



S. C. ASSOCIATES



ADVOCATES & LEGAL ADVISORS

**PROPERTY DOCUMENTATION &
STAMP DUTY / REGISTRATION CONSULTANTS**

AGREEMENT FOR SALE **BETWEEN**

MRS. SOMDUTTA CHAKRABORTY

Nee MS. SOMDUTTA SAMADDAR

“TRANSFEROR/S”

AND

1) MR. ASHOK RAJENDRA PRASAD VISHWAKARMA &

2) MRS. SUNITA ASHOK VISHWAKARMA

“TRANSFeree/S”

PROPERTY DETAILS:

Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400 101.

ADV. ROHAN CHOTHANI Advocate High Court Mob.No.9820930186 rjchothani@gmail.com	MR. HITEN SHAH Mob.No.9821 405904/ 9321 405904 shah.hiten490@gmail.com
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ADD: D-103/104, 1st Floor, Ambica Darshan, C. P. Road, Near Bus Depot, Kandivali (East), Mumbai 400 101.

Off.: 9152200251 Email : scassociates2010@gmail.com

Receipt (pavti)

516/2619
Thursday, February 24, 2022
9:47 AM

मावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 2719 दिनांक: 24/02/2022

गावाचे नाव: आकुर्ली
दस्तावेजाचा अनुक्रमांक: बरल8-2619-2022
दस्तावेजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अशोक राजेंद्र प्रसाद विश्वकर्मा

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 38

एकूण:

₹. 30760.00

आपणास मूळ दस्त, श्वनेल प्रिंट, सूची-२ अंदाजे
10:07 AM ह्या वेळेस मिळेल.

म दू नि का बागीबली 8

प. सह. दुय्यम निदंबक, बोरीवली - ८
मुंबई उपनगर जिल्हा.

बाजार मुल्य: ₹.6653308.8/-
मोबदला ₹.9200000/-
भरलेले मुद्रांक शुल्क : ₹. 460000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.760/-
डीडी/धनादेश/चे ऑर्डर क्रमांक: 2402202201118 दिनांक: 24/02/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/चे ऑर्डर क्रमांक: MH013555868202122P दिनांक: 24/02/2022
बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)			
Valuation ID	20220224229	24 February 2022,09:25:44 AM	
मूल्यांकनाचे वर्ष	2021		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	77-आकृती (बोरीवली)		
उप मूल्य विभाग	77/240मुभा: उत्तरेस गावाची सीमा, पूर्वेस 36 60 मी रुंद वि यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस दुर्गाती महाभार्ग		
सर्व्हे नंबर /न भू क्रमांक	सि टी एस नंबर#171		
वार्षिक मूल्य दर तक्क्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
71150	147720	163980	178770
		औद्योगिक	मोजमापनाचे एकक
		147720	चौरस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	45 04चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी आहे	मिळकतीचे वय-	0 TO 2वर्षे
उद्भववाहन सुविधा:	मजला -	मजला -	1st floor To 4th floor
रस्ता सन्मुख -			
Sale Type - Resale		First Sale Date - 23/06/2006	
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 100% apply to rate= Rs 147720/-	
घसा यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी) + खुल्या जमिनीचा दर)	
		= (((147720-71150) * (100 / 100)) + 71150)	
		= Rs. 147720/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 147720 * 45 04	
		= Rs 6653308 8/-	
एकत्रित अंतिम मूल्य			
		= मुख्य मिळकतीचे मूल्य +तल्लखपचे मूल्य + मेशीनार्डिंग मजला क्षेत्र मूल्य + सातत्या गावीचे मूल्य + वरील गावीचे मूल्य + बंदिस वाढिन तळाचे मूल्य + खुल्या जमिनीवरील वाढिन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस वाळकनी + मकानिकल वाढिनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 6653308 8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		=Rs 6653308 8/-	

Home

Print



प. स.र. दुय्यम निबंधक, बोरीवली - ८
मुंबई उपनगर जिल्हा.



CHALLAN
MTR Form Number-6

शुद्ध - 6/
2022-23
2022



GRN	MH013555868202122P	BARCODE		Date	23/02/2022-15:12:37	Form ID	25 2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6	PAN No.(If Applicable)	AFFPV0484D
Location	MUMBAI	Full Name	ASHOK RAJENDRA PRASAD VISHWAKARMA
Year	2021-2022 One Time	Flat/Block No.	FLAT NO.C-202, SPRING LEAF BUILDING NO.12
		Premises/Building	CHSL

Account Head Details	Amount In Rs.	Road/Street	PLOT E, SECTOR 4, LOKHANDWALA TOWNSHIP, AKURLI ROAD
0030045501 Stamp Duty	460000.00	Areal/Locality	KANDIVALI EAST, MUMBAI
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 1 0 1

Total	4,90,000.00	Amount In Words	Four Lakh Nirely Thousand Rupees Only
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque/DD No.		Bank CIN	10000502022022302288
Name of Bank		Ref. No.	7953399709628
Name of Branch		Bank Date	23/02/2022-15:12:52
		RBI Date	Not Verified with RBI
		Bank-Branch	STATE BANK OF INDIA
		Scroll No. , Date	Not Verified with Scroll

DEFACED
₹ 490000.00
DEFACED



Department ID : Mobile No. : 9920810961
NOTE : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन कोडस दृष्टीस निवडणुक कार्यालयात नोंदणी करावयाच्या रकमेसाठी लागू आहे . नोंदणी न करावयाच्या रकमेसाठी सदर चालन लागू नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-516-2619	0006581940202122	24/02/2022-09:47:46	IGR557	30000.00



GRN : MH013555868202122P Amount: 4,90,000.00

Bank : STATE BANK OF INDIA Date : 23/02/2022-15:12:37

2	(S)-516-2619	0006581940202122	24/02/2022-09:47:46	IGR557	460000.00
Total Defecement Amount					4,90,000.00





CHALLAN
MTR Form Number-6

2022	2022	2022
2022	2022	2022



GRN	MH013555868202122P	BARCODE				Date	23/02/2022-15:12:37	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	BRL6_JT SUB REGISTRAR BORIVALI 6				PAN No.(If Applicable)	AFPPV0484D					
Location	MUMBAI				Full Name	ASHOK RAJENDRA PRASAD VISHWAKARMA					
Year	2021-2022 One Time				Flat/Block No.	FLAT NO.C-202, SPRING LEAF BUILDING NO.12					
Account Head Details		Amount In Rs.		Premises/Building							
0030045501	Stamp Duty	460000.00		Road/Street		PLOT E, SECTOR 4, LOKHANDWALA TOWNSHIP, AKURLI ROAD					
0030063301	Registration Fee	30000.00		Area/Locality		KANDIVALI EAST, MUMBAI					
				Town/City/District							
				PIN		4 0 0 1 0 1					
				Remarks (If Any)							
				PAN=AZDPPS3076N-SecondPartyName=SOMDUTTA CHAKRABORTY Nee SOMDUTTA SAMADDAR--							
Total		4,90,000.00		Amount In Words		Four Lakh Ninety Thousand Rupees Only					
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK							
Cheque/DD No.		Cheque-DD Details		Bank CIN		Ref. No.		10000502022022302288		7953399709628	
Name of Bank				Bank Date		RBI Date		23/02/2022-15:12:52		Not Verified with RBI	
Name of Branch				Bank-Branch				STATE BANK OF INDIA			
				Scroll No., Date				Not Verified with Scroll			

Department ID : Mobile No. : 9920810961
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर् चलन केवल दस्तावेज निबंधक कार्यालयों में ही दर्ज कराया जा सकता है। नोटरीय न कर्ता कार्यालयों में संदर् चलन लागू नहीं।

Rajwade

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शुद्ध - 2/
Page 1 of 3
२०२२



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

Receipt of Document Handling Charges

PRN 2402202201118 **Receipt Date** 24/02/2022

Received from ASHOK RAJENDRA PRASAD VISHWAKARMA, Mobile number 9920810961, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 2619 dated 24/02/2022 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Suburban District.

DEFACED

₹ 760

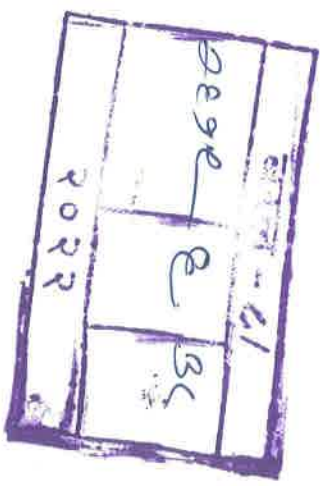
DEFACED

Payment Details

Bank Name SBIN	Payment Date 24/02/2022
Bank CIN 10004152022022401030	REF No. 205509276799
Deface No 2402202201118D	Deface Date 24/02/2022

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





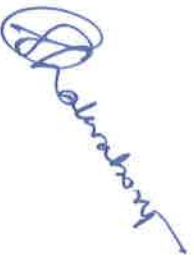
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this 24th day of **FEBRUARY, 2022**

: BETWEEN :

MRS. SOMDUTTA CHAKRABORTY Nee MS. SOMDUTTA SAMADDAR (PAN : AZDPS3076N), aged 41 years, Indian Inhabitant of Mumbai, residing at Flat No.C-202, 2nd Floor, Spring Leaf Building No.12 Co-operative Housing Society Ltd., Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400 101, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **ONE PART :**

: AND :





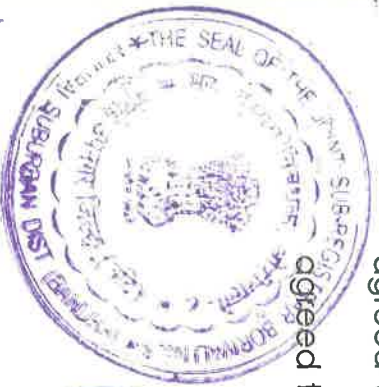


पत्र - ८/		
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२०२२		
32 years & 27 MRS. SUNITA ASHOK VISHWAKARMA (PAN : BVYPP2215E), aged		

1) MR. ASHOK RAJENDRA PRASAD VISHWAKARMA (PAN : AFPPV0484D), aged 27 years, Indian Inhabitants of Mumbai, residing at E-30, Samta Welfare Society, Akurli Road, Gokul Nagar, Kandivalli (East), Mumbai 400 101, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS:-

- By an Agreement dated 31st December, 2005 made and entered into **: BETWEEN : LOKHANDWALA CONSTRUCTION INDUSTRIES PVT. LTD.**, a Company Incorporated under the provisions of the Companies Act 1 of 1956 and having its registered office at 48, Indranarayan Road, Santacruz (West), Mumbai 400 054, therein referred to as "**THE COMPANY**" of the **FIRST PART ; ; AND : M/s. MIRAJ PROPERTIES**, a Private Trust created under the Deed of Settlement dated 19th December, 2004, executed between KHEISHI K. HARIA as the SETTLOR and D.P. BADANI as the Sole Trustee having its office at A/33, Tellam Residency, Serpentine Road, 7th Cross Kumara Park (West), Bangalore 560 020, therein referred to as "**THE DEVELOPERS**" of the **SECOND PART ; ; AND : MESSRS. NIKTIN PROPERTIES & ESTATE PVT. LTD.**, therein referred to as "**THE ALLOTTEES**" of the **THIRD PART ;** Whereby the said **LOKHANDWALA CONSTRUCTION INDUSTRIES PVT. LTD.** and **M/s. MIRAJ PROPERTIES** jointly agreed to allot/sell and **MESSRS. NIKTIN PROPERTIES & ESTATE PVT. LTD.** agreed to acquire/purchase Flat No.C-202 on 2nd Floor in the building



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Shankar

पत्र - ८१	२२९२	२८
	२०२२	

known as Spring Leaf Building No.12 (now known as Spring Leaf Building No.12 Co-operative Housing Society Ltd.) situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400 101, together with all rights, title, interest, benefits, etc. on the terms and conditions and for the consideration mentioned therein.

2. That the above said Agreement dated 31st December, 2005 was duly stamped and registered with Joint Sub-Registrar Borivali 1, M.S.D. under Document Serial No.BDR2-01011-2006 on 10.02.2006.

3. By an Agreement of Transfer dated 10th June, 2006 made and entered into : BETWEEN : **MESSRS. NIKTIN PROPERTIES & ESTATE PVT. LTD.**, therein referred to as "**THE ALLOTTEE**" of the **ONE PART** ; : AND : **MS. SOMDUTTA SAMADDAR (Nee MRS. SOMDUTTA CHAKRABORTY) i.e. "THE TRANSFEROR"** herein, therein referred to as "**THE TRANSFEREE**" of the **OTHER PART** ; Whereby the said **MESSRS NIKTIN PROPERTIES & ESTATE PVT. LTD.** agreed to transfer the benefits of the above referred Agreement dated 31st December, 2005 in respect of the above referred Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 (now known as Spring Leaf Building No.12 Co-operative Housing Society Ltd.) situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400 101, together with all rights, title, interest, benefits, etc. unto and in favour of "**THE TRANSFEROR**" herein on the terms and conditions and for the consideration mentioned therein.

Rahmat

Suman

Sumit



पत्रा - २/१		
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4. That the above said Agreement of Transfer dated 10 th June, 2006 was duly stamped and registered with Joint Sub-Registrar Borivli 1, M.S.D.		

under Document Serial No.BDR2-04514-2006 on 23.06.2006.

5. A society named "Spring Leaf Building No.12 Co-operative Housing Society Ltd." was formed in the said Building "Spring Leaf Building No.12" and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 vide Registration No.MUM/WR/HSG/TC/13942/2007-08/Year 2007 Dated 28.08.2007 (hereinafter referred to as "the said Society") and **MRS. SOMDUTA CHAKRABORTY Nee MS. SOMDUTA SAMADDAR** i.e. "**THE TRANSFEROR**" **herein** is duly admitted to the membership of the said society and issued Share Certificate No.**068** for fully paid up shares of Rs.50/- each bearing Distinctive Nos. from **336** to **340** (both inclusive) by the said society on 1st February, 2008 (hereinafter referred to as "the said Shares").

6. By virtue of above "THE TRANSFEROR" herein i.e. **MRS. SOMDUTA CHAKRABORTY Nee MS. SOMDUTA SAMADDAR** became the sole, absolute and exclusive owner, fully seized, possessed of and well and sufficiently entitled to the above referred ownership Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400 101, what is called "ON OWNERSHIP BASIS", which is hereinafter referred to

as "the said Flat").



Prakash

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Bendu

भारत - ६/		
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7. "THE TRANSFEROR" hereby declares that his title over the said Flat is marketable and free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and license, charge, mortgage or any other encumbrances.

8. "THE TRANSFEROR" further declares that his membership in the said society is valid and subsisting and not terminated by the said society.

That the TRANSFEROR has good right, title authority full and absolute right to sell and dispose off. the said Flat and he has truly, faithfully and honestly disclosed all the facts to the TRANSFEREES without suppressing or misrepresentation of any facts from the TRANSFEREES and herights in respect of the said Flat and the said Flat has clear and marketable title, free from all encumbrances at law and equity, right, title, interest and/or claim in favour of any third party/parties whoseever in respect of the said Flat which affects the rights of the TRANSFEREES and he has not received or agreed to receive any consideration from any third party whoseever either in cash or in kind or created or agreed to create any third party right and/or inducted or agreed to induct any third party claim, use and/or possession of the said Flat.



Shahabuddin

Shuman

Shanta

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Upon the strength of the aforesaid representations made by THE TRANSFEROR to THE TRANSFEREES believing the same to be true and correct, honest and

bonafide the parties entered in to an oral negotiation and pursuant thereto THE TRANSFEROR herein has agreed to sell to THE TRANSFEREES and THE TRANSFEREES have agreed to purchase and acquire from the said THE TRANSFEROR the said Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivalli (East), Mumbai 400 101, together with all rights, title, interest, benefits, shares, sinking fund, etc.and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of **Rs.92,00,000/- (RUPEES NINETY TWO LAKHS ONLY)** subject to THE TRANSFEROR putting THE TRANSFEREES in possession of the said Flat to which THE TRANSFEROR has agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY

AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- 1) "THE TRANSFEROR" hereby declares and confirms that what is recited hereinabove in respect of the said Flat and the said shares shall be treated as representations and irrevocable declarations on his part. "THE TRANSFEROR" hereby confirms that "THE TRANSFEREES" have agreed to purchase the said Flat relying upon the correctness of the declarations and representations made by "THE TRANSFEROR" in these presents.



Shalabh

Shivan

Shweta





2) "THE TRANSFEROR" has agreed to sell, transfer and assign to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase and acquire the said

a. Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akuri Road, Kandivalli (East), Mumbai 400 101, together with all rights, title, interest, benefits, Membership and Deposits thereof, etc.

b. Fully paid up shares of Rs.50/- each bearing Distinctive Nos. from **336** to **340** (both inclusive) under Share Certificate No.**068** issued by the said society.

c. All deposits standing to the credit of "THE TRANSFEROR" in the records and registers of the said Society and other concerned authorities
At the lump sum price or consideration of **Rs.92,00,000/- (RUPEES NINETY TWO LAKHS ONLY).**

3) "THE TRANSFEREES" have paid to "THE TRANSFEROR" the sum of **Rs.4,08,000/- (RUPEES FOUR LAKHS EIGHT THOUSAND ONLY)** as per particulars mentioned in the receipt appearing hereunder on or before execution of this Agreement, being the part consideration amount for the sale of the said Flat (the receipt whereof "THE TRANSFEROR" doth hereby admits and acknowledges).



Shambhu

Suman

Seetha

1-61	
2002	31
4) "THE TRANSFEREES" shall deposit a sum of Rs.92,000/- (RUPEES NINETY TWO THOUSAND ONLY) with the concerned authorities towards the tax	

deducted at source from the total consideration amount in respect of this transaction as per the Indian Income Tax Act, 1961 and "THE TRANSFEREES" shall hand over to "THE TRANSFEROR" the receipt/challan of the said amount which is deposited with the concerned authorities in the name of "THE TRANSFEROR".

It is further agreed by and between the parties hereto that it shall be the sole responsibility of "THE TRANSFEROR" to get the refund of above referred tax deducted at source (if applicable) from the concerned authorities and "THE TRANSFEREES" will not be held liable for the same.

It is also agreed by and between the parties hereto that the above referred sum of rupees deposited with the concerned authorities towards tax deducted at source shall be deemed to be consideration amount paid to "THE TRANSFEROR"

- 5) "THE TRANSFEREES" agree and undertake to pay to "THE TRANSFEROR" the sum of **Rs.87,00,000/- (RUPEES EIGHTY SEVEN LAKHS ONLY)** within a period of 60 (sixty) days from the date of issuance of the No Objection Certificate by the said Spring Leaf Building No.12 Co-operative Housing Society Ltd. in favour of the Bank/Financial Institution from which "THE TRANSFEREES" are availing loan facilities as and by way of disbursement of housing loan or from own source of funds being the balance full and final consideration amount for the sale of the said Flat and against receiving the vacant and peaceful possession of the said Flat.



Shah mahant

Shuman

Prinky

2022	2022	2022
2022	2022	2022
2022	2022	2022
2022	2022	2022

6) "THE TRANSFEROR" shall handover to THE TRANSFEREES the vacant and peaceful possession of the said Flat against the receipt of the balance full & final consideration amount and "THE TRANSFEREES" shall be entitled to quietly enter upon, live, hold, occupy, possess and enjoy the said Flat together with the fittings, fixtures, and other amenities provided by "THE TRANSFEROR" absolutely without any hindrance of whatsoever nature.

7) "THE TRANSFEROR" shall handover or cause to be handed over to THE TRANSFEREES or their nominees or assignees all original papers and documents including earlier Original Agreement, Original Share Certificate, etc. pertaining to the said Flat against the receipt of the balance full and final consideration amount.

8) THE TRANSFEROR agrees and undertakes to Co-operate to get the aforesaid Flat transferred in the records of the said society in the names of "THE TRANSFEREES" and get "THE TRANSFEREES" admitted as the members 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 and paid by both the parties in equal proportion.

9) "THE TRANSFEROR" hereby declares that there is no Prohibitory Order by any Government and/or Authority, which may prohibit THE TRANSFEROR from transferring the said Flat. THE TRANSFEROR further declares that no attachment has been levied on the said Flat.



Palnabam

Shuman

Shruti

पत्र - ८१	
२२२२	२८
10) The TRANSFEROR hereby agrees and undertakes to indemnify and keep indemnified the TRANSFEREES and their heirs, executors, administrators,	

successors or assigns in the event they suffer any loss or damage due to any demands or claim by way of tenancy, sub-tenancy license, lease, mortgage, charges, inheritance, sale, exchange, possession lien, gift, trust or otherwise howsoever being brought forward at any time in future by any third party due to the wrong representation of the TRANSFEROR to the TRANSFEREES or any other person claiming through them.

11) The TRANSFEROR further hereby declares that there is no charge claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances and should there be any claim from any person or persons against the said Flat then in such an event the TRANSFEROR hereby agrees and undertakes to indemnify the TRANSFEREES against such claims.

12) The TRANSFEROR agrees and undertakes to sign and execute necessary Acts and Deeds including Sale Deed and other necessary documents, Affidavit, Declarations, Undertakings, pertaining to the transfer in the records of the Society, etc. in favor of the TRANSFEREES and shall cooperate the TRANSFEREES to transfer their names in the records of the society, as may be required under the Maharashtra Co-operative Societies Act, 1960 and as per the Bye-Laws of the society for the effectual transfer of the said Flat and the said Shares with all the deposits and meters in respect of the said Flat to the names of and in favor of the

TRANSFEREES.

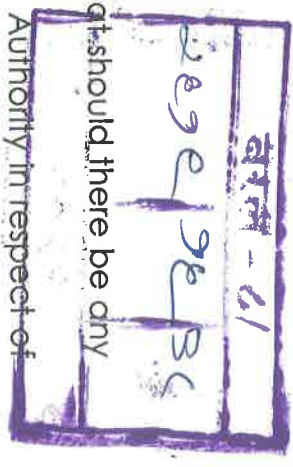


Shakrabanti

Anuman

Shruti





13) The TRANSFEROR covenants to the TRANSFEREES that should there be any claim or demand by any person/bank/concerned Authority in respect of the deficit Stamp duty or Registration Fees payable in respect of the previous agreements/transactions in respect of the said Flat or for any other liabilities pertaining to the said Flat for the period prior to the date of the handing over the vacant and peaceful possession of the said Flat by "THE TRANSFEROR" to "THE TRANSFEREES" then in such an event the TRANSFEROR shall indemnify and keep harmless the TRANSFEREES in respect of such claim.

14) The TRANSFEREES agree to pay the necessary Stamp duty and registration fees as leviable by the concerned Government Authority on this Agreement.

15) "THE TRANSFEROR" shall pay to the said society and all the concerned authorities the monthly outgoings such as Society Maintenance Charges, Assessment Tax, Electricity Bills, Mahanagar Gas Charges, Cable T.V. Charges, etc. and all other dues in respect of the said Flat up to the date of possession and obtain complete discharge of the same. The TRANSFEREES shall be liable to pay outgoings and dues from the date of Possession.

16) The TRANSFEREES after the payment of the total consideration amount are entitled to become the members of the said Society as per bye-laws of the said society and subject to bye-laws of the society.



Chalunbom

Anman

Pankaj

अनु-८/		
17) The TRANSFEREES	90	30
hereby		
covenant with The TRANSFEROR as follows:-		

- a) That the TRANSFEREES from the date they are put in possession of the said Flat, shall regularly pay, to the said society and all the concerned authorities the monthly outgoings and all the dues payable in respect of the said Flat.
- b) The TRANSFEREES shall observe, perform and abide by the By-laws, rules and regulations of the society from time to time in force.

18) "THE TRANSFEROR" hereby declares that from the date of the receipt of the balance full and final consideration amount neither he herself nor any of herfamily members, legal heirs, successors, etc. shall have or claim to have any right, title, interest and/or claim of whatsoever nature in the said Shares & the said Flat.

19) On payment of the full and final consideration amount as specified above, "THE TRANSFEREES" shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy the said Flatfor and unto the use and benefit of "THE TRANSFEREES", their heirs, executors, administrators and nominees forever and without any let, hindrance, denial, eviction, claim, charge, interest, demand or lien of "THE TRANSFEROR" or any person or persons lawfully or equitably claiming through, under or in trust for "THE TRANSFEROR".



Shaktinath

Sharma

Sharma

20) This agreement shall be deemed to be the Sale Deed or Deed of Transfer

पत्र - ८१	२०१६	१८	८५
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upon payment of the said full and final consideration amount by the TRANSFEREES and upon handing over the vacant and peaceful physical possession of the said Flat by "THE TRANSFEROR" to "THE TRANSFEREES".

21) This Agreement shall always be subject to the provisions contained in Maharashtra Co-operative Societies Act, 1960 & The Maharashtra Ownership Flats Act, 1963.

PROPERTY SCHEDULE

A. Flat No.C-202 admeasuring 37.53 sq. mtrs. Carpet area on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivalli (East), Mumbai 400 101, constructed on all that pieces and parcel of land bearing C.T.S. No.171/1A/49 of Village : Akurli, Taluka : Borivalli in the registration District and Sub-District of Mumbai City and Mumbai Suburban. The building consists of Ground (Pt) + Stilt (Pt) + 7 (Seven) upper Floors with lift and was constructed in the year 2006 (As per O.C.).

B. Fully paid up shares of Rs.50/- each bearing Distinctive Nos. from **336** to **340** (both inclusive) under Share Certificate No.**068** issued by the said Spring Leaf Building No.12 Co-operative Housing Society Ltd.

C. All deposits standing to the credit of "THE TRANSFEROR" in the records of the registers of the said society, electric co., Gas co. etc.

D. All rights, benefits and advantages available to "THE TRANSFERORS" are entitled to as a members and shareholders of the said society.



Shalwanshi

Shuman

Shenita





Page No. 21
 Page No. 8C

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

SIGNED, SEALED AND DELIVERED by the _____)
 Within named THE TRANSFEROR)
MRS. SOMDUTA CHAKRABORTY Nee)
MS. SOMDUTA SAMADDAR)
 in the presence of *Arunopati*)
 _____)

SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
<i>Somduta</i>		

SIGNED, SEALED AND DELIVERED by the _____)
 within named THE TRANSFEREES)
1) MR. ASHOK RAJENDRA PRASAD VISHWAKARMA &)
2) MRS. SUNITA ASHOK VISHWAKARMA)
 in the presence of *Sunita*)
 _____)

SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
<i>Ashok</i>		
2) <i>Sunita</i>		



RECEIPT

Page - 21	2022	95
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RECEIVED with thanks the sum of **Rs.4,08,000/- (RUPEES FOUR LAKHS EIGHT THOUSAND ONLY)** as per following particulars from **1) MR. ASHOK RAJENDRA PRASAD VISHWAKARMA & 2) MRS. SUNITA ASHOK VISHWAKARMA**, being the part consideration amount for the sale of the said Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akuri Road, Kandivali (East), Mumbai 400 101, as within mentioned.

DATE	AMOUNT	CHQ./UTR. NO.	DRAWN ON/THROUGH
04.12.2021	Rs.1,00,000/-	000029	HDFC Bank Ltd., Borivali (East), Br.
19.01.2022	Rs.8,000/-	N019221799147790	HDFC Bank Ltd., Borivali (East), Br.
23.02.2022	Rs.3,00,000/-	N054221844760842	HDFC Bank Ltd., Borivali (East), Br.

TOTAL Rs.4,08,000/- (RUPEES FOUR LAKHS EIGHT THOUSAND ONLY)

ISAY RECEIVED

Shobaram

(MRS. SOMDUTA CHAKRABORTY Nee MS. SOMDUTA SAMADDAR)
THE TRANSFEROR

WITNESSES :-

- Sunita*
- Prasada*

*.Scassociates/d/society/agreement/springleafbuildingno.12/ashokvishwakarma/flatno.202



4514324

सूची क्र.2

दुय्यम निबंधक : बोरीवली 1 (मालाड)

31-01-2022

दस्त क्रमांक : 4514/2006

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

नोंदणी :
Regn:63m

गावाचे नाव : आकुर्ली

(1)विलेखाचा प्रकार	कारनामा	
(2)मोबदला	रु.2034000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1089968	
(4) भू-मपन,पोटहिस्सा व परक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - आकुर्ली (बोरीवली), उपविभागाचे नाव - 77/340 - भुभाग: उत्तरेस गावाची सीमा, पूर्वेस 36.60 मी. रुंद वि.यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस दूतगती महामार्ग. सदर भिळकत सि.टी.एस. नंबर - 171 मध्दे आहे. सदनिका क्रं 202.2 या मजला, सिधंग लिफ, बिर्डीन नं 12, विंग सि	
(5) क्षेत्रफळ	बांधीव भिळकतीचे क्षेत्रफळ 45.04 चौ.मी. आहे.	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- निकतिन प्रोप अॅण्ड इस्टेट प्रा लि चे संचालक नारायण हिंनोराणी तर्फे मुखत्यार हरेश टेकचंदानी - - वय:-??पत्ता:- २२५/अ/४पिन कोड:-पॅन नं:- AABCC8791L 2): नाव:-भे लोखंडवाला कंस्ट्रु इंडस्ट्रिज प्रा लि चे अथो सिनने होमी सुकेशवाला व शिवराम प्रभु तर्फे मुखत्यार जि पी पाटील - - वय:-??पत्ता:-४८पिन कोड:-पॅन नं:- ÓÓAAACL0941J 3): नाव:- मिराज प्रॉपटीर् डेव्ह चे ट्रस्टी डी पी बदानी तर्फे मुखत्यार जि पी पाटील - - वय:-?? पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:- AABTM3236B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	4): नाव:- सोमदत्ता समादार - - वय:-??पत्ता:-३ बी /५०४पिन कोड:-पॅन नं:-AZDPS3076N	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/06/2006	
(10)दस्त नोंदणी केल्याचा दिनांक	23/06/2006	
(11)अनुक्रमांक,खंड व पृष्ठ	4514/2006	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	84300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20340	
(14)शेरा	-	



Share Certificate No. 068 Member's Regn No. 068 No. of Shares 5

Share Certificate

SPRING LEAF BUILDING NO. 12 CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. MUM/WR/HSG/TC/13942/2007-08/2007)
Plot E, Sector-4, Lokhandwala Township, Akurli Road,
Kandivali (E), Mumbai - 400 101

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

Date : 01/02/2008

(Authorized Share Capital Rs. 5,00,000/- Divided into 10,000 Shares of Rs. 50 each)

This is to certify that ~~Shri/Smt./Ms.~~ MS. SOMDUTTA SAMADDAR.

Flat No. C-202 is the Registered Holder of five fully paid up shares
of Rs. Fifty each numbered from 336 to 340 both inclusive,
in SPRING LEAF BLDG. NO. 12 C. H. S. LTD., Lokhandwala Township, Akurli Rd.,
Kandivali (E), Mumbai - 400101, subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai this 01 day
of February 2008.

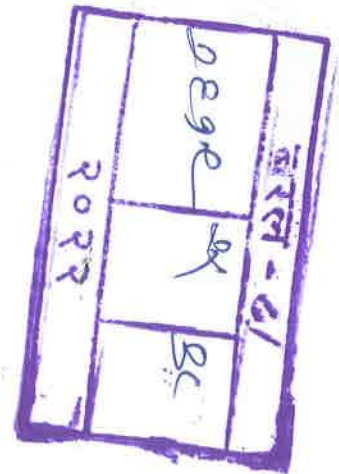


[Signature]
Authorized
M. C. Member

[Signature]
Secretary

[Signature]
Chairman

P.T.O.





MEMORANDUM OF THE TRANSFERS OF THE SHARES MENTIONED OVERLEAF				
Date of Transfer	Transfer No.	Regn. No. of Transferer	To Whom Transferred	Regn. No. of Transferee
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary

2022
 2022
 2022

Spring Leaf Bldg. No. 12 C.H.S. Ltd.

Regd. No. MUM/WR/HSG/TC/13942/2007-08/2007

Plot No. E, Sector - 4, CTS No. 171/1A/49, Lokhandwala Township, Akuri Road, Kandivali (East), Mumbai - 400 101.
Tel. : 022 - 2965 3849

Date: 31st December 2021

रजम - 6/		
0092	2R	3C
२०२२		

TO WHOM SOEVER IT MAY CONCERN

This is to confirm and certify that **Mrs. Somdutta Samaddar** members of the society having flat no. C-202 Spring Leaf Bldg. No. 12 CHS Ltd., situated at Plot No. E, Sector - 4, CTS No. 171/1A/49, Lokhandwala Township, Akuri Road, Kandivali (East), Mumbai 400101.

Society have no objection to sale said flat to **Mr. Ashok Rajendra Prasad Vishwakarma & Mrs. Sunita Ashok Vishwakarma**, subject to the clearance of all dues and compliance of the Rules and regulations of MCS Act 1960 & Rules 1961 and the byelaws of the society.

Society have issued the original share certificate to said members.

This certificate issued on the request of **Mrs. Somdutta Samaddar**

For Spring Leaf Bldg. No. 12 CHS Ltd.

P S Wadhvani
Hon. Chairman

[Signature]
Hon. Secretary



Office of the
St. Eng. Sdce. Insp. (W/S) P. & R. Group
Dr. Babasaheb Ambedkar Marathi Bhavan

BRITHANMU
NO. CHE/A-3469/BP(CWS)/AP

14 FEB 2006

Shri K. Haria,
to Owner,
Bombay Gowrakshak Mandali.

Subject : Permission to occupy the completed
building No.12 on Sub plot E bearing
C.T.S. No. 171/1A/49 of village
situated at Kandivali (East).

वर्त - 21		
२२९२	२६	३८
२०२२		

Reference : Your Arch's letter dated 12.1.2006

Sir,

The development work of building No. 12 comprising of wing A, B, C D, E & F - Ground (pt) + Stilt (pt) + 7 upper floors on plot bearing C.T.S. No. 171/1A/49 of village Akurli, situated at Kandivali (East) is completed under the supervision of Shri Umesh Vartak, licenced Surveyor having Lic. No. V/106/LS, Shri A.L. Prabhhu, licenced Structural Engineer, having licence No.STR/P/85 and Lic. Site Supervisor, Shri S.M. Karyekar, having licence No.K/86/SS-I, may be occupied on the following conditions :

1. That the certificates U/s 270A of B.M.C.Act shall be obtained from A.E.W.R/South and a certified copy of the same shall be submitted to this office.
2. That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,

TRUE COPY

Umesh Vartak
UMESH M. VARTAK
Licensed Surveyor
Reg. No. V/106/LS



Umesh Vartak
for Ex. Engineer
(Western Suburbs) Bldg. Proposal
R Wards-



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये द्यावयात आलेले मालमत्ता कराचे देयक.
लेखा क्रमांक
RS0601911900000
मालमत्ता करवर्ष
2021-2022
पत्रकाराचे नाव व पत्ता : SPRING LEAF BUILDING NO 12 CHS LTD
12, SPRING LEAF CHS LTD PLOT E SECTOR 4,LOKHANDWALA
TOWNSHIP AKURLI ROAD,KANDIVALI EAST

देयक क्रमांक
20210BIL14083115
202120BIL14083116
01/09/2021
01/09/2021
शेफक -
Asstt. Assessor & Collector, R South Ward Municipal Office Building
Mahatma Gandhi Cros-
Road No. 2 Near S V Park Swamimangal
Pool, Kandivali (West),
Mumbai - 400 067.
फोन - aaacs.ac@mcgm.gov.in
दूरध्वनी क्र. 022 2805 5246

मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ब्लॉक, सी.डी.एस क्र. / फ्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे.
RS-3142(11A/12SL) 1771/1A/49 AKURLI ROAD KANDIVALI E HOUSE SPRING LEAF NO. 12 CHS. LTD. BOMBAY GORAKSHAK MANDALI

प्रथम करनिर्धारण दिनांक: 06/06/2006 जलबोजणी क्रमांक: - एकूण भांडवली मूल्य: ₹ 285046285

एकूण भांडवली मूल्य: ₹ Twenty Eight Crore Fifty Lakh Forty Six Thousand Two Hundred Eighty Five Only

दि. 31/03/2010 या तारखेपर्यंतची थकवाफी ₹ 0 दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकवाफी ₹ 0
देयक कालावधी: 01/04/2021 ते 31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	ते	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			1188				1188
जल कर			0				0
जल लाभ कर			98347				98347
मलनिःसारण कर			0				0
मलनिःसारण लागू कर			61280				61280
प.म.म. शिष्टाणू उपकर			57011				57011
राज्य शिष्टाणू उपकर			49872				49872
रोजगार हमी उपकर			0				0
वृक्ष उपकर			2859				2859
पथ कर			71254				71254
एकूण देयक रक्कम			341811				341811
कलम 152 अ नुसार दंडाची रक्कम			0				0
परताव्यावरील व्याजाची वसुली			0				0
अगाऊ अधिदानाचे समायोजन			341811				341811
भरावयाची निव्वळ रक्कम			0				0
प्रतिदानाची निव्वळ रक्कम			0				0
अधारी रूपये			₹ Three Lakh Forty One Thousand Eight Hundred Eleven Only				
अंतिम देय दिनांक			30/11/2021				31/12/2021



“To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMP/RS0601911900000 , Name-MCGM Property Tax. Please note,
Payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM”

सदर दस्तऐवज ही नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकरील लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या बटकात 5% ते 15% सवलत असेल आहे.

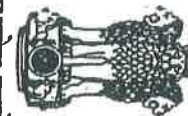
सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.

रविवर
भारत

दिक्षुभाषी मोहे
करनिर्धारक व संकलक

User Category :- PR

E & OE



सत्यमेव जयते



नोंदणीचे प्रमाणपत्र

नोंदणीचे क्रमांक : एमयुएम/डब्ल्यु आर/एचएसजी/टीसी/ १३९४२ /२००७-०८/सन ०७
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

स्प्रिंग लिफ बि.नं.१२ को-ऑप हीसिंग सोसायटी लिमिटेड
सीटीएस नं.१७१/१-अ/४९, व्हीलेज आकुर्ली, लोखंडवाला टाऊनशिप
आमकुर्ली रोड, कान्दीवली (पु) सुबई ४०० १०१
ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये
नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कालम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे

वर्गीकरण "गृहनिर्माण संस्था"
संस्था असून उपवर्गीकरण "भाडेकरू सहभागीदारी गृहनिर्माण संस्था"
आहे



दिनांक २८/८/२००५

सही

(पी.एस. आहिर)

हुद्दा

उपनिबंधक
अरकास संस्था 'आर', निमात हुद्दा





2022	2022	2022	2022
2022	2022	2022	2022
2022	2022	2022	2022
2022	2022	2022	2022

SPRING LEAF BLDG NO 12 CHS LTD

Registration No. MUM/W/R/HSG/TC/13942/2007-08 Dated: 28/08/2007
 Plot No.E Sector No.4 CTS 171/1a/49, Lokhandwala Township, Akurli Rd, Kandivalli-E, Mumbai - 400 075

MAINTENANCE BILL

Name : Mr. SOMDUTTA SAMADDAR

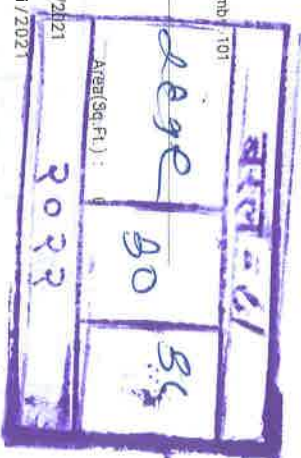
Flat No. : C202

Bill No. : 1328

Bill Date : 10/11/2021

Due Date: 30/11/2021

Bill For : November-2021



Sr.No.	Particulars of Charges	Amount
1	Maintenance Charges Collection	1,400.00
2	Sinking Fund Collection	47.00
3	Repairs Fund Contribution	141.00
4	Festival Contribution	30.00
5	Apex body Charges Contribution	240.00
6	Municipal Taxes	405.00

Rupees Six Thousand Nine Hundred Ninety Five Only

Total	₹	2,283.00
Add :Previous Dues	₹	4,632.00
Add : Interest on Dues	₹	80.00
Total Amount Due	₹	6,995.00

Please Pay dues on or Before Due Date. Otherwise 21 % simple interest will be charged on Arrears. Please pay by cross cheque only favouring 'SPRING LEAF BLDG NO.12 CO-OPERATIVE HOUSING SOCIETY LTD.' and mention your flat No.reserve side of the cheque

E & O.E

SPRING LEAF BLDG NO 12 CHS LTD

Registration No. MUM/W/R/HSG/TC/13942/2007-08 Dated: 28/08/2007
 Plot No.E Sector No.4 CTS 171/1a/49, Lokhandwala Township, Akurli Rd, Kandivalli-E, Mumbai-101

RECEIPT

Received with Thanks from SOMDUTTA SAMADDAR

Details of the payments received for the last bill are as under

Receipt No.	Date	Cheque.No	Bank Name	Amount
(Subject to Realisation of Cheque)				
				Total Rs.

For SPRING LEAF BLDG NO 12 CHS LTD

Prepared by Dev Associates-for Accounts outsourcing contact Us : Tel:89957188
 /E.mail:dhru.devasociates@gmail.com

Authorised Signature





MUMBAI		
1092	89	36
2022		

Ref:

Date: 08/12/2021

खरस - ८/		
२०१९	११	१२
२०२२		

To,
The Chairman / Secretary
Spring Leaf CHS. Ltd.
Lokhandwala Township
Akurli Road
Kandivali -(East)
Mumbai - 400101

Dear Sir / Madam,

Sub:-Termination of lien/charge

This is to put on record that Ms.Somdutta Samaddar is a bonafide member our bank & owner of Flat No-202 in Bldg No-12, 'C' wing of your society. She has fully repaid her 'Housing Loan' Loan' on 12/08/2021 taken from our bank in its entirety. In the backdrop of above, we hereby request your good office to kindly cancel the lien / charge from your books created in respect of the abovesaid flat.

Thanking you,

Yours faithfully,



Head Office: Old Airport, Santacruz (East), Mumbai - 400 029. (Regd. No. 21606)

मुख्य कार्यालय : जुना विमानतळ, सांतक्रुझ (पूर्व), मुंबई-४०० ०२९.

Tel. No. 26265465 / 26265618/ 26265516 Telefax : 26157218 / 19 E-mail : acecab@vsnl.net



AKR-61		
1092	53	34
2022		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

एकमात्र संचयन कार्ड
Permanent Account Number Card
BYPP2215E

श्री / श्रीम
SUNITA ASHOK WISHWAKARMA

तला वत / Father's Name
ASHOK KUMAR SHARADATH
प्रभु / श्री
श्री श्री शरदा / Date of Birth
05/02/1994

10072017

Sunita

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISHWAKARMA ASHOK R
R P D WISHWAKARMA
21/05/1989
Permanent Account Number
APPPV0484D

श्री / श्रीम
Signature

Sumara

भारत - 21
2892 55 BC
039

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOMDUPTA CHAKRABORTY
PARITOSH KUMAR SAMADDAR
05/06/1980
Permanent Account Number
AZD PSS3076N

श्री / श्रीम
Signature

Paritosh



आयकर विभाग
PERMANENT ACCOUNT NUMBER

भारत सरकार
GOVT. OF INDIA

AGGPP9188E

श्री / श्रीम
ASHOK SHRINATH PRAJAPATI

तला वत / FATHER'S NAME
SHRINATH MAKHOJAR PRAJAPATI

श्री / श्रीम
DATE OF BIRTH
19-05-1969

10072017

Prati pratik

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL NO MH02 20110043460
Valid till : 15-08-2031 (INT)

DRIVER'S ID
DOB : 14-05-1987 BG
Name : JAMAR KAMBLE
SCOPY of MAHARASHTRA GOVT. KAMBLE
AGE 20, 7 JIVSANTI CHAWI, CHITRAJI NAGAR,
AMBEJLI ROAD, KANDIVALI (E), MUMBAI, 400101

DRIVING LICENCE TO DRIVE FOLLOWING CLASS
COV
DOI
MCWG 15-08-2031

FORM RULE 16(a)
Signature/Thumb
Impression of Ho

Antik



बाल - ८/		
२६९८	८५	९८
२०२२		

5/16/2619

गुंरवार, 24 फेब्रुवारी 2022 9:48 म.पू.

बरत-8/	दस्ता शिषवारा भाग-1
2022	2619

बरत8
दस्ता क्रमांक: 2619/2022

दस्ता क्रमांक: बरत8/2619/2022

बाजार मुल्य: ₹. 66,53,309/-

भरनेले मुद्रांक शुल्क: ₹.4,60,000/-

मोबदला: ₹. 92,00,000/-

दु. ति. सह. दु. ति. बरत8 यांचे कार्यालयत

अ. क्र. 2619 वर दि.24-02-2022

रोजी 9:46 म.पू. वा. हजर केला.

पावती:2719

पावती दिनांक: 24/02/2022

मादरकारणाचे नाव: अशोक राजेंद्र प्रसाद विश्वकर्मा

नोंदणी फी

₹. 30000.00

दस्ता हानाळणी फी

₹. 760.00

पुढांची मंख्या: 38

एकूण: 30760.00

दस्ता हजर करणाऱ्याची सही:

प्र. सह. उद्यम निबंधक, बोरीवली - ८
म. दु. ति. वा. बोरीवली ८
मुंबई उपनगर जिल्हा.



प्र. सह. उद्यम निबंधक, बोरीवली ८
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1/24/02/2022 09:46:21 AM ची वेळ: (सादरीकरण)

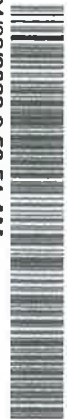
शिक्का क्र. 2/24/02/2022 09:47:42 AM ची वेळ: (फी)

प्रतिज्ञापत्र

* सर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पत्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त लिखांक व कडुनीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :



24/02/2022 9 50:51 AM

Summe V-2	
2022	2022
2022	2022

बरल8
दस्ता क्रमांक:2619/2022

दस्ता क्रमांक :बरल8/2619/2022
दस्ताचा प्रकार :-करारनामा

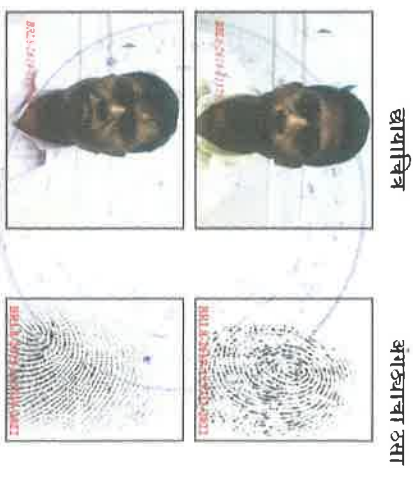
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	खायाचित्र	अंगठ्याचा उसा
1	नाव:अशोक राजेंद्र प्रसाद विश्वकर्मा पत्ता:प्लॉट नं: ई-30, माळा नं: , इमारतीचे नाव: समता वेल्फेअर सोसायटी, ब्लॉक नं: आकुर्ली रोड,गोकुल नगर, कांदिवली पूर्व, रोड नं: स्वासरी- , महाराष्ट्र, मुम्बई. पॅन नंबर:AFPPV0484D	लिहून देणार वय :-32		
2	नाव:सुनिता अशोक विश्वकर्मा पत्ता:प्लॉट नं: ई-30, माळा नं: , इमारतीचे नाव: समता वेल्फेअर सोसायटी, ब्लॉक नं: आकुर्ली रोड,गोकुल नगर, कांदिवली पूर्व, रोड नं: स्वासरी- , महाराष्ट्र, MUMBAI. पॅन नंबर:BVYPP2215E	लिहून देणार वय :-27		
3	नाव:सोमदत्ता चक्रवर्ती उर्फ सोमदत्ता ममाद्वार पत्ता:प्लॉट नं: सी-202, माळा नं: 2, इमारतीचे नाव: स्ट्रिंग लिफ्ट बिल्डिंग नं :12 को ऑफ ट्री सो लि, ब्लॉक नं: प्लॉट ई, सेक्टर 4,लोखंडवाला टाऊनशिप, आकुर्ली रोड,कांदिवली,पूर्व, रोड नं: महाराष्ट्र, MUMBAI. पॅन नंबर:AZDPPS3076N	लिहून देणार वय :-41 स्वासरी:-		

वरील दस्तऐवज करून देणार वयाकशीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 02 / 2022 09 : 49 : 49 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव:अमर कांबळे
वय:34
पत्ता:अंत्रिका दर्शन, कांदिवली पूर्व मुंबई
पिन कोड:400101
स्वासरी
 - नाव:अशोक श्रीनाथ प्रजापती.
वय:53
पत्ता:हितवर्धक चाळ आकुर्ली रोड कांती नगर कांदिवली पूर्व मुंबई
पिन कोड:400101
स्वासरी



शिकका क्र.4 ची वेळ:24 / 02 / 2022 09 : 50 : 47 AM
पक्षकारांच्या हस्तक्षेपाने, वरीलवरी - ८
सुबद्ध उपनगर लिहला.

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used Ai	Deface Number	Deface Date
1	ASHOK RAJENDRA PRASAD VISHWAKARMA	eChallan	100000502022022302288	460000.00	SD	0006581940202122	24/02/2022
2	ASHOK RAJENDRA PRASAD VISHWAKARMA	eChallan	MH013555868202122P	30000	RF	0006581940202122	24/02/2022
3		DHC	2402202201118	760	RF	2402202201118D	24/02/2022

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

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क्रमांक - ८१		
२६७६	३८	३८
२०२२		

प्रमाणित करणेत येते की, या
दस्तावेज एकाच ३८... यामे आहेत.

सह. मुख्य निबंधक, दारीवली - ८,
मुंबई नगरपालिका.
वारीवली २६७६/२०२२
पुरतक नोंदीक १, नोंदीक २६९२
नोंदीक २११ अंदि... २०२२
दिनांक: २१ अंदि... २०२२



सह. मुख्य निबंधक, दारीवली - ८,
मुंबई नगरपालिका.

मुंबई नगरपालिका, दारीवली - ८,
मुख्य निबंधक - दारीवली



सूची क्र. 2

दुय्यम निबंधक : सह दु:नि बोरीवली 8

दस्त क्रमांक : 2619/2022

नोदंगी :

Regn:63m

24/02/2022

गावाचे नाव : आकुर्ली

विलेखाचा प्रकार	करारनामा
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9200000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	6653308.8
(4) मू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पातिकेचे नाव:मुंबई ममपा इतर वर्णन :सदनिका नं: सी-202, माळा नं: 2, इमारतीचे नाव: सिंग लिफ विल्डिंग नं. 12 को ऑफ हौ सो लि, ब्लॉक नं: आकुर्ली रोड,काठिवली पूर्व,मुंबई 400 101, रोड : प्लॉट ई,सेक्टर 4,लोखंडबाला टाऊनशिप PUI: RSO601911900000 ((C.T.S. Number : 171/1A/49 ;))
(5) क्षेत्रफळ	1) 45.04 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात बसेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सोमदत्ता चक्रवर्ती उर्फ सोमदत्ता समादार बय:-41; पत्ता:-प्लॉट नं: सी-202, माळा नं: 2, इमारतीचे नाव: सिंग लिफ विल्डिंग नं. 12 को ऑफ हौ सो लि, ब्लॉक नं: प्लॉट ई, सेक्टर 4, लोखंडबाला टाऊनशिप, आकुर्ली रोड, काठिवली पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AZDPS3076N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अशोक राजेंद्र प्रसाद विश्वकर्मा बय:-32; पत्ता:-प्लॉट नं: ई-30, माळा नं: -, इमारतीचे नाव: समता वेल्फेअर सोसायटी, ब्लॉक नं: आकुर्ली रोड,गोकुल नगर, काठिवली पूर्व, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 नं:-AFPPV0484D 2): नाव:-सुनिता अशोक विश्वकर्मा बय:-27; पत्ता:-प्लॉट नं: ई-30, माळा नं: -, इमारतीचे नाव: समता वेल्फेअर सोसायटी, ब्लॉक नं: आकुर्ली रोड,गोकुल नगर, काठिवली पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-BVYPP2215E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2022
(11)अनुक्रमांक,व्हड व पृष्ठ	2619/2022
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	460000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



प्र. सह. दुय्यम निबंधक, बोरीवली - 6
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHOK RAJENDRA PRASAD VISHWAKARMA	eChallan	10000502022022302288	MH013555868202122P	460000.00	SD	0006581940202122	24/02/2022
2	ASHOK RAJENDRA PRASAD VISHWAKARMA	eChallan		MH013555868202122P	30000	RF	0006581940202122	24/02/2022
3		DHC		2402202201118	760	RF	2402202201118D	24/02/2022

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

MUMBAI, DATED THIS _____ DAY OF FEBRUARY, 2022

BETWEEN

MRS. SOMDUTTA CHAKRABORTY
Nee MS. SOMDUTTA SAMADDAR

----- THE TRANSFEROR

AND

1) MR. ASHOK RAJENDRA PRASAD VISHWAKARMA &
2) MRS. SUNITA ASHOK VISHWAKARMA

----- THE TRANSFEREES

IN RESPECT OF

Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12
Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala
Township, Akurli Road, Kandivali (East), Mumbai 400 101.

DRAFTED BY

Adv. Rohan Chothani
M/s. SC ASSOCIATES

D-103/104, 1st Floor, Ambica Darshan, C. P. Road, Near Bus Depot,
Kandivali (East), Mumbai 400 101.

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