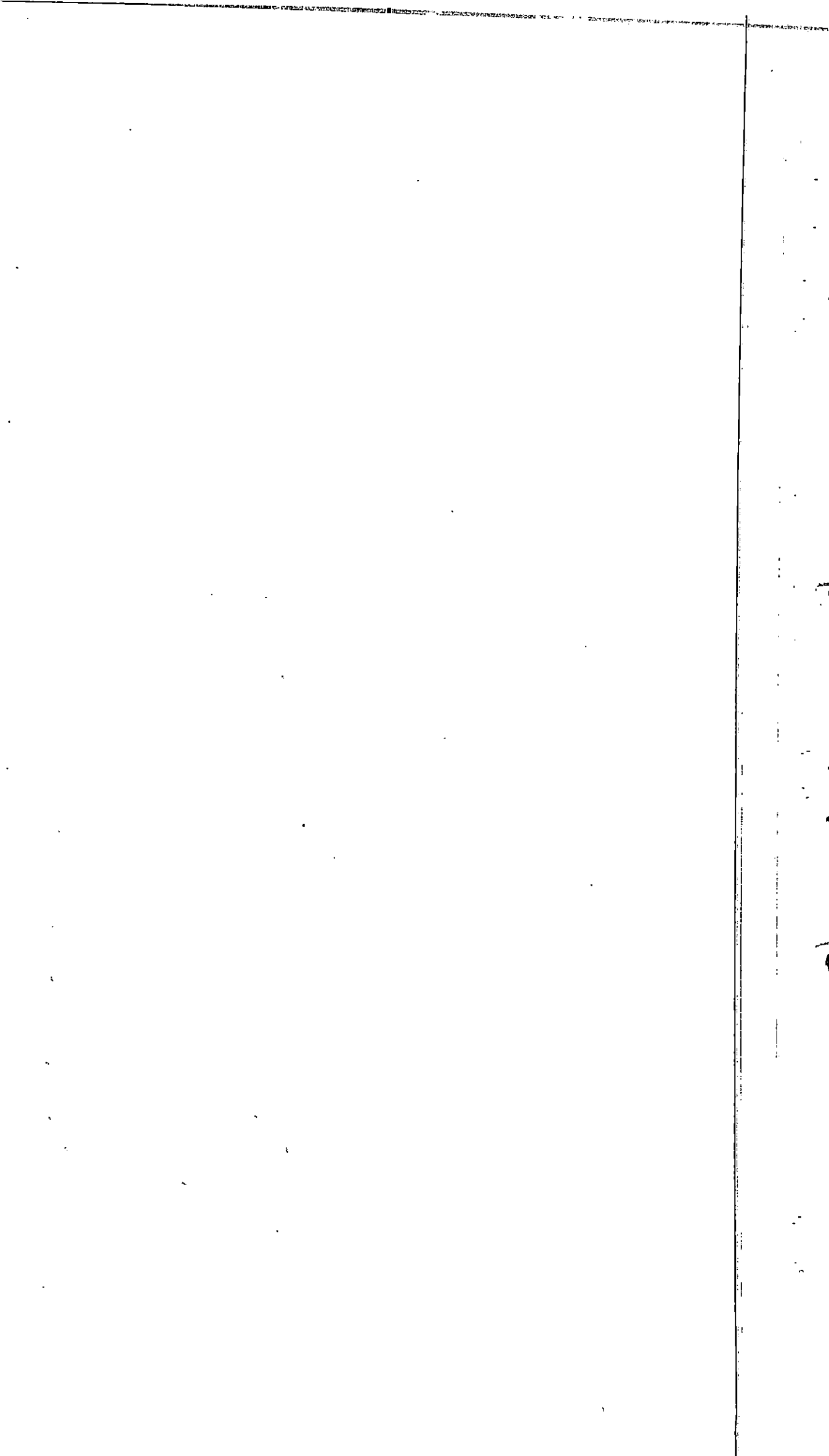


Gender: Male
DOB: 15-08-1972
Ravindra Hanishchandra Shetty
वि.सं. ११११११

भारत सरकार
REGISTRAR OF COMPANIES, BOMBAY

2023

३७	४
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दस्ता घोषवारा भाग-2

बंदर 17

दस्ता क्रमांक: 7454/2023

दस्ता क्रमांक : बंदर 17/7454/2023

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विनोथ तंगदूर उडैयार पत्ता: प्लॉट नं: प्लॉट नं. 414, माळा नं: -, इमारतीचे नाव: वी-विंग, शिवशक्ती को-ऑप हौ सो, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: अंधेरी अन्ना नगर नगर, न्यू लिंक रोड, म्यार बाजार जवळ, महाराष्ट्र, मुंबई. पॅन नंबर: AKBPT0504B	लिहून घेणार वय :- 31 स्वाक्षरी:-		
2	नाव: सत्या विनोथ उडैयार पत्ता: प्लॉट नं: प्लॉट नं. 414, माळा नं: -, इमारतीचे नाव: वी-विंग, शिवशक्ती को-ऑप हौ सो, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: अंधेरी अन्ना नगर नगर, न्यू लिंक रोड, म्यार बाजार जवळ, महाराष्ट्र, मुंबई. पॅन नंबर: EVOPM2879G	लिहून घेणार वय :- 24 स्वाक्षरी:-		
3	नाव: समीर धीरज रेडींग पत्ता: प्लॉट नं: सदनिका नं. 41/504, माळा नं: -, इमारतीचे नाव: धीरज रेसिडेन्सी, ब्लॉक नं: गोरेगाव पश्चिम, मुंबई, रोड नं: लिंक रोड, ओशिवरा बस डेपो समोर, महाराष्ट्र, मुंबई. पॅन नंबर: AETPR2894C	लिहून घेणार वय :- 46 स्वाक्षरी:-		

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

शिक्का क्र.3 ची वेळ: 19/06/2023 05:49:10 PM

ओळख

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विलास किरतकुडचे - वय: 42 पत्ता: एस वी पी नगर म्हाडा अंधेरी पश्चिम पिन कोड: 400053		
2	नाव: रवींद्र शेटी - वय: 50 पत्ता: एस वी पी नगर म्हाडा अंधेरी पश्चिम पिन कोड: 400053		

शिक्का क्र.4 ची वेळ: 19/06/2023 05:50:18 PM

शिक्का क्र.4 ची वेळ: 19/06/2023 05:50:18 PM

मुंबई उपनगर जिल्हा.

Payment Details.

बंदर-१७/		
6848	80	80

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VINOTH THANGADURAI UDAIYAR AND OTHER	eChallan	02300042023061971895	MH003842053202324E	1194000.00	SD	0002010681202324	19/06/2023
2		DHC		1906202312593	800	RF	1906202312593D	19/06/2023
3	VINOTH THANGADURAI UDAIYAR AND OTHER	eChallan		MH003842053202324E	3000/0848		0002010681202324	19/06/2023

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

नोंदला.

दिनांक: १९

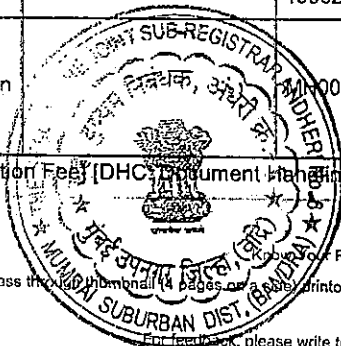
माहे: १९

२०२३

7454/2023

1. Verify Scanned Document for correctness thru QR (minimum 4 pages or a soft printout after scanning).

2. Get print immediately after registration.



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

सह. दुय्यम निबंधक, अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा.

Scanned

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VINOTH THANGADURAI UDAIYAR AND OTHER	eChallan	02300042023061971895	MH003842053202324E	1194000.00	SD	0002010681202324	19/06/2023
2		DHC		1906202312593	800	RF	1906202312593D	19/06/2023
3	VINOTH THANGADURAI UDAIYAR AND OTHER	eChallan		MH003842053202324E	30000	RF	0002010681202324	19/06/2023

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

513/10207

भावती

Original/Duplicate

Monday, December 14, 2020

नोंदणी क्र.: 99M

1:40 PM

Regn.: 99M

भावती क्र.: 10597 दिनांक: 14/12/2020

गावाचे नाव: त्रसोबा

वस्तुपेवनाचा अनुक्रमांक: वदर17-10207-2020

वस्तुपेवनाचा प्रकार: कारखान्या

सावट करणाऱ्याचे नाव: समीर धोंडर रेडींग

नोंदणी फी

₹. 30000.00

दस्त-हाताळणी फी

₹. 740.00

पुण्याची संख्या: 37

एकूण:

₹. 30740.00

आपूर्णास मूळ दस्त, धवनेल प्रिंट सूची-३ अदाचे

1:53 PM: च्या वेळेत मिळेल.

वाजार मुल्य: ₹. 156594284/-

मोबदला ₹. 14600000/-

अरसेलें मुद्रांक शुल्क: ₹. 313200/-

सह-द. निका. बंधेरी-6

सह-द. दुय्यम निबंधक, अधेरी - 6

मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹. 740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1412202006995 दिनांक: 14/12/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008175118202021E दिनांक: 14/12/2020

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
RECEIVED ON 14/12/2020

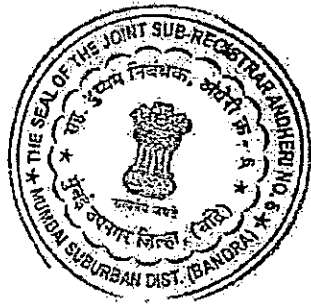


CHALLAN
MTR Form Number-6



GRN	MH008175118202021E	BARCODE	[Barcode]		Date	10/12/2020-21:40:08	Form ID	252
Department: Inspector General Of Registration				Payer Details				
Type of Payment: Stamp Duty Registration Fee				TAX ID / TAN (If Any)				
Office Name: BDR17 - JT SUB REGISTRAR ANDHERI E				PAN No. (If Applicable)	AETPR2884C			
Location: MUMBAI				Full Name	SAMEER SHRIDHAR REDJI			
Year: 2020-2021 One Time				Flat/Block No.	FLAT: NO: 1104, 11TH FLOOR, AVENUE			
Account Head Details			Amount In Rs.	Premises/Building	VERSOVA ANDHERI TAPASYA CHSL			
0030045501	Stamp Duty		297500.00	Road/Street	PLOT NO: AD-21, S.V.P NAGAR, MHADA, FOUR BUNGLOW, ANDHERI WEST			
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI - 90/			
				Town/City/District	90200 8 30			
				PIN	4 0 0 0 5 3			
				Remarks (If Any)	3020 PAN2=ABVPV1173D-SecondPartyName=GAUTAM KUMAR VERMA--			
Total			3,27,500.00	Amount In Words	Three Lakh Twenty Seven Thousand Five Hundred Rupees Only			
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572020121039289 IK0AVTCHR0		
Cheque/DD No.				Bank Date	RBI Date	10/12/2020-21:41:10 Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID:
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No.: 9821611155
 सदर चलन केवल दस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6

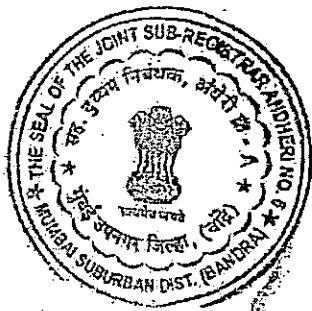


GRN: MH009295341202021E	BARCODE	Date: 14/12/2020-12:59:09	Form ID: 25.2
Department: Inspector General Of Registration		Payer Details:	
Stamp Duty Type of Payment: Registration Fee		TAX ID / TAN (If Any)	
Office Name: BDR17, JT, SUB REGISTRAR ANDHERI 6		PAN No. (If Applicable): AETPR2894C	
Location: MUMBAI		Full Name: SAMEER SHRIDHAR REDU	
Year: 2020-2021 One Time		Flat/Block No.: FLAT NO 1104, 11TH FLOOR, AVENUE	
Account Head Details		Premises/Building: VERSOVA ANDHERI TAPASYA CHSL	
003B045501 Stamp Duty	Amount In Rs.: 15700.00	Road/Street: PLOT NO AD-21, S V P NAGAR, MHADA, FOUR BUNGLOW, ANDHERI WEST	
		Area/Locality: MUMBAI	
		Town/City/District: बदर-१७/	
		PIN: १०२०७ १२ ०३६० ५ ३	
		Remarks (If Any)	
		Second Party Name: GALLIADIKUMAR VERMA-	
Total		Amount In Words: Fifteen Thousand Seven Hundred Rupees Only.	
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque/DD Details:		Bank CIN	Ref. No. 00040572020121417432 IKOAVWRBF4
Cheque/DD No.		Bank Date	RBI Date 14/12/2020-12:24:59 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9821611155
 सदर चलन केवल मुख्य निवेदन कार्यालयात नोंदणी करावयाच्या दस्तावादी लागू आहे. नोंदणी न करावयाच्या दस्तावादी सदर चलन लागू नाही.



बंदर-१७/		
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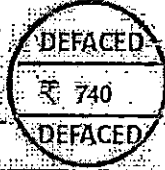


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

FRN: 1412202006995	Receipt Date: 14/12/2020
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Received from sameer redij, Mobile number 9999999999, an amount of Rs.740/- towards Document Handling Charges for the Document to be registered on Document No. 10207 dated 14/12/2020 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.

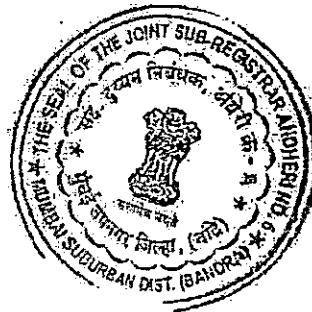


Payment Details

Bank Name: SBIN	Payment Date: 14/12/2020
Bank CIN: 10004152020121406421	BEE No.: IGAKAXQB3
Deface No: 1412202006995D	Deface Date: 14/12/2020

This is computer generated receipt, hence no signature is required.

वत्स-१७/
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बदर- ११७/		
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बदल-१७/		
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३०२०		



AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made at Mumbai, on this 14th day of DECEMBER, 2020;

BETWEEN

MR. GAUTAM KUMAR VERMA, holding PAN NO. ABVPV1173, an adult, Indian Inhabitant, presently having address at Flat No. 1104, 11th Floor, Versova Andheri Tapasya Co-operative Housing Society Ltd., Plot No. 21, RSC-12, S.V.P. Nagar, MHADA, Versova, Andheri (West), Mumbai 400 053, hereinafter referred to as the 'TRANSFEROR' (which expression shall mean and include his heirs, executors, administrators and assigns) of the ONE PART;

A-N-D

MR. SAMEER SHRIDHAR REDIJ, holding PAN NO. AETPR2894C, also an adult, Indian Inhabitant, presently having address at Flat No. D/504, Dheeraj Residency Co-operative Housing Society Ltd., Opp. Oshiwara Bus Depot, New Link Road, Goregaon (West), Mumbai 400 104, hereinafter referred to as the 'TRANSFeree' (which expression shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART;

... 2

Gautam Verma

बदल-प्रमाण		
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RO-2 WHEREAS		

- i) Tenancy/Ownership rights in respect of the O.D. Plot/Room No. A-25 admeasuring 25 Sq.mtrs. at VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LTD., Plot No. 21, Code No. 011 & 012, K-West Ward, S.V.P. Nagar, MHADA Layout, Four Bungalows, Versova, Andheri (West), Mumbai 400 053, more particularly described in the schedule hereunder written (hereinafter called and referred to as the 'SAID O.D. PLOT/ROOM'), had been offered by M.H. & A.D. Authority under World Bank Project to Mr. Bahadur Singh Devchand Bisht, against his application No. AAGP-12968, Priority No. 275.
- ii) on the formation of VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LTD., registered with Dy. Registrar of Co-operative Societies at Mumbai, under Registration No. BOM/W-K/W (HSG)(TO) 6305/92-93, dated 30.09.1992, the said Mr. Bahadur Singh Devchand Bisht, had been admitted to its membership and allotted five fully paid up shares bearing distinctive Nos. 121 to 125 (both inclusive) under Share Certificate No. 25.
- iii) Subsequently vide an Agreement dated 29.05.1993, the said Mr. Bahadur Singh Devchand Bisht transferred his right, title and interest in the said flat and the shares thereof to the Transferor herein, for the valuable consideration and on the terms and conditions contained therein.
- iv) thereafter vide Indenture of Lease dated 27.04.1993, the MHADA Authority have leased out the said land underneath and appurtenant to the said building to the Society for the period of 90 years to the abovesaid Society.
- v) subsequently the Society decided to demolish the said structures as they stood in dilapidated condition and were beyond repairs and decided to construct new buildings to replace them with new flats in the new buildings and to provide the same to the members.
- vi) subsequently the abovesaid Society vide Redevelopment Agreement dated 26.09.2009, duly registered with the Sub-Registrar of Assurance, Andheri-2, Mumbai, under Sr. No. BDR-4/11988/2009, dated 24.12.2009, granted the Development Rights to M/s. Neminath Homes Pvt. Ltd., a firm of Developers, and having its registered office at 115, 4th Floor, Development Credit Bank Building, Crawford Market, Mumbai 400 001, for demolition of the then existing Building and constructing the new Building thereat.



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बंद-१९/		
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- vii) vide an Agreement for Permanent Alternate Accommodation dated 01.12.2020, executed by and between M/s. Neminath Homes Pvt. Ltd., therein referred to as the Developers of the One Part and Versova Andheri Tapasya Co-operative Housing Society Ltd., therein referred to as the Society of the Second Part and Transferor herein, therein referred to as the Member of the Third Part, the said Developers in terms of the redevelopment of the said building has allotted the Transferor herein residential premises being Flat No. 1104, on the 11th Floor, admeasuring 601 Sq.ft. Rera Carpet area, alongwith One Car Parking Space under Stilt/Stack of the new redeveloped building now known as "AVENUE" situated at Plot No. 21, RSC-12, S.V.P. Nagar, MHADA, Versova, Andheri (West), Mumbai 400 053, (hereinafter the said flat along One Car Parking Space collectively referred to as the "SAID FLAT") in lieu of his surrender of the O.D. Plot/Room No. A-25, free of cost and on the terms and conditions contained in the said Agreement and the said Agreement is registered under No. BDR-17/ 9596/2020, dated 01.12.2020 with Sub-Registrar of Assurances, Andheri-6, Mumbai.
- viii) the conditions, statutory sanctions and approvals that has since been obtained prior to construction and development of the said Building by the said Developers is recited serially in detail in the Agreement for Permanent Alternate Accommodation dated 01.12.2020, referred to hereinabove:
- ix) the said Developers on completion of the construction of the building have since handed over the possession of the said flat to the Transferor herein.
- x) thus the Transferor herein is holding the said Flat on Ownership Basis.
- xi) the Transferor has represented to the Transferee that he has complied with all the rules and regulations of the MHADA, in respect of allotment of the said flat and the bye-laws of the abovesaid Society from time to time during his occupation of the said flat and has also paid the requisite Society dues as per it's bills and thus he is the bonafide member of the abovesaid Society and the said flat is free from all encumbrances.
- xii) The Transferor has also represented to the Transferee that the title of the Transferor in respect of the said flat with benefits attached to it, is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, Agreement for sale and/or of assignment, conveyance, release, relinquishment, surrender, right, exchange, lease, monthly tenancy, Leave and License, lien,



[Handwritten Signature]

वदर-१७/		
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loan, mortgage, or any other encumbrances and that the Transferor herein has 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 Flat to the knowledge, notice (expressed and/or included) and/or information of the Transferor.

vii) the Transferor has further represented to the Transferee that he has been holding the abovesaid Flat alongwith the five shares as stated hereinabove and being the member of the said Society, he is desirous of disposing off his right, title and interest in the said Flat together with all security deposits, share capital, sinking and repair funds and other amounts to which the Transferor is legitimately entitled in respect of the membership of the Society including the electricity meter and deposit thereof of the said flat alongwith the five shares of the said Society and the Transferee herein, has agreed to acquire all the right, title and interest of the Transferor in the said Flat alongwith abovesaid deposits, five shares, issued to and the membership of the said Society on the following terms and conditions :-



NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:-

The Transferor hereby agrees to sell the said flat and transfer and assign all his beneficial rights, titles and interest in the said Flat being Flat No. 1104, on the 11th Floor, admeasuring 601 Sq.ft. Rera Carpet area, alongwith One Car Parking Space under Stilt/Stack, of the said redeveloped building now known as "AVENUE", of the said Society viz. VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LTD., to the Transferee herein and the Transferee hereby agrees to purchase the said flat and has agreed to acquire all his right, title and interest in the above said Flat alongwith five shares and membership of said Society from the Transferor herein.

(2) (a) The Transferor hereby agrees to transfer all his right, title and interest in the above Flat alongwith the five shares and the membership of the said Society for the total consideration of Rs. 1,46,00,000/- (Rupees: One crore forty six lakhs only) and the Transferee has agreed to acquire the same on the payment of Rs. 1,46,00,000/- (Rupees: One crore forty six lakhs only) being the total consideration inclusive of everything in lump-sum, which amount will be paid as under :

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ब्र- 96/		
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- a) a sum of Rs. 36,50,000/- (Rupees: Thirty six lakhs fifty thousand only) has been paid by the Transferee to the Transferor on or before execution of this Agreement and the balance;
- b) sum of Rs. 1,09,50,000/- (Rupees: One crore nine lakhs fifty thousand only) will be paid by the Transferee to the Transferor within 45 days, on receipt of the Housing Loan, against the possession of the said Flat;
- c) the Transferor doth hereby admits and acknowledges the receipt of the said part consideration of Rs. 36,50,000/- (Rupees: Thirty six lakhs fifty thousand only) hereunder and hereby acquits, releases and discharges the Transferee from the payment of such part consideration.
- d) The Transferee shall deduct TDS at the rate of 0.75% (Point seventy five Percent) on the total consideration amount of Rs. 1,46,00,000/- (Rupees: One crore forty six lakhs only) which amounts to Rs. 1,09,500/- (Rupees: One lakh nine thousand five hundred only). The said TDS amount shall be deducted as per the press Release dated 13.05.2020 of Government of India, Ministry of Finance, Department of Revenue, Central Board of Direct Taxes, New Delhi, with effect from 13.05.2020 and the Transferee shall deposit the deducted TDS amount of Rs. 1,09,500/- (Rupees: One lakh nine thousand five hundred only) in Government Treasury/ Account and thereafter issue the TDS challan in original in the name of the Transferor herein within one month from the date of possession of the said flat.



(3) The Transferor doth hereby declares that the said flat is free from all encumbrances, claims and demands whatsoever and that she is fully entitled to deal with and dispose off the same and undertakes to keep the Transferee indemnified in this behalf. The Transferor also agrees to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the Transferee and will put the Transferee in quiet, vacant and peaceful possession of the said Flat on receipt of the balance full and final consideration mentioned hereinabove.

(4) The Transferor will deliver to the Transferee the vacant and peaceful possession of the said Flat alongwith the permanent fittings and fixtures on completion of the sale i.e. on receipt of the balance full and final consideration mentioned hereinabove and the Transferee will confirm having received the possession of the said flat from the Transferor herein on payment of the balance full and final consideration.

[Handwritten Signature]

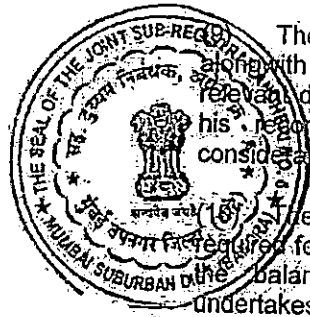
बदल- 910/		
20200	94	310
2020 (5)		

The Transferor will pay and clear off the dues payable to the Society by way of Municipal Taxes and other dues outgoings relating to the said Flat upto the date of handing over the possession to the Transferee as per the Society's latest bills or any other dues and will also pay and clear the electricity bills in respect of the said flat and hereby agrees to keep the Transferee indemnified against any claim that may be made by the said Society or anyone else in respect of the said Flat for the above period at a later date.

(6) The Transferee hereby agrees to pay all the dues payable by way of Municipal Taxes and other dues outgoings relating to the said Flat from the date of taking over the possession of the said Flat and hereby declares and confirms that he will abide by the bye-laws of the said Society, without any reservation whatsoever.

(7) The Transferor hereby declares and confirms that the said Flat absolutely belongs to her and that he has not created any gift, pledge, lease, loan, mortgage, charge, lien or encumbrances on the said Flat or the five shares and that these are free from any gift, lease, loan, mortgage, charge, lien, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Flat in any Court of Law, Taxing Authority or with Municipality or Society authorities. The Transferor further undertakes to indemnify the Transferee against any such claim laid by anyone at a later date.

(8) The Transferor subject to receipt of the abovesaid balance amount of consideration hereby releases, relinquishes, gives up and surrenders all his right, title and interest in the membership of the said Society, the Share Certificate and the said Flat in favour of the Transferee forever.



The Transferor will hand over the original Agreement/s along with original Share Certificate and/or copies of all other relevant documents available with him; to the Transferee for his receipt on receipt of the balance full and final consideration.

The Transferor will execute all the relevant papers required for the effective transfer of the said Flat on receipt of the balance full and final consideration and hereby undertakes to co-operate in future with the Transferee and will execute all such further papers / documents / writings whatsoever for the effective transfer of the said Flat along with the five shares.

(11) The Society transfer charges/fees alongwith the Stamp-duty and Registration charges will be solely borne and payable by the Transferees.

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2020		

17

(12) Should there be any claim in respect of the said Flat from any person or persons or any authority pertaining to any period prior to the transfer of the said Flat in the name of the Transferee, the Transferor hereby agrees to indemnify the Transferee against such claims by settling such claims from his own funds only and taking all the legal responsibilities upon him.

(13) The Transferor hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said Flat and the said shares have been made and/or created by the Transferor and/or any one claiming through him prior to this day, in favour of any person or persons other than the said Transferee, the same shall after the execution of THESE PRESENTS, be deemed to be null and void, in-operative, cancelled and deemed to be withdrawn and not binding upon the said Society and/or the Transferee.

(14) Subject to provision of Clause No. 2 above of this Agreement for Sale, the Transferor agrees to transfer said shares and his interest in the said Flat to the Transferee and the Transferee is entitled to hold, possess, occupy and enjoy the said Flat without any interruption from the Transferor or anyone else claiming through him. The Transferor hereby further declares that he has full right and absolute authority to enter into this Agreement for Sale and transfer the said Flat and that he has not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the Transferee may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour or whereby quiet and peaceful enjoyment possession of the Transferee in respect of the said Flat may be disturbed and in the event of it being found that the Transferor was not entitled to enter into this Agreement for Sale and transfer his rights sought or purported to be transferred hereby and the Transferee is not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons the Transferor shall be liable to compensate, indemnify and/or reimburse the Transferee all the loss or damage which the Transferee may suffer or sustain in this behalf.



(15) The Transferor subject to receipt of the above said balance amount of consideration, hereby undertakes to furnish any other documents, which may be required by the Transferee to make the title of the said Flat complete and absolute without claiming any extra charges or compensation. The Transferor also agrees and undertakes to co-operate with the Transferee and also to appear personally as and when required, for the Registration of this Agreement with the concerned authorities of Sub-Registrar of Assurances, Mumbai.

[Handwritten Signature]

पत्र-१०		
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२०२०	(16)	

: 8 :

(16) This Agreement for Sale has been executed in Mumbai, the property is situated at Mumbai, and the payments are made in Mumbai, hence it is subject to jurisdiction of Mumbai Courts of Law.

THE SCHEDULE OF THE FLAT ABOVE REFERRED TO :

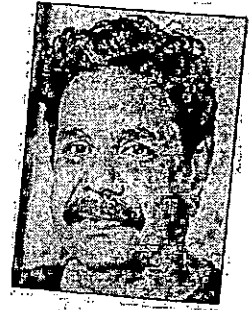
Flat No. 1104, on the 11th Floor, admeasuring 601 Sq.ft. Rera Carpet area alongwith One Car Parking Space under Stilt/Stack, of the said redeveloped building now known as "AVENUE", alongwith five fully paid up shares of Rs. 50/- each, allotted by the VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LTD., constructed on the plot of land bearing C.T.S. No. 1374/A, Village Versova, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, K-West Ward of the Municipal Corporation of Greater Mumbai, situated at Plot No. 21, RSC-12, S.V.P. Nagar, MHADA, Versova, Andheri (West), Mumbai 400 053.



IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands the day and year first hereinafter written.

SIGNED, SEALED AND DELIVERED)
By the within named "TRANSFEROR")
MR. GAUTAM KUMAR VERMA)
in the presence of.....)

Gautam



1. vilas kishorkudave
vilas
2. Ravindra Shetty
Rshetty



SIGNED, SEALED AND DELIVERED)
By the within named "TRANSFeree")
MR. SAMEER SHRIDHAR REDJI,)
in the presence of.....)

Sameer



1. vilas kishorkudave
vilas
2. Ravindra Shetty
Rshetty



90200		
96	30	
2020		

RECEIPT

RECEIVED of and from the withinnamed TRANSFEREE, MR. SAMEER SHRIDHAR REDJI, a sum of Rs. 36,50,000/- (Rupees: Thirty six lakhs fifty thousand only) being the part payment/ consideration of the sale and transfer of the Flat No. 1104, on the 11th Floor, alongwith One Car Parking Space under Stilt/Stack, of the said redeveloped building now known as 'AVENUE', of the Society viz. VERSOVA ANDHERI TAPASYA CO-OPERATIVE HOUSING SOCIETY LTD., situated at Plot No. 21, RSC-12, S.V.P. Nagar, MAHADA, Versova, Andheri (West), Mumbai 400 053, as under:

S.No.	RTGS No.	Dated	Drawn on	Amount
1.	UPI/026511444873	21/09/2020	SBI BANK	1001/-
2.	UPI/026512525921	21/09/2020	SBI BANK	20,000/-
3.	RTGS	21/09/2020	SBI BANK	2,00,000/-
4.	RTGS	22/09/2020	SCB	5,00,000/-
5.	RTGS	23/09/2020	SCB	2,79,000/-
6.	RTGS	07/10/2020	SCB	5,00,000/-
7.	RTGS	09/10/2020	SCB	7,00,000/-
8.	RTGS	08/11/2020	SCB	1,00,000/-
9.	RTGS	23/11/2020	SCB	4,00,000/-
10.	RTGS	08/12/2020	SCB	4,40,500/-
11.	RTGS	12/12/2020	SCB	4,00,000/-
12.	0.75% TDS			1,09,500/-
TOTAL				36,50,000/-

WITNESSES:

1. *Vijay*

2. *R. Shetty*

I SAY RECEIVED,

Gautam Kumar Verma

[GAUTAM KUMAR VERMA]
(TRANSFEROR)



दाखल-१७/		
१०२०/१०	१२	३७
३०००		

दाखला नं. २५ भागाचा दाखला दिनांक
 (वेधर : सविधिकेद) समाप्त क्र. २५

संस्थेचे नाव **VERSOVA ANDHERI TAPASVA**
 गिदणी क्र. **CO-OP. HOUSING SOCIETY LTD.**
 पत्ता **Head. No. ६०८ (KW) H.S.G. (TO) ६३०५/१२-११**
Plot No. २१, E.S. ३-१२, Versova
Andheri (West) Bombay ४०० ०६४
 (महापञ्चसहकारी संस्थेचे अधिनियम १९६० च्या कायद्यान्वये मोदलेली)

मी/जो/श्रीमती **वडादुरमिण देवसिंग वीरग** यांच/हीस
 जिल्हा/अधेशी तपस्वा जावकर/वडादुरमिण देवसिंग वीरग/याजकडून दाखला
 देण्यात येतो की, आपण सदर संस्थेचे क्रमांक १२१ ते क्रमांक १२५ पर्यंतचे ०५
 भाग घेतले असून त्याची प्रत्येकी किंमत रुपये (अक्षरी रुपये पन्नास) प्रमाणे भागाची
 पूर्ण किंमत दिली आहे. म्हणून हा दाखला आमचे सही शिफारिशी आपल्या नावे करून
 देण्यात येत आहे.

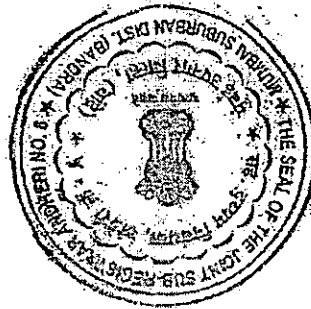


A.B. Kurdekar

चेअरमन

Gaulani





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<p>Registrar General, Government of India</p>		<p>Registrar General, Government of India</p>		<p>Registrar General, Government of India</p>	
<p>Signature of Registrar</p>	<p>Signature of Transferor</p>	<p>Signature of Transferee</p>	<p>Signature of Registrar</p>	<p>Signature of Transferor</p>	<p>Signature of Transferee</p>
<p>No. of Certificate</p>	<p>No. of Shares</p>	<p>Name of Shareholder</p>	<p>No. of Shares</p>	<p>Name of Shareholder</p>	<p>No. of Shares</p>
<p>Date of Transfer</p>	<p>Date of Transfer</p>	<p>Date of Transfer</p>	<p>Date of Transfer</p>	<p>Date of Transfer</p>	<p>Date of Transfer</p>

<p>100-001</p>	<p>20</p>	<p>20</p>
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वर्सोवा अंधेरी तपस्या सहकारी गृहनिर्माण संस्था मर्यादीत, मुंबई.

नोंदणी क्र. बी. ओ. एम. (इक्व्यू. के/प.) एच. एस. जी., (सी. ओ.) ६३०५/१९९३-९३
कार्यालय : प्लॉट नं. ए. डी. २१, आट. एस. डी. १२, न्युनिसिपल के / वार्ड (प.) वर्सोवा, अंधेरी (मि. १), मुंबई - ४०० ०५३.

१०१००	२१	३०
२०२०		
DATE:- 09/12/2020.		

TO WHOMSOEVER IT MAY CONCERN

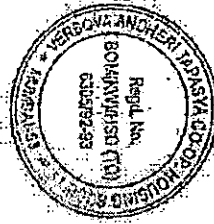
This is to certify that as per our society record Mr. Gautam Kumar Verma holding flat no. 1104, 11th floor, is a bonafied member of Versova Andheri Tapasaya Chs Ltd, Plot no 21, situated at SVP Nagar, Versova Andheri West Mumbai - 400053. The society has no objection to Mr. Gautam Verma selling his flat to Mr Sameer Shridhar Redij.

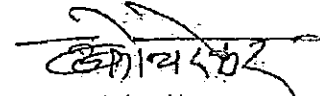
Details of the said Premises as follows :

1. Area of flat - 601 Square foot
2. C.T.S. No - 1374/B/378 S.NO 120
3. Village - Varsova
4. Taluka - Andheri

This Letter is issued on the request of Mr. Gautam Kumar Verma for the Registration of agreement for Sale of above mentioned flat and to pay Stamp duty etc.


Chairman




Secretary

Versova Andheri Tapasaya Chs Mum

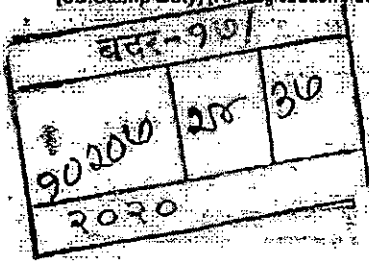


Index-2 (सूची - २)

Payment Details:

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GAUTAM KUMAR VERMA	eChallan	02202292020112806034	MH007482744202021E	171600.00	SD	0003467330202021	01/12/2020
2		By Cash			740	RF		
3	GAUTAM KUMAR VERMA	eChallan		MH007482744202021E	30000	RF	0003467330202021	01/12/2020

(SD: Stamp Duty) (RF: Registration Fee) (DHC: Document Handling Charges)



11988323

02-12-2020

सूची क्र: 2

दुय्यम निबंधक : अंधेरी 2 (अंधेरी)

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

दस्त क्रमांक : 11988/2009

नोंदणी:

Regn:63m

गावाचे नाव : वसोवा

बंदर- 9/10/

(1) विलेखना प्रकार	करारनामा किंवा त्याचे अधिलेख किंवा करार संक्षेपलेख				
(2) मोबदला	रु.0				
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 43907000				
(4) भूमापन प्रोटोहिसा व प्रक.मांक (असल्यास)	पालिकेचे नाव: इतर वर्णन: जमिन व बोधकाम, दस्ताव नमुद केलेले क्षेत्र 1158.74 चौ. मि. व प्रॉपर्टी कार्ड प्रमाणे क्षेत्र 1168.30 चौ. मि. प्लॉट नं. ओ. डी. 21, सिलीण्डर नं. 274 पाई, सर्वे नं. 120 पाई, सोले वसोवा, अंधेरी प.				
(5) क्षेत्रफल					
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा					
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या प्रक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- वसोवा अंधेरी तपस्या को ऑ ही सोसा लि चेचे अरमिनी एम मुरुगन -- वय:- 45 पत्ता:- प्लॉट नं 21, आर एस सी 12, एस व्ही पी नगर, म्हाडा, वार बंगला, अंधेरी प मु प्लॉपिन कोड:- पॅन नं:- 2): नाव:- वसोवा अंधेरी तपस्या को ऑ ही सोसा लि चे सेक्रेटरी अतंत बापू कोचरेकर -- वय:- 54 पत्ता:- वरीलप्रमाणे पिन कोड:- पॅन नं:- 3): नाव:- वसोवा अंधेरी तपस्या को ऑ ही सोसा लि चे ट्रेझरर गौतम कुमार वर्मा -- वय:- 53 पत्ता:- वरीलप्रमाणे पिन कोड:- पॅन नं:-				
(8) दस्तऐवज करून देणा-या प्रक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	4): नाव:- मे/ ऑर्बिट हार्ट प्रा लि चे संचालक रोमीचंद पुनमचंद जैन -- वय:- 46 पत्ता:- 115 पिन कोड:- पॅन नं:- AABCD2184R				
(9) दस्तऐवज करून दिल्याचा दिनांक	26/09/2009				
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2010				
(11) अनुक्रमांक, खंड व पृष्ठ	11988/2009				
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2195350				
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000				
(14) श्रेय					





Handwritten text and a signature, possibly identifying the official or the recipient.



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बदर - १७/		
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२०२०		



बदर - १७/		
90200	2L	30

Maharashtra Real Estate Regulatory Authority

**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
[See rule:7(2)]**

This extension of registration is granted under section 67 of the Act, to the following project: **Project: Tapsya Co. Op. Housing Soc. Ltd., Plot Bearing / CTS / Survey / Final Plot No.: Plot No. - 21 at Andheri, Andheri, Mumbai Suburban, 400053;** registered with the regulatory authority vide project registration certificate bearing No P51800010695 of

1. **Neminath Homes Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District Mumbai City, Pin: 400002.**

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to 30/01/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 67 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 18/05/2020

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasanti Pramanand Prabhu
Secretary, Maharashtra Real Estate Regulatory Authority
Date: 14-06-2020 10:55:25



बदर-90/		
3020	30	30
3020		

parking and (pt) for D.G. Room + 2nd (pt) as podium floor for parking and (pt) (Meter Room) + 3rd (pt) upper floor fitness centre and society office and (pt) floor residential users + 4th to 15th floor + 16th to 18th (i.e. flat no. 1 & 4) + 19th floor (flat no. 1 only) + 20th to 22nd (pt) floor (i.e. flat No. 1 & 4) for Residential users as Residential users on existing cluster no. CD/21 known as Versova Andheri Tapassya CHSL on plot bearing C.T.S. no. 1374/B/378, S. no. 120 of village Versova, SVP Nagar MHADA Layout, at SVP Nagar, Andheri (West), Mumbai - 400083, is completed under the supervision of Shri. J.G. Dewoolkar L.S., Lic. No. D/294/LS, Shri. Nirmal Jain, RCC Consultant, Lic. No. STR/J/75 and Shri. Pundalik Ankush Mestry, Site Supervisor, Lic. No. M/412/SS-III and as per Development Completion Certificate submitted by L.S. and as per the Completion Certificate issued by Chief Fire Officer, n/on FB/HR/R-III/253 dated 20.03.2018

बदर-90/		
3020	30	30
3020		

Yours Faithfully,

(Rajeev C. Sheth)
 Executive Engineer/B.P.Cell
 Greater Mumbai/ MHADA

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Asst. Commissioner K/W Ward (MCGM)
- 3) Architect / Layout Cell (PA MHADA)
- 4) A.A. & C. K/W Ward (MCGM)
- 5) A.E.W.W. K/W Ward (MCGM)
- 6) L.S. Shri. J.G. Dewoolkar



For information please.

(Rajeev C. Sheth)
 Executive Engineer/B.P.Cell
 Greater Mumbai/ MHADA



बंदर-१७/		
७६६	१२	१०
२०२०		

बंदर-१७/		
१०२००	३२	३०
२०२०		



बंदर- 916/		
90200	33	30
2020		

आयकर विभाग
INCOME TAX DEPARTMENT

गौतम कुमार वर्मा
GALITAM KUMAR VERMA

लाल बिहारी वर्मा
LAL BIHARI VERMA

13/07/1956

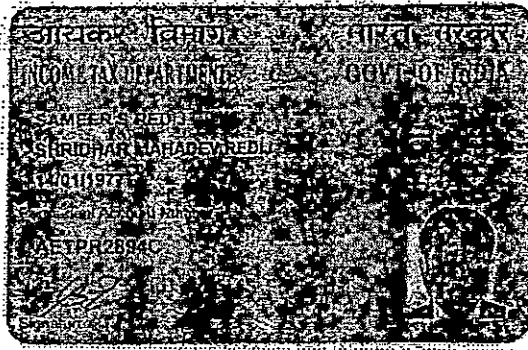
पंजीकृत खाता नंबर
ABVPV1173D

Gautam
Signature

भारत सरकार
GOVT OF INDIA

Gautam





Handwritten signature

बन्ध-910/		
90200	376	310
२०२०		



बि.नं-910		
90204	39	30
१०२०		


भारत सरकार
Government of India

व्यक्तिगत पहचान कार्ड
Individual Identity Card

व्यक्ति का नाम
Name
 Eklavya Gautam Verma

जन्म तिथि (DOB)
DOB
 20/10/1986

लिंग
Gender
 MALE

9173 9979 9122


श्री आशुत, श्री प्रिया










Download Date: 27/06/2017


भारतीय विश्वविद्यालय
University of India

Address
 Flat No-1104, Tapasya GHS
 Plot No. 21, RSC-12, SVP
 Nagar, Mhada, Andheri (West)
 Mumbai, Mumbai,
 Maharashtra - 400053

9173 9979 9122

 1947 |  help@uidai.gov.in |  www.uidai.gov.in

Summary I (GoswaraBhag-I)

513/10207

सोमवार, 14 डिसेंबर 2020 1:40 मजे

दस्त गोमवारा भाग-1

बदर 17

दस्ता क्रमांक: 10207/2020

दस्ता क्रमांक: बदर 17/10207/2020

वाजोर मूल्य: रु. 1,56,59,428/- मोतदला: रु. 1,46,00,000/-

अखले सुदांक शुल्का रु. 3,13,200/-

इ. नि. सह. इ. नि. बदर 17 यांचे कार्यालयाने

पावती: 10597

पावती दिनांक: 14/12/2020

श. क्र. 10207 दर दि. 14-12-2020

सादर करणाऱ्याचे नाव: समीर श्रीधर रेडीज

पेजी 1:33 मजे. गा. हजर केला.

नॉन्प्री की

रु. 30000.00

दस्त हाताळणी की

रु. 740.00

पुण्याची संख्या: 27

एकूण: 30740.00

दस्त हजर करणाऱ्याची सही:

सह. सुद. नि. का. अधी. 6
सह. सुद. नि. का. अधी. 6
सुयई उपनगर जिल्हा

सह. सुद. नि. का. अधी. 6
सह. सुद. नि. का. अधी. 6
सुयई उपनगर जिल्हा

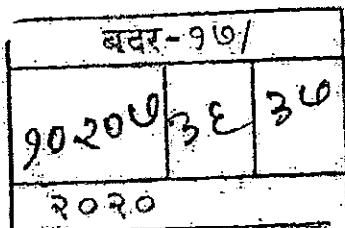
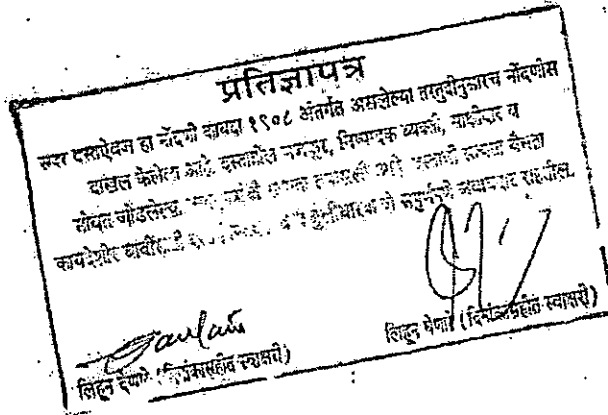
सुदांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही तालुका क्षेत्रात

शिका. क्र. 1 14 / 12 / 2020 01 : 33 : 08 PM ची वेळ: (सादरीकरण)

शिका. क्र. 2 14 / 12 / 2020 01 : 33 : 43 PM ची वेळ: (फी)

प्रमाणित करणेचे वेळे, या
दस्तामध्ये एकूण... 2,10... पाने आहेत.

सह. सुद. नि. का. अधी. 6
सुयई उपनगर जिल्हा



Summary-2 (दस्ता गोपवारा भाग-२)



दस्ता गोपवारा भाग-२

बदर 17
दस्ता क्रमांक: 10207/2020

14/12/2020 01:30 PM
दस्ता क्रमांक बदर 17/10207/2020
दस्ता गोपवारा भाग-२

अनु क्र.	पुणेकाराचे नाव व पत्ता	सहायका बदर	स्वाभावित	अंगठ्याचा टप्पा
1	नाम:समीर शिंदे रडीज पत्ता:मदिने क्र 10504, माळा नं. 1, इमारतीकऱ्यात, धिरे, अंधेरी पूर्व, मुंबई. मोबा: 98200 11004, एम व्ही सी रोड, अंधेरी पूर्व, मुंबई. पिन नंबर: 400053	विवरण देणारा क्र: 43		
2	नाम:गीतम सुभार - बर्मो पत्ता:मदिने क्र 1104, माळा नं: 1, इमारतीकऱ्यात, अंधेरी पूर्व, मुंबई. मोबा: 98200 1104, एम व्ही सी रोड, अंधेरी पूर्व, मुंबई. पिन नंबर: 400053	विवरण देणारा क्र: 84		

वरील दस्ता गोपवारा व दस्ता गोपवाराची बदरतात या दस्ता एकरकड्याने दिस्त्याने करतलात.
शिका क्र 3 ती दिस्त: 14/12/2020 01:34:38 PM

शोधक-
स्वाभावित दस्ता गोपवाराचे करतलात की ते दस्ता गोपवारा बदर देणा-माना व्यक्तीस ओळखतात, यत्नाची ओळख घडवितलात

अनु क्र.	पुणेकाराचे नाव व पत्ता	स्वाभावित	अंगठ्याचा टप्पा
1	नाम:पुष्पलक्ष्मी गोविंद बर्मो वय: 34 पत्ता:मदिने क्र 1104, तपस्या.रोड अंधेरी पूर्व, एम व्ही सी रोड, अंधेरी पूर्व, मुंबई पिन नंबर: 400053	विवरण देणारा क्र: 84	
2	नाम:विनायक - किरतकुडवे वय: 39 पत्ता: 14/18, मादिने क्र 1104, एम व्ही सी रोड, अंधेरी पूर्व, मुंबई. पिन नंबर: 400053	विवरण देणारा क्र: 84	

शिका क्र. 4 ती दिस्त: 14/12/2020 01:35:21 PM

मह. दुय्यम निवर्णक, अंधेरी - ६
मुंबई उपनगर विस्तार

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used Ar.	Deface Number	Deface Date.
1	SAMEER SHRIDHAR REDIJ	eChallan	00040572020121417432	MH008295341202021E	15700.00	SD	0003787973202021	14/12/2020
2	SAMEER SHRIDHAR REDIJ	eChallan	00040572020121038289	MH008175118202021E	287500.00	SD	0003787967202021	14/12/2020
3		DHC		1412202006995	740	RF	1412202006995D	14/12/2020
4	SAMEER SHRIDHAR REDIJ	eChallan		MH008175118202021E	50000	RF	0003787967202021	14/12/2020

(SD:Stamp Duty) (RF:Registration Fee) (DHC: Document Handling Charges) 10207/2020

Know Your Rights as Registrants.
1. Verify Scanned Document for correctness through thumbnail (4 page's on a slide) printout after scanning.
2. Get print immediately after registration.
For feedback, please write to us at feedback.k.britte@gmail.com



बदर-१७/
१०२०७ ३७ ३७
२०२०

बदर-१७/- १०२०७. /२०२०
पुस्तक क्र. १. क्रमांक १०२०७... बर
चौदला.
दिनांक १४. महि. डिसेंबर २०२०
दुय्यम निवर्णक, अंधेरी क्र. ६
मुंबई उपनगर विस्तार



Handwritten signature and text in Marathi, including 'सहायक न्यायाधीश, मुंबई'.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 14/12/2020) to Municipal Corporation of Greater Mumbai.

सहायक न्यायाधीश, मुंबई
सहायक न्यायाधीश, मुंबई
सहायक न्यायाधीश, मुंबई

ग्राहक याचिका क्रमांक :- (ii) within the limits of any Municipal Corpo



Table with 4 columns: (1) क्रमांक (Serial Number), (2) मालकी क्रमांक (Ownership Number), (3) मालकी क्रमांक (Ownership Number), (4) मालकी क्रमांक (Ownership Number). Contains registration details for various properties.

Registration form header with fields for 'सहायक न्यायाधीश, मुंबई', '14/12/2020', and 'सहायक न्यायाधीश, मुंबई'.





बृहन्मंबई महानगरपालिका
Municipal Corporation of Greater Mumbai
Assessment & Collection Department

Special Notice under Section 161 of the Mumbai Municipal Corporation Act, 1888

bearing No. KW00143603 for the Assessment Year 2019-2020

Inward No. KW/AC/2019-20/024124 Date 06/02/2020

Ward Address: Asstt. Assessor & Collector KWest Municipal Ward office, 3rd floor,
Pallram Path, behind Brahmakumar Hospital, Andheri (W), Mumbai,
400058.

To,

Date of Issue: 06/02/2020

GAUTAM KUMAR VERMA,
1104, 11TH FLOOR, VERSOVA ANDHERI TAPASAYA CHS
LTD, PLOT 21, RSC 12, SVP NAGAR, VERSOVA ANDHERI
(W), MUMBAI-400053

Sr / Madam,

In exercise of the powers conferred by Section 154(1A) & 154(1B) of the Mumbai Municipal Corporation Act 1888, I hereby fix the Capital Value of the below mentioned premises at Rs. 54,19,815/- (Rupees Fifty Four Lakh Nineteen Thousand Eight Hundred Fifteen Only) with date of effect as shown in attached "Annexure A" and hereby give this Special Notice under Section 162(2) of the Mumbai Municipal Corporation Act, 1888.

Property Account No. : KW1712960650033

Property Address : KW 6190(19/AD21) RSC 12 CLUSTER PLOT NO. AD 21 S NO. 12
0 ANDHERI VERSOVA HOUSE R.C.C. Bldg. Tapasya Co-
op. Hsg. Soc. Ltd.

Zone : 049

SubZone : 0236

Assessee : LWSSOR MAHARASHTRA HSG AND ARE A DEVE AUTHORITY LESSEE, THE
VERSOVA ANDHERI TAPASYA C H S LTD

Complaints, if any, shall be made in the attached format by lodging and delivering at the office of the Assistant Assessor and Collector, only at the ward address mentioned above within 21 days from the date of receipt of this notice. As required by Section 163(2) of the Mumbai Municipal Corporation Act 1888, the complainant shall set forth briefly but fully the grounds on which the Capital Value is complained against in respect of "Carpet Area" and/or any other "Factor Values", along with the documentary evidences in support of the complaint. A blank row is provided below each unit in the "Annexure A" wherein the required changes be mentioned. Complaints which do not fulfill any of the above conditions will not be considered.

For details of the factors and categories of users of buildings or lands and weightage by multiplication to be assigned to, please visit our website: www.mcg.gov.in. For details of Zone, Subzone and base value, please refer the respective Stamp Duty Ready Reckoner as applicable on the date of assessment, published by the Inspector General of Registration and Controller of Stamps, Maharashtra State, Pune, prepared under Bombay Stamp (Determination of True Market Value of Property) Rules, 1995, framed under the provisions of the Bombay Stamp Act, 1958.

Encl: "Annexure A"



स्वा. ग. एस. नाई

अ. स. नाई
अ. स. नाई

Assessor & Collector



बुद्धमिचड महानगरपालिका

Municipal Corporation of Greater Mumbai

Assessment & Collection Department

Special Notice under Section 111 of the Mumbai Municipal Corporation Act, 1888

bearing No. KW00133603 for the Assessment Year 2019-2020

Inward No. KW/AC/2019-20/024124 Date 09/02/2020

Ward Address: Asstt. Assessor & Collector KW Ward Municipal Ward Office, 3rd Floor, Pallaram Path, behind Brahmkumar Hospital, Andheri (W), Mumbai - 400058.

To:
GAUTAM KUMAR VERMA,
1104, 11TH FLOOR, VERSOVA ANDHERI TAPASAYA CHS
LTD, PLOT 21, RSC 12, SVP NAGAR, VERSOVA ANDHERI
(W), MUMBAI-400053.

Date of Issue: 09/02/2020

Sir / Madam,

In exercise of the powers conferred by Section 154(1A) & 154(1B) of the Mumbai Municipal Corporation Act, 1888, I hereby fix the Capital Value of the below mentioned premises, at Rs. 54,19,815/- (Rupees Fifty Four Lakh Nineteen Thousand Eight Hundred Fifteen Only) with date of effect as shown in attached Annexure A and hereby give this Special Notice under Section 162(2) of the Mumbai Municipal Corporation Act, 1888.

Property Account No. : KW1712960650033
Property Address : KW 6190(19/AD21) RSC 12 CLUSTER PLOT NO AD 21, S NO 12, 0 ANDHERI VERSOVA HOUSE R.C.C. Bldg. Tapasya Co-op.Hsg.Soc.Ltd.
Zone : 019
SubZone : 0236
Assessor : LWSSOR MAHARASHTRA HSG AND ARE A DEVE AUTHORITY LESSEE, THE VERSOVA ANDHERI TAPASYA C H.S.LTD.

Complaints, if any, shall be made in the attached format by lodging and delivering at the office of the Assistant Assessor and Collector, only at the ward address mentioned above, within 21 days from the date of receipt of this notice. As required by Section 163(2) of the Mumbai Municipal Corporation Act 1888, the complainant shall set forth briefly but fully the grounds on which the Capital Value is complained against in respect of "Carpet Area" and / or any other "Factor Values", alongwith the documentary evidences in support of the complaint. A blank copy is provided below each unit in the "Annexure A" wherein the required changes be mentioned. Complaints which do not fulfill any of the above conditions will not be considered.

For details of the factors and categories of ustrs. of buildings or lands and weightage by multiplication to be assigned to, please visit our website: www.mcgm.gov.in. For details of Zone, Subzone and base value, please refer the respective Stamp Duty Ready Reckoner as applicable on the date of assessment, published by the Inspector General of Registration and Controller of Stamps, Maharashtra State, Pune, prepared under Bombay Stamp (Determination of True Market Value of Property) Rules 1995, framed under the provisions of the Bombay Stamp Act 1958.

Encl: - "Annexure A"



श. र. त्साणे

Asstt. Assessor & Collector

Assessor & Collector

BRIHANMUMBAI MAHANAGARPALIKA
ASSESSMENT AND COLLECTION DEPT.

Description & Details of Capital Value Calculation Annexure "A"

Zone: 04C		Sub Zone: 0235		Inward No: KW/AC/2019-20/02-24		Special Notice No./Dt: KW00143602		Print Date: 07/02/2020		Page 10 of 2			
Main User Category Sub User Category (User code) (Factor Value)	RRR Rate Per Sq. Mtr.	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Metered Unmetered	Capital Value Sq. Ft.	Date Of Effect	Tax Code (% on CV)	Fix On Capital Value	Existing Tax	Area Charged (Sq. Ft.)	Property Under Assessment Classification (Code)	Purpose For Assessment Residential Commercial Industrial
RESIDENTIAL (R) Residential Use (R) Residential Use (0.2)	204000	0	RCC Building (R02)	(1)	Metered	4800340	01/04/2019	4001	15702	0		Property To Be Assessed	
RESIDENTIAL (R) Residential Use (R) Residential Use (0.2)	204000	0	RCC Building (R02)	(1)	Metered	870071	03/04/2019	4001	3031	0		Property To Be Assessed	
RESIDENTIAL (R) Residential Use (R) Residential Use (0.2)	204000	0	RCC Building (R02)	(1)	Metered	48000	01/04/2019	4001	157	0		Property To Be Assessed	

बँक ऑफ इंडिया
Bank of India



YARI ROAD BRANCH

Kalyan Complex, Yari Road, Versova, Andheri (W), Mumbai-400061

REF: YARIRD/ADVI/2023-24/

Date: 11.05.2023

To
Mr. Sameer Shridhar Redij

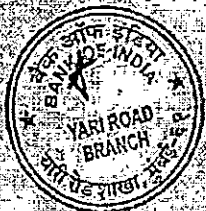
Flat no. 1104
Versova Tapasya CHSL,
Versova Plot no AD21 RSC 12,
Survey no 120, CTS no 1374 A,
SVP Nagar,
Andheri West,
Mumbai-400053.

Subject: List of Documents submitted by you for Housing loan account no: 010575110000156 by equitable mortgage of Flat no 1104, Versova Tapasya CHSL, Versova Plot no AD21 RSC 12, Survey no 120, CTS no 1374 A, SVP Nagar, Andheri West, Mumbai-400053.

This is to certify that the following original documents have been deposited by you for acquiring housing loan of Rs. 1,10,80,000/- by creation of equitable mortgage of the captioned property:

- 1) Original letter dated 21.05.1992 issued by Mhada to Shri Bahadur Singh Devchand Bist
- 2) Original agreement for sale dated 29/05/1993 between Shri Bahadur Singh Devchand Bist and Shri Gautam Kumar Verma in respect of R.no A-25
- 3)
- 4) Original Agreement for Permanent Alternate Accomodation, dated 01.12.2020 between M.s.Neminath Homes and Versova Andheri Tapasya CHSL and Shri.Gautam Kumar Verma in respect of Flat no. 1104
- 5) Original Registration receipt 9969 dated 01/12/2020
- 6) Original Agreement of Sale dated 14/12/2020 between Shri Gautam Kumar Verma and Shri Sameer Shridhar Redij
- 7) Original registration receipt 10597 dated 14/12/2020
- 8) Original share certificate no. 25 issued by Versova Andheri Tapasya CHSL for distinctive no 121 to 125.
- 9) Original NOC to mortgagage from Versova Andheri Tapasya CHSL dated 22/12/2020

Yours Faithfully



कृते बँक ऑफ इंडिया/For BANK OF INDIA

K. J. Senapati
वरिष्ठ प्रबंधक / Senior Manager
यारी रोड शाखा / Yari Road Branch

१) शासन परिपत्रक क्रमांक-२०००/१४/प्र.क.२५/स.१ दि. १४/३/२०००.
 २) नॉन-प्रिन्ट मु.नि., पुणे गांधी पर.क.का-३/खणक/मुद्रक मावती सुरक्षा/२०१७/२४ दि. १/१०/२००६.

Head Office: GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI-400 001.
 Office: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING-1ST FLOOR,
 BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI-400 051.
COLLECTOR OF STAMPS, ANDHERI

RECEIPT FOR PAYMENT TO GOVERNMENT
 CNI-LADJ-460 NOT TRANSFERABLE
 20 Oct 2020

Receipt No.: GAUTAM KUMAR VERMA Receipt Date: 20 Oct 2020

Received From : ADJ FEE 103(H)

On Account of:

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (in Rs)
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CASH					Rs.100
------	--	--	--	--	--------

ADJ/1100900/460/2020

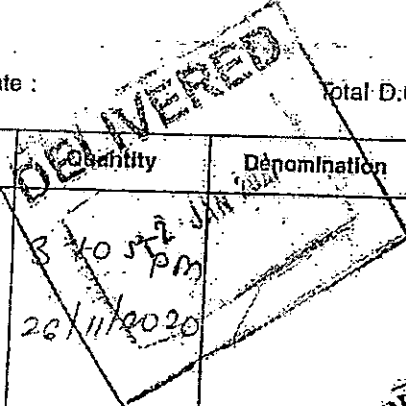
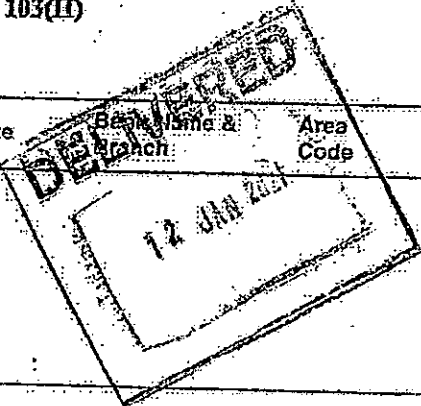
Case No.:
 Lot Date : Lot Date : Total D.O.:

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
	Hearing Date on : <i>Enquiry</i>	3	30/- 12 JAN 2020 26/11/2020	

Rs. 100.00 ONE HUNDRED ONLY Total:

Rupees : *Ashal*

Cashier / Accountant FOR COLLECTOR OF STAMPS, ANDHERI
 1ST FLOOR, MMRDA BLDG, BKC, MUMBAI-400 051



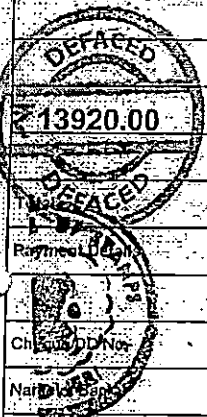
25000 / 25 Box / 10-10



CHALLAN
MTR Form Number-6



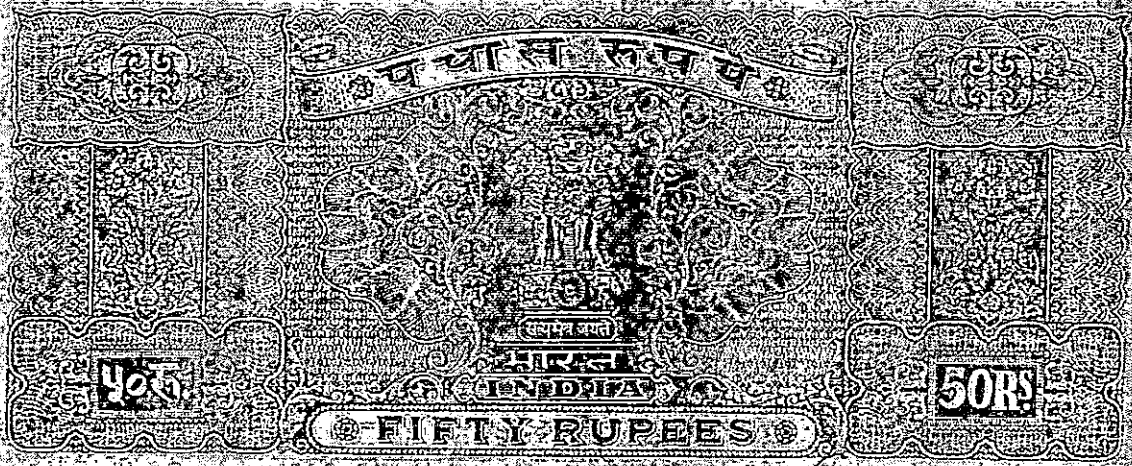
GRN	MH010016975202021E	BARCODE	[Barcode]		Date	11/01/2021-21:08:41	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Not-Judicial Stamps Fine and Penalties SoS Mumbai only				
Office Name				CSA COLLECTOR OF STAMPS ANDHERI		Payer Details		
Location				MUMBAI		TAX ID / TAN (if Any)		
Year				2020-2021 One Time		PAN No.(if Applicable)		
Account Head Details				Amount in Rs.		Flat/Block No.		
0030054401 Penalties				13920.00		Room NO A25 Plot No AD21 Versova		
						Premises/Building		
						Road/Street		
						Andheri Tapasya CHS Ltd SVP Nagar Mhada		
						Area/Locality		
						Andheri West Mumbai		
						Town/City/District		
						PIN		
						4 0 0 0 5 3		
						Remarks (if Any)		
						ADJ/1100900/460/2020		
						Amount in Words		
						Thirteen Thousand Nine Hundred Twenty Rupees Only		
						Words		
						13,920.00		
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details						Bank CIN		
						Ref. No.		
						69103332021011210171		
						691818093		
Cheque/DD No.						Bank Date		
						RBI Date		
						11/01/2021-21:10:15		
						Not Verified with RBI		
Name of Branch						Bank-Branch		
						IDBI BANK		
Name of Branch						Scroll No. , Date		
						Not Verified with Scroll		



Department ID: _____ Mobile No. : 9999999999
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलन केफळ दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवयाच्या दस्त्यासाठी सादर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0004610142202021	12/01/2021-11:55:23	IGR240	13920.00
Total Defacement Amount					13,920.00



विप्रो. जे. ए. ए. वी. मधील वी. ए. तपासणी असता
 तो तारीख अंदाजली.
Prachar
 206/10/10/10
 मंडळ नि. प्र. क. क.
 प्रधान मुद्रांक कार्यालय, मुंबई.

20 MAY 1993
 G. D. THAKUR

A G R E E M E N T

THIS AGREEMENT is made and entered into at Bombay this 29th day of May 1993, BETWEEN MR. BAHADUR SINGH DEVCHAND BIST, adult, Indian Inhabitant, hereinafter called and referred to as 'VENDOR' (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART AND GAUTAM KUMAR VERMA, also adult of Bombay, Indian Inhabitant, hereinafter referred to as the PURCHASER (which expression shall mean and include all his legal heirs, executors, administrators, representatives and assigns) of the SECOND PART.



Gautam

Bahadur

4. The vendor hereby agreed to sign necessary application, forms, letter, affidavits, N.O.C. and other documents as may be required for the above transfer in favour of the purchaser.

5. The vendor hereby declare that he himself, family members, nominees etc have no objection of the above transfer and none of them shall claim any rights, title and interest in abovesaid O.D. room infuture.

6. The vendor declares that :-

- a). The vendor has not entered into any agreement/s with any other person/s in respect of said O.D. Plot/Room.
- b). That he has not assigned/transferred his rights, title in the abovesaid room premises to any other person/s.
- c). He hasnot mortgaged, alienated or charged with the said O.D. Plot/Room and the same is free from all encumbrances.
- d). Except the vendor no other person/s have any right, on the right in the abovesaid premises and he being the original tenant/allottee of the said premises has got full and absolute rights to assign and transfer his rights in the above premises infavour of the purchaser.



/5/

Babeckun

Sachan

7. The purchaser hereby pays to the vendor a sum of Rs. 60,000/- (Rupees Sixty thousand only) as and by way of full and final costs/consideration price of said O.D. plot/room, the receipt whereof the vendor hereby admits and acknowledges at the foot hereof in full and final settlement.

8. The vendor hereby declares that he has paid the initial down cost of land of said O.D. Plot/Room to the M.H. & A.D. Authority/World Bank Project.

9. The purchaser shall be responsible for the payment of balance land costs, construction costs, taxes, outgoings, instalments, transfer/regulation charges, society charges and all other amounts in respect of abovesaid O.D. Plot/room to the concerned authorities directly from the date of execution hereto for which the vendor shall not be held responsible.

10. The purchaser hereby undertake to join the membership of said society and abide by the rules, regulations and bye-laws of the said society and discharge all the liabilities of the said O.D. Plot/room from time to time.

11. The vendor hereby declares that on receipt of the full and final consideration amount of the O.D. Plot/Room from the purchaser, the vendor shall have no more claim, rights, title, interests on said O.D. Plot/room and the purchaser shall be entitled to hold, occupy, use and enjoy the said room without any interruption of the vendor or any other person claiming through or under him.

Bahadur

Gautam



(Vendor)

[Handwritten signature]

Witnesses:

I SAY RECEIVED RS. 60,000/-
of full and final consideration price of said O.D.
sum of Rs. 60,000/- (Rs. sixty thousand only) as and by way
RECEIVED of and from the within named purchaser a

R. P. C. E. I. D. P. T.

1/07/74

BSES Limited

Tel. No. 6112250
6112721

ELECTRICITY HOUSE, POST BAG NO. 6038, SANTACRUZ (EAST), BOMBAY 400 035



Date of bill	Date of bill	CONSUMER NUMBER	CYCLE	BOOK	METER BOOK
15-11-93	OCT 93	A15027167	05		513

GAUTAM KUMAR VERMA
RM No 3A/25, PLOT AD/21,
VERSOVA ANDHERI, TAPASVA CHS LTD
NAGAR MAHADA, ANDHERI (W)
BOMBAY-453

IN ALL CORRESPONDENCE
PLEASE QUOTE
CONSUMER NO.
CYCLE & BOOK NO.

TARIFF	METER	PREVIOUS	UNIT	AFTER	ELECTRICITY
CLASSIFICATION	NO.	READING	CONSUMED	READING	CHARGE
LF1	0082198		63	00	86.94

NOTICE: Please take notice that you have not paid the amount of Rs. 117.14 mentioned in this bill (amount forward) and if the amount of arrears is not paid within seven days from the date of receipt of this bill, the supply of electricity to your premises will be discontinued under the provisions of Section 24 (1) of the Indian Electricity Act, 1910. The supply will be restored thereafter only after the receipt of the payment of all dues and a reconnection fee. This notice does not invalidate any previous notice.

*PRINTED in electricity charge column No. (6) indicates minimum charge (6)

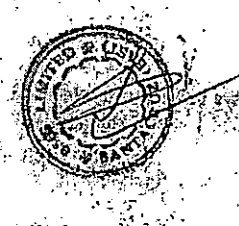
Rate	FUEL	ADJUSTMENT	CHARGE	CONSUMER	CHARGE	CONSUMER	CHARGE	CONSUMER	CHARGE	CONSUMER	CHARGE	CONSUMER	CHARGE
Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit
31.25	00	00	666	9460									94.60
PREVIOUS TOTAL	PAYMENT RECEIVED		ADJUSTMENT		NET (6) BROUGHT FORWARD		TOTAL BILL (AND) PAYMENT						
117.14	00				117.14		211.74						
Receipt of this bill by cheque is issued subject to realisation of cheque.				DUE DATE FOR CURRENT MONTHS BILL ONLY				ROUND OFF PAYABLE SUM					
GENERAL MANAGER				27-11-93				212---					

Payment received after 05-11-83 not accounted. Produce receipt of sum for acceptance of net amount.

CR-CREDIT E&O.E

IMPORTANT MESSAGES: (For detailed explanation of notes, please see overleaf)

REF NOTE = 1 ASSESSED BILL



PAYMENT TO BE MADE AT AUTHORIZED COLLECTION CENTRES ONLY AND OBTAIN RECEIPT
Please do not pay cash at site to any person towards the bill/other charges

STUB FOR OFFICE USE

Notes:

1. The meter is read every alternate month. As the meter has not been read in the current month, the consumption has been assessed on the basis of units in the previous month. The assessed bill amount will be adjusted in the next bill.
2. The meter has been read this month. The bill is for consumption recorded in 2 months. Accordingly, tariff rates and Government Electricity duty rates have been applied. The assessed bill amount has now been adjusted.
3. Although meter reader visited the site, he could not read the meter reading. Therefore the meter reading shown overleaf has been arrived at on the basis of past consumption. At the time of next meter reading date shown in the bill, you are requested to keep meter cupboard/cabin unlocked or if locked ensure the key is made readily available and also ensure there is no obstruction and the meter is readily accessible to meter reader. However, the assessed bill amount has been now adjusted.
4. The meter has not recorded any consumption; if however, energy has been consumed during the relevant period, the meter may be defective. Kindly contact immediately Meter Replacement Section at Electricity House, Santacruz (E), giving details of consumer number, cycle number, book number and meter number, shown overleaf, alongwith detailed address. After replacement of defective meter, a supplementary bill for the period during which consumption was not recorded will be prepared.

Telephone Number:

(a) OFFICE: Week day 10 AM to 1 PM; 2 PM to 5.30 PM. (Excluding 2nd & 4th Saturday) 6112250 & 6112721

(b) Telephone No. for No. Supply Complaints (24 hours) as well as street light complaints

(i) Kurla to Vikhroli: Powai, Chembur to Manikurd etc

5143759, 5150770, 5521248, 5152558, 5563385, 5141175

(ii) Bandra to Jogeshwan & Sakinaka

6283175, 6123220, 8329585, 6424482, 5152558, 5563385, 5141175

(iii) Goregaon to Bhayandur

8721312, 8933474, 8722743, 8421482, 8319781, 8059392

While lodging the complaint, please obtain complaint number

In the case of non-availability of zonal Tel. Numbers you may contact any telephone number in other zones.

BILL COLLECTION TIMINGS

(C) (i) Company's Collection Centres: Week days from 8.30 to 11.30 AM & 1.30 to 4.00 PM On Saturday, 8.30 to 11.30 AM

(ii) Collection Banks: During normal banking hours of respective Banks

(iii) Bill collection timing at Santa Cruz Main Office: 8.30 AM to 7.30 PM

ABRIDGED TARIFF RATES EFFECTIVE FROM 01-08-1993

Company's Tariff	TARIFF CODE	Rate per Unit	Fuel	Rate of Government	per Unit
			Adjustment	Electricity Duty	
		Unit	Change (E)	Part	(E.D. Act 1958)
A Residential premises used for religious or charitable activities, non-commercial educational institutions, charitable dispensaries and charitable hospitals	Lights and fans, LF-1	For the first 75 units consumed per month	138 P		9 P
	Heating, cooking, cleaning and refrigeration purposes - TS	For the next 75 units consumed per month	223 P		
		For the next 200 units consumed per month	288 P		12 P
		All consumption per month in excess of 350 units	338 P		18 P
				Part B : (E.D. act, 1958)	
B Commercial and business premises, clubs, restaurants and hotels etc.	Lights, Fans, and LF-2 appliances	For the first 300 units per month	429 P		27 P
		For the next 700 units consumed per month	467 P		
		All consumption per month in excess of 1000 units	474 P		
C Motive power	Pump etc.	For the first 200 units per month	379 P		As applicable
		for the next 800 units consumed per month	428 P		
		All consumption in excess of 1000 units per month	439 P		

Electricity duty rate for residential water pump is chargeable under part A.

ॐ

वर्सोवा अंधेरी तपस्या सहकारी गृहनिर्माण संस्था अर्थादित, मुंबई.

नोंदणी क्र. : बी.ओ.एम. (डब्ल्यू-के/प.) एच.एस.जी. (टी.ओ.) ६३०५/१९९२-९३
कार्यालय : प्लॉट नं. ए.डी. २१, आर. एस. सी. १२, म्युनिसिपल के./वार्ड (प.) वर्सोवा, अंधेरी (प.), मुंबई - ४०० ०५३.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **Mr. Bahadursingh Devchand Bist** was the Bonafide Member of Room No , A-25, Plot No : 21 , Versova Andheri Tapasya CHS LTD He has sold this Room to **Mr. Gautam Kumar Verma**.

This details of the premises as under:-

1. Year of Constraction : 1993-1994
2. Area of Room : 25 Sq.Mt.Built- up
3. Area of Room & Floor : cluster type Soceity.

(No . Floor of the Building)

4. C.T.S No : 1374-B
5. Taluka VILLAGE : Andheri (K-West) – Versova



The Society has no objection to pay stamp Duty under Adjudication on the Agreement , between **Mr. Bahadur Singh Devchand Bist AND Mr. Gautam Kumar Verma**.

Place : Mumbai

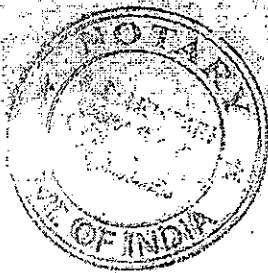
Date : / /

Your's faithfully



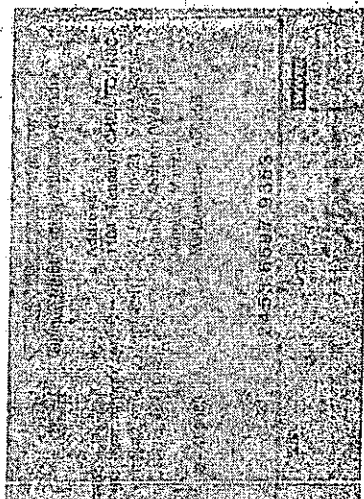
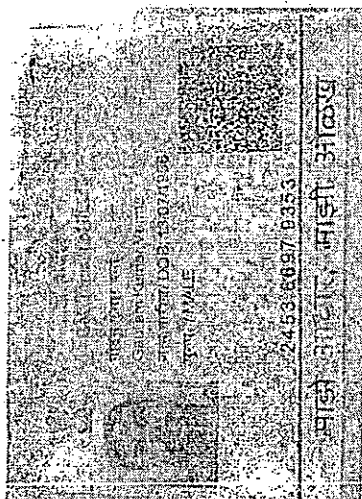
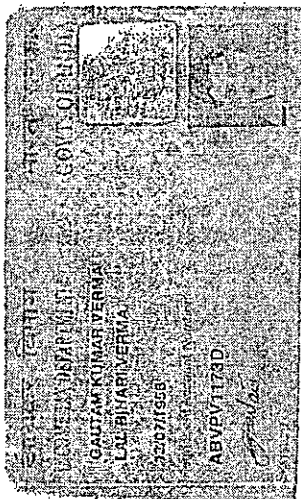
वर्सोवा अंधेरी तपस्या सह. प. नि. संस्था (मराठित)


उत्तर



CERTIFIED TRUE COPY

S. B. MUSTARI
ADVOCATE & NOTARY
MINISTRY OF INDIA
No. 61, Sakinaka High. Soc.,
Tilak Nagar, Sakinaka, Mumbai-72



१) शासन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५ / प-१, दि. २४/३/२०००.
 २) नो.प.दि.प्र.मु.वि.पुणे यांचे पत्र क्र.का-३/संगणक/मुद्रणक पावती पुरवती/०६/३९९, दि.४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
 Office : COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
 BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051, **D 058832**

RECEIPT FOR PAYMENT TO GOVERNMENT. **NOT TRANSFERABLE**
 Receipt No.: 1 **23/12/2009**
 Received From: ORBIT HEIGHT PVT LTD **Receipt Date :**
 103-(IV) **M.R.D.A Counter No.: 2**
 On Account of:

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
PO	757442	22/12/2009	0		175630.00
Bank Name : BANK OF BARODA (BOB) Branch Name : CRAWFORD MARKET (CRM)					

DELIVERED
23 DEC 2009

Case No.: ADJ/A/2960/2009
 Lot Date : Lot Date :
 Total (D.O.):

Sr. No	Description of Stamps / Franking	Quantity	Nomination	Amount (In Rs.)

DELIVERED
23 DEC 2009

५९९-४/
 २९८८३
 २००९

Rs.: 175630.00 **Total :** One Lakh Seventy Five Thousand Six Hundred Thirty Only

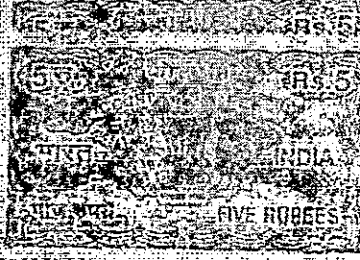
Cashier / Accountant: _____
 COLLECTOR OF STAMP (ANDHERI)
 Signature / Designation

Bhagwan (10/10/2009) 10/10/2009

महाराष्ट्र मुद्राक अधिनियमाचे कलम 31 खाली, अभिनिर्णयासाठी (Adjudication) दाखल करावयाच्या अर्जाचा नमुना

प्रति

मुद्राक जिल्हाधिकारी Andheri



दिनांक: 20/10/2019

विषय: महाराष्ट्र मुद्राक अधिनियमाचे कलम 31 खाली दस्तऐवज अभिनिर्णित (Adjudication) करणे बाबत.

महोदय,

मुंबई मुद्राक अधिनियमाचे कलम 31 खाली दस्तऐवज अभिनिर्णयासाठी यासोबत जोडला आहे. त्याबाबतचा तपशिल खालीलप्रमाणे आहे.

1. अर्जदाराचे पूर्ण नांव व पत्ता

Mr. Gautam Kumar Verma
Room No. A-25 Plot No. 21
SVP Nagar Mahada
Andheri West Mumbai
400053

2. दूरध्वनी क्र. मोबाईल नं.
ई-मेल

765 788 7182

3. दस्तऐवजाचा प्रकार

Agreement

4. दस्तऐवज निष्पादित केलेल्या/करणाऱ्या पक्षकारांची नावे

Mr. Gautam Kumar Verma
Mr. Bahadur Singh Devdani

अ) लिहून देणार

ब) लिहून घेणार

5. दस्त निष्पादनाचा दिनांक

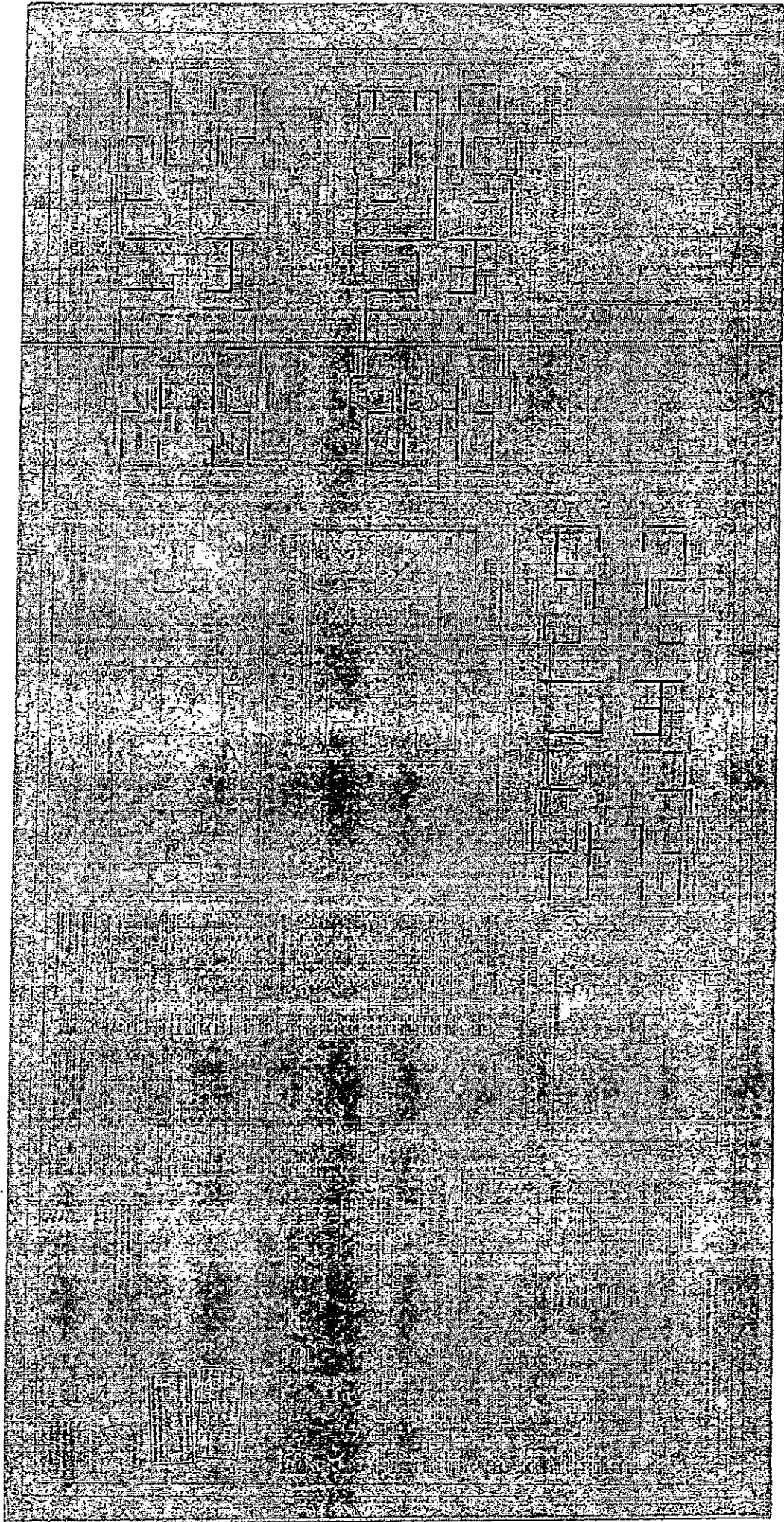
29 May 1993

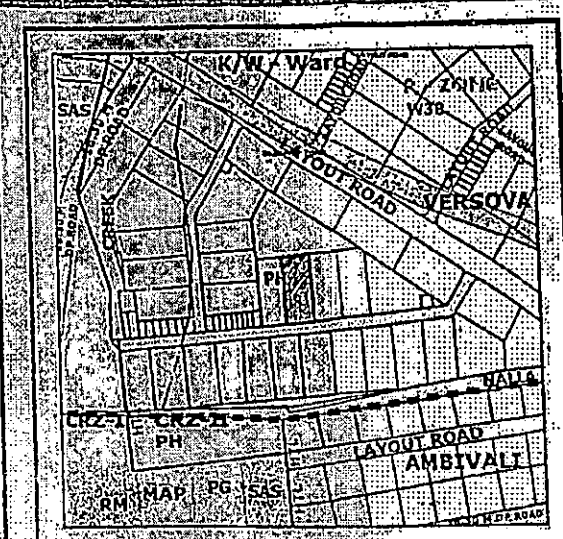
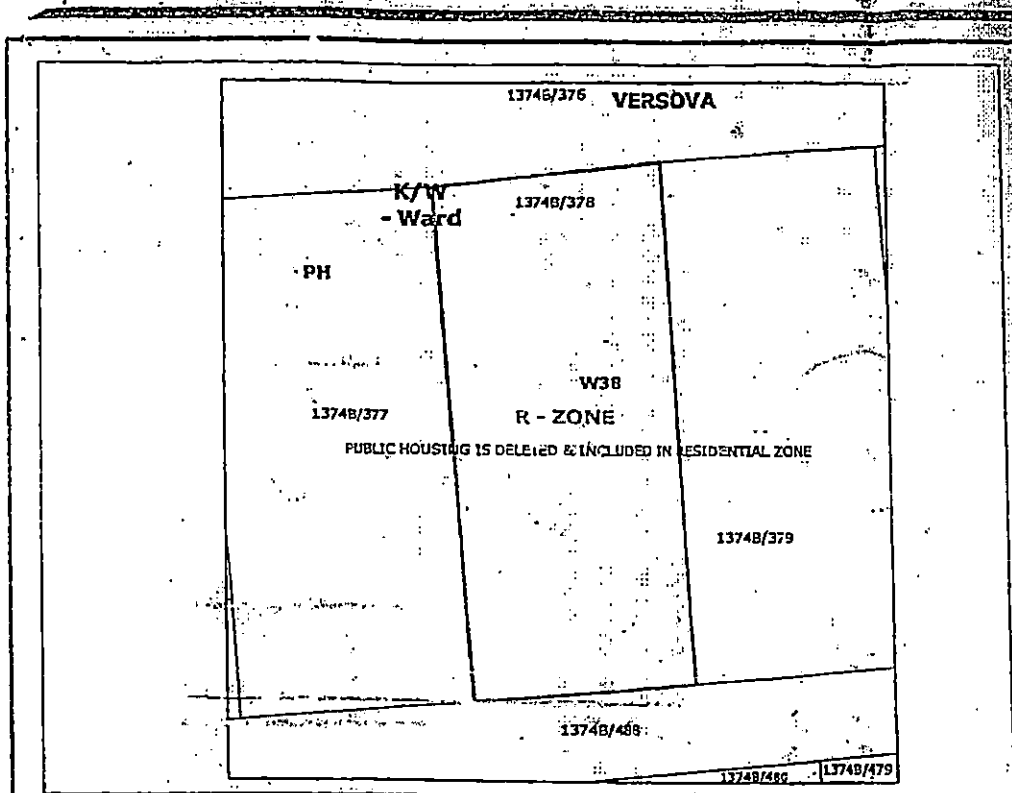
6. मिळकतीचा ठरलेला मोबदला

~~765 788 7182~~ 60,000/-

7. मिळकतीचे वर्णन

गावचे नाव Andheri, Varsova
जि. Mumbai म.नं. 1374/1
खंड नं. Plot No. 21
क्षेत्र हे आर चोमी 25
वाणीय असल्यास
Ground floor

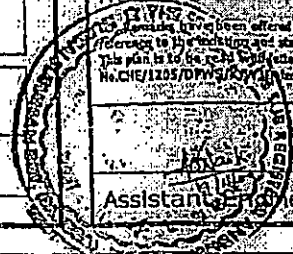




LOCATION PLAN

Scale: 1:4000

NOTE:
 This plan has been prepared only from the zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
 No. CHE/1205/DPMS/K/W/1205

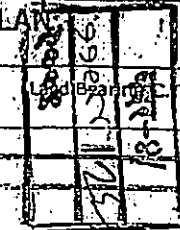


Assistant Engineer (DP) K/W Ward

Office of the Chief Engineer (Development Plan),
 4th Floor, Annexe Building,
 Municipal Head Office,
 Mahapalika Marg, Fort, MUMBAI - 400 001.

BLOCK PLAN

Scale 1:500



S.No(s) 1374 B/378 of VERSOVA Village in K/W Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI (Development Plan Department)

Housing Socy Ltd.

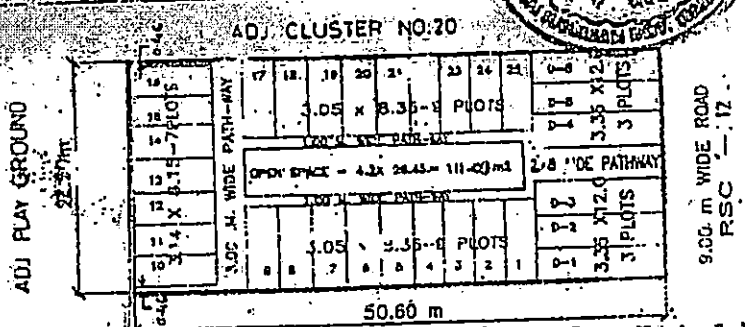
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

AREA CERTIFICATE
 ROAD NO. RSC-12, S.NO. - 120 OF VERSOVA VILLAGE,
NAME OF THE SCHEME - VERSOVA, ANDHERI(WEST)

NO. BASS AREA OF CLUSTER = 1158.74 Sq.m.	AREA UNDER OPEN SPACE = 111.09 Sq.m.
REDUCTION IF ANY =	AREA UNDER PATHWAYS = 168.87 Sq.m.
	AREA UNDER RESIDENTIAL = 878.78 Sq.m.
NET AREA OF CLUSTER = 1158.74 Sq.m.	PAVING UNDER CLUSTER = 1158.74 Sq.m.

THIS CERTIFICATE IS ISSUED ONLY FOR THE PURPOSE OF AREA OF PLOT REQUIRED FOR OBTAINING BUILDING PERMISSION FROM THE B.M.C. AND IS NOT A SUBSTITUTE FOR EXTRACTS FROM RECORDS OF RIGHTS OR FOR REGISTERED RECORD CARD FROM CITY SURVEYOR'S OFFICE TO BE ISSUED BY CONCERNED REVENUE AUTHORITIES.

GROUP & SR.NO. OF PLOT	PLOT AREA IN Sq.m.	NO. OF PLOTS	PERMISSIBLE BUILT UP AREA (Sqm)	
			PER PLOT	TOTAL PLOT AREA (Sqm)
A-10 & 11	25.07	18	21.05	380.70
A-10 & 11	25.07	07	17.75	124.25
B-11 & 12	34.02	06	14.17	209.02
TOTAL		31		748.97



For Versova Andheri Tapasya Co-op. Housing Society Ltd.
ADJ. CLUSTER NO. 22
 A. B. Kulkarni, Chairman
 S. S. Kulkarni, Secretary
 P. S. Kulkarni, Treasurer

THIS CERTIFICATE HAS BEEN ISSUED AS PER THE SUGGESTION GIVEN BY REVENUE & FOREST DEPT. GOVT. OF MAHARASHTRA TO BOMBAY MUNICIPAL CORPORATION VIDE THEIR LETTER NO. CTS/1083/44853/336B/U DATED 30th SEPT 1985.

THE PLOT IS A PART OF LAYOUT PLAN OF VERSOVA, ANDHERI APPROVED BY B.M.C.'S LETTER NO. CE/1179/85-1-10K/W/ DATED - 8/2/1980 OFFICE OF THE ENGINEER IN CHARGE, W.P. & B. WARDS MUNICIPAL CORPORATION OF GREATER BOMBAY. M.H. & A.D. Autho., Bombay.

NOTE - THE DIMENSIONS OF THE PLOT SHALL BE VARIFIED ON SITE BEFORE HANDING OVER THE POSSESSION OF PLOT.

CLUSTER NO. = 21 (TWENTY ONE)	 NORTH
AREA IN FIGURES = 1158.74 sq.m.	
AREA IN WORDS = ONE THOUSAND ONE HUNDRED FIFTY EIGHT POINT SEVENTY FOUR sq.m.	
TOTAL BUILT UP AREA PERMISSIBLE = 748.97 sq.m.	

DRG. NO. AC/25 m²/VERSOVA / 21/93U/11-20-03-93 : SCALE - 1:500

CHECKED BY.	JOINT MEASUREMENT TAKEN BY...	CERTIFIED BY...
PREPARED BY. 15/1/84	S.D. - S.D. / JE/III/WBP SURVEYOR/WBP	 15/1/84 15/1/84

15/1/84

15/1/84

15/1/84

parking and (pt) for D.G. Room, + 2nd (pt) as podium floor for parking and (pt) (Meter Room,) +3rd (pt) upper floor fitness centre, and society office and (pt) floor residential users + 4th to 15th floor + 16th to 18th (i.e. flat no 1 & 4) + 19th floor (flat no 1 only) + 20th to 22nd (pt) floor (i.e. flat No 1 & 4) for Residential users as Residential users on existing cluster no. CD/21 known as Versova Andheri Tapassya CHSL on plot bearing C.T.S. no.1374/B/37B, S. no. 120 of village Versova, SVP Nagar MHADA Layout, at SVP Nagar, Andheri (West), Mumbai - 400053. Is completed under the supervision of Shri. J.G. Dewoolkar L.S., Lic. No. D/294/LS, Shri. Nitin Jain, RCC Consultant, Lic. No. STR/J/75 and Shri. Pundalik Ankush Mestry, Site Supervisor, Lic. No. M/412/SS-III and as per Development Completion Certificate submitted by L.S and as per the Completion Certificate issued by Chief Fire Officer, u/on FB/HR/R-III/253 dated 20.03.2018

D.A.- Set of Plan.

Yours Faithfully,

(Rajeev C. Sheth)

Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Asst. Commissioner K/W Ward (MCGM)
- 3) Architect / Layout Cell (PA MHADA)
- 4) A.A. & C. K/W Ward (MCGM)
- 5) A.E.W.W. K/W Ward (MCGM)
- 6) L.S. Shri. J.G. Dewoolkar

For information please.

(Rajeev C. Sheth)

Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA



मोहणी टपालाद्वारे

जा. क्र. / उप सं. ३/जा. व. प्र./०११ व ०१२/ ३९५ / ९२
 उपसंचालक-३, जागतिक बँक प्रकल्प, माहि. कर्मचार्या,
 महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
 गृहनिर्माण भवन बांदे (पूर्व), मुंबई - ४०००५१.
 दिनांक : २१/५/९२

BADADUR SINGH DEVCHAND HUST
 ३९२ MISHRA COMPD
 CHINCHOLI BUNDAR RD
 MALAD W BOMBAY ४०००६४

विवरण : जागतिक बँक प्रकल्पांतर्गत मोहणीची (पश्चिम), कोटिवनी (पूर्व) व (पश्चिम) व अंशेची (पश्चिम)
 येथील A प्रकारच्या विकसित मूळबांध्या वितरणाबाबत. (कोट क्र. ११ व ०१२)
 संदर्भ : आपत्ता अर्ज क्रमांक : AAGP- 12968 विभाग
 अंतिम सोदत क्रमांक : 275

गोपनीय/महोदया,

उपरोक्त विहित विधानांतील संदर्भात आपल्या अर्जाच्या अनुषंगाने आपणांस कळविण्यात येते की, वरील विकसित मूळबांध्या सादर केलेला आपला अर्ज अंतिम सोदतीत घ्याव्यात आहे. धरून आपणांस एक मूळबांध्या गृहनिर्माण व क्षेत्रविकास अधिनियम १९७९, महाराष्ट्र गृहनिर्माण व क्षेत्रविकास (जमिनीची विक्रीबाबत साबणे) नियमावली, १९८१ आणि महाराष्ट्र गृहनिर्माण व क्षेत्रविकास (जमिनीची विक्रीबाबत साबणे) विधियम १९८२ व त्यात वेळोवेळी करण्यात येणाऱ्या देवली या मधील उपसंचालका आणि उच्च तहसिल कार्यालय अटीवर विवरण करण्यात येत आहे.

अनु. क्र.	मूळबांध्या प्रकार क्षेत्रफल चौ. मी.	मूळबांध्या तास्युरती किंमत रुपये	प्रस्तुत मूळबांध्याची प्रथम परराज्यास तास्युरती एकूण तास्युरती रकम रुपये	मूळबांध्याची प्रथम परराज्यास तास्युरती रकम रुपये
	25 SQ.MT.	5700/-	1251/-	700/-
मासिक घनता रुपये (तास्युरती)	साधारण गृहनिर्माण संस्था स्थापन करण्यासाठी सहाय्य बर्गीत व भाग वाढवत रुपये	रुपये 260/-	168/-	रुपये 5/-
पाण्याचा मीटर जोडणीचा खर्च (तास्युरती) रुपये	प्रथम बर्गीचे आगाऊ मूळभाडे.	रुपये 12/-		देखावतंतर एकूण दिनांक गुणवत्तारे परराज्याची रकम 1251/-

- (*) उपरोक्त रकम रुपये 1251/- मुख्य लेखा अधिकारी, जागतिक बँक प्रकल्प, यांच्या नावे काढलेल्या दिनांक गुणवत्तारे बँक ऑफ महाराष्ट्र, गृहनिर्माण भवन, तालाजुसा, कलानगर, बांद्रा (पूर्व), मुंबई नं. ५१ यांच्या खातेत खाते क्र. ३१ मध्ये सोबत जोडलेल्या चसनाद्वारे भरणा करावयाची आहे. चसनाची तिथरी प्रत संमतीपत्राबरोबर सादर करावी.
- (५) सोदत जोडलेले "लिकृती पत्र" या कार्यालयीन पाठवून वाटप लिकृतीत असल्याचे कळवावे. चसनाची शेरेपत्र जोडावी.
- (६) आपल्या स्वतःच्या पाठपोर्ट आकाराच्या छायाचित्रांच्या दोनप्रती त्याचप्रमाणे आपण अर्जात रोमटच्या पानावरून परिशिष्टात नवे नमुद केलेल्या कुटुंबातील व्यक्तीचे आपणांसहित एकत्रित छायाचित्रे (एक प्रत) या कार्यालयास वेळोवेळीच्या विषयी सादर करावी.
- (७) वरील नमुद केलेली रकम दिनांक गुणवत्तारे परराज्याची रकम दिवसेंद्या गुदतीत न परराज्यास किंवा जमिनी भरल्यास द. सा. द. रो. (१६ टके ह्या दराने व्याज आकारले जाईल, याची कृपया नोंद घ्यावी. व्याज आकारण्याची मुदतगुदता फक्त एक महिना राहिल, अन्यथा आपणांस विकसित मूळबांध्या घेण्यास स्वारस्य नाही असे सूचित करण्यात येऊन आपला अर्ज रद्द करण्यात येईल. याची कृपया नोंद घ्यावी. नंतर त्या संदर्भात केलेला पत्रव्यवहार विचारात घेतला जाणार नाही.
- (८) वेळोवेळी वेळी आगमन येईल त्यावेळी हजर होण्यास आगमन येईल त्यावेळी बँक वावती तिच्या सेवेसमप्रतीसह आणि या पत्रात नमुद केलेली प्रमाणित केलेली छायाचित्रे सोबत सादर करावी. नाहीतर, वेळोवेळी प्रवेग मिळणार नाही याची कृपया नोंद घ्यावी. वेळोवेळी अर्जकारनेच हजर राहिले पाहिजे.
- (९) लिकृती पत्र व रकमा भरणा केल्याचे चलन प्रत कार्यालयात दिनांक 20/06/92 पर्यंत सादर करावी. तसे न केल्यास हे मूळबांध्या वितरण रद्द करण्यात येईल. याची कृपया नोंद घ्यावी.
- (१०) अर्जदाराने या पत्राच्या दिनांकापासून ३० दिवसांच्या आत वरील रकम भरवावी. पैसे भरवावे म्हणून पुन्हा पत्रव्यवहार केला जाणार नाही.

सोदत :
 १) लिंकृती पत्राचा नमुदा
 २) बँक चलनाची तिथरी पत्र

आपली विस्वाग्,

 उपसंचालक-३
 जागतिक बँक प्रकल्प, प्राधिकरण
 मुंबई

१४२९१