

॥ श्री गणेशाय नमः ॥

D-2 205,000/-
RF → 30,000/-

AGREEMENT FOR SALE

TRANSFEROR

MRS. RITA K. NAYYAR

36

7879

TRANSFeree

MR. DEVIDAS NIVRATTIRAO KANJE

PREMISES

Shop No. 25, area admeasuring 248 sq. ft. built up (equivalent to 23.04 Sq.mtr.), on the Ground Floor, in the 'C' Wing, in the Building known as "Vasant Smruti" of Vasant Smruti Co-operative Housing Society Limited, Situated at, 90 Feet Road, Thakur Complex, Kandivali (East), Mumbai - 400 101.

ESTATE AGENT

MANOJ ESTATE AGENCY

Shop No. 31, Vasant Smruti CHS LTD, 90 feet Road, Thakur Complex, Kandivali (East), Mumbai - 400 101

MR. MANOJ - 9892340302/9833504354

SMITA R. GHADI

Advocate & Legal Advisors

Stamp Duty, Registration, Adjudication of Documents, Society Opinion,
Formation and Conveyance

Shop No. 43/EMP-70/Phase4, Evershine Millennium Paradise, Thakur Village,
Kandivali (E), Mumbai - 400 101.

Cell No. 9967519204

Email : smita.ghadi@gmail.com

XXXXXXXXXX

Wednesday, October 21, 2015
9:24 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 9604 दिनांक: 21/10/2015

गावाचे नाव: पौयसर
दस्तऐवजाचा अनुक्रमांक: बरल-2-7871-2015
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: देविदास निवृत्तीराव कंजे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 30

₹. 30000.00
₹. 600.00

एकूण:

₹. 30600.00

आपणास मूळ दस्त, संबन्धित प्रिंट, सूची-२ व सीडी अंदाजे
9:42 AM ह्या वेळेस मिळेल.

सह दु. नि. का-बोरोवली 2

बाजार मूल्य: ₹. 4050000 /-
भरलेले मुद्रांक शुल्क: ₹. 205000/-

मोबदला: ₹. 41000/- सह दु. नि. का-बोरोवली -
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004304304201516S दिनांक: 19/10/2015
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 600/-

Pay H.

REGISTERED ORIGINAL DOCUMENT
DELEVERIED ON... 29/10/2015

735606

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14029107653212

Bank/Branch: PNB/SHIVAJI PARK DADAR (0554)

Pmt Trn id : 191015M940538

Pmt DtTime : 19-10-2015003:20:27

ChallanIdNo: 03006172015101950377

District : 7101/MUMBAI

Stationery 14029107653212

Print DtTime: 19-10-2015016:35:54

GRAS GRN : MH0043043042015163

Office Name : IGR191/BRL2_JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 2,05,000/- (Rs Two, Zero Five, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 325/Agreement to sale/Transfer/Assignment
 Prop Immovable Consideration: R 41,00,000/-
 Prop SHOP NO 25,GROUND FLOOR,WING NO C,VASANT SHRUTICKS LIDKANDIVALI EAS
 T,MUMBAI,Maharashtra

Duty Payer (PAN-AMMPK5395G) DEVIDAS NIVRATTIRAO KANJE
 Other (PAN-ABUPN5509Q) RITA K KAYYAR

T.K.Singh *[Signature]*
 Bank official1 Name & Signature



Bank official2 Name & Signature
 --- --- Space for customer/office use --- --- Write below this line --- ---

[Signature]

[Signature]

AGREEMENT FOR SALE



बरल-२/		
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२०१५		

Data of ESBTR for GRN MH004304304201516S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : Shivaji Park
Pmt Txn id : 191015M840538
Pmt DtTime : 19/10/2015 03:20:27
ChallanIdNo : 03006172015101950377
District : 7101 / MUMBAI
Stationary No : 14029107653212
Print DtTime : 19/10/2015 16:35:55
GRAS GRN : MH004304304201516S
Office Name : IGR191 / BRL2_JT SUB REGISTRAR BORIVALI 2

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 2,05,000.00/- (Rs Two Lakh Five Thousand Rupees Only)

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

Article : B25
Prop Mvblty : Immovable
Prop Descr : SHOP NO 25,GROUND FLOOR,WING NO C,VASANT SMRUTI , CHS LTD
KANDIVALI EAST,MUMBAI,Maharashtra
400101
Duty Payer : PAN-AMMPK5395G DEVIDAS NIVRATTIRAO KANJE
Other Party : PAN-ABUPN5509Q RITA K NAYYAR
Consideration : 41,00,000.00/-

Bank Scroll No : 1
Bank Scroll Date : 20/10/2015
RBI Credit Date : 20/10/2015
Mobile Number : 7718898564

Only for verification-not to be printed and used



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AGREEMENT FOR SALE

RK Nayyar
THIS AGREEMENT FOR SALE made and entered into at Mumbai
this 20th day of Oct 2015;

BETWEEN

MRS. RITA K. NAYYAR age 50 years, an adult, Indian Inhabitant
of Mumbai, address at B/1802, Shiv Shivam Tower Premises,
Adarsh Nagar No.1, Oshiwara Opp. Lotus Petrol Pump, Jogeshwari
(W), Mumbai - 400 102, hereinafter referred to as the
"TRANSFEROR" (which expression shall unless repugnant to the
context or meaning thereof be deemed to mean and include her
heirs, executors, administrators, legal representatives
permitted assigns) of the **ONE PART**;

AND

MR. DEVIDAS NIVRATTIRAO KANJE, age 42 years, an
Indian Inhabitant of Mumbai residing at, Flat No. 2404, Granduer
CHS Ltd., W. E. Highway, Borivali (E), Mumbai - 400 066,
hereinafter referred to as the "TRANSFeree" (which expression
shall unless repugnant to the context or meaning thereof be
deemed to mean and include his heirs, executors, administrators,
legal representatives and permitted assigns) of the **OTHER PART**;



RK Nayyar

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WHEREAS: -

- a) Vide an Articles of Agreement dated 27th August 2000, duly stamped and registered by executing Deed of Confirmation dated 6th July 2001 with the office of Sub Registrar of Assurances at Borivali bearing Registration Serial No. BDR2-4212-2001 dated 21.07.2001 made and executed by and between **M/S. SHETH DEVELOPERS LTD.**, therein referred to as "**THE DEVELOPERS**", of the One Part, **AND MRS. RITA K. NAYYAR**, therein referred to as "**PURCHASER/S**", of the Other Part, the Joint Developers therein sell and sold to the Purchasers, the Commercial premises on ownership basis being Shop No. 25, area admeasuring 248 sq. ft. built up (equivalent to 23.04 Sq.mtr.), on the Ground Floor, in the 'C' Wing, in the Building known as "Vasant Smruti", Situated at, Thakur Complex, Kandivali (E), Mumbai - 400 101 (hereinafter referred to as "**the said Shop**") and more particularly described in the Schedule hereunder written, for the consideration and on the terms and conditions stated therein.



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Upon the formation of Vasant Smruti Co-operative Housing Society Limited, a Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/W-R/HSG/(TC)/12699/2004-2005 (hereinafter referred to as "**the said Society**") the said **MRS. RITA K. NAYYAR** became the registered member of the said Society and the said Society issued its 5 fully paid

RK Nayyar

up Shares of Rs.50/- each aggregating to Rs.250/- bearing distinctive Nos. 01121 to 01125 (both inclusive) comprised in the Share Certificate No. 225 (hereinafter referred to as "the said Shares").

- c) By virtue of the aforesaid facts, the Transferor herein is absolutely possessed and seized of and otherwise well and sufficiently entitled to use and occupy the said Shop and have every right to sell and transfer the said Shop and said Shares.
- d) The Transferor herein has acquired the said Shop with all its right, title and interest along with all the deposits and contributions made with various local authorities including Reliance Energy Ltd./Tata Power Ltd., and all other charges and expenses, for the beneficial enjoyment and occupation of the said Shop;
- e) The Transferor shall obtain No Objection Certificate and Dues Pending Certificate from the said Society transferring the said Shop to the Transferee herein;
- f) The Transferee herein has approached the Transferor to purchase the said Shop and the Transferor has agreed to sell all their rights, title and interest in the said Shares and the said Shop to and in favour of the Transferee, free from all encumbrances, for the total consideration of **Rs.41,00,000/-** (Rupees Forty One Lacs Only).



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**NOW THESE PRESENTS WITNESSETH AND THE PARTIES
HERETO HEREBY AGREE AND UNDERTAKE AS FOLLOWS:**

1. The Transferor hereby agree to sell and the Transferee agree to purchase all the share, right, title and interest of the Transferor in the Premises being Shop No. 25, area admeasuring 248 sq. ft. built up (equivalent to 23.04 Sq.mtr.), on the Ground Floor, in the 'C' Wing, in the Building known as "Vasant Smruti" of Vasant Smruti Co-operative Housing Society Limited, Situated at, 90 Feet Road, Thakur Complex, Kandivali (East), Mumbai - 400 101 (hereinafter referred to as "**the said Shop**") along with the right to the said shares in respect of the said Shop, at and for a total consideration of **Rs.41,00,000/- (Rupees Forty One Lacs Only)** payable by the Transferee to the Transferor as follows:

i) A sum of **Rs.14,00,000/- (Rupees Fourteen Lacs Only)** has been paid by the Transferee to the Transferor as and by way of part consideration towards the purchase of the said Shop and said Shares on or before registration of these presents; as mentioned in the receipt hereto and the Transferor do hereby acknowledge and confirm the payment having received the said against the said Part consideration and gives a valid discharge to the Transferee with respect to the same and every part thereof);



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RK Nayyar

- ii) And a balance sum of **Rs.27,00,000/- (Rupees Twenty Seven Lacs Only)** shall be paid by the Transferee to the Transferor towards the Purchase of the said Shop by availing loan from a Bank/Financial Institution or by self within 30 (Thirty) days from the date of registration of this presence; provided the Transferor produce all the original title deeds/documents and Mortgage NOC required by the Transferee's Bank for availing loan. Time is the essence of contract. It is agreed that Original Title Deed/documents would be handed over to the Transferee against handing over full and final consideration amount.
- iii) It is mutually agreed by and between the parties that the Transferor shall hand over vacant, quiet, peaceful and physical possession of the said Shop on full and final consideration amount made by the Transferees.

Provided that in the event the Transferee herein fails to pay the balance consideration within 30 (Thirty) working days as mentioned in Para (ii), then the Transferee is liable to pay interest @18% p.a on the balance consideration amount till realization of the full and final consideration amount to the Transferor's Bank Account.

Provided that in the event the Transferor herein fails to handover the physical possession of the said Shop after receiving full and final consideration amount, then the Transferor are liable to pay interest @18% p.a. on the entire



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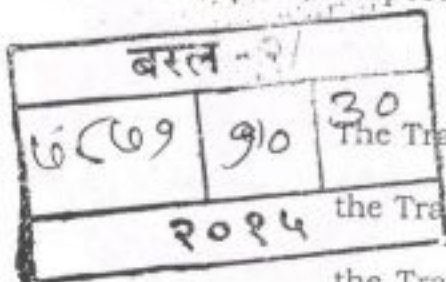
RK Mayya

consideration till handing over the vacate and physical possession of the said Shop.

2. **The Transferor hereby covenant with the Transferee as follows:-**

a) That the Transferor is entitled to the beneficial interest in and upon the said Shop and said Shares and hereby agreed to be transferred and sold and no other person/s has/have any share, right, title, interest, claim or demand of any nature whatsoever in and upon the said Shop and said Shares and the Transferor have good right, full power and absolute Authority to transfer and sell the same to the Transferee.

b) That the Transferor has not created any charge or encumbrance of whatsoever nature subject to what is stated earlier on the said Shop and said Shares nor is the subject matter of any litigation or stay order nor is the subject matter of any attachment whatsoever (whether before or after judgment) or any prohibitory order under any law and the Transferor have not created any tenancy or leave and license or any right whatsoever in favour of any one in respect of the said Shop and said Shares.



The Transferor undertake to indemnify and keep indemnified the Transferee against any loss, costs, charges and expenses the Transferee may incur or suffer on account of any claim being made and established by any person or persons or institute found interested in the said Shop and said Shares

RX Mayyan

and further undertake to bear all costs, charges and duties that the Transferee may suffer or incur on account of defending such claim in respect of the said Shop and said Shares and or any part thereof.

- d) The Transferor further indemnify the Transferee against any stamp duty, penalty, registration fees payable with respect to the said Shop and said Shares prior to the execution of these presents and if any claim arise in future with respect to the stamp duty and/or registration fee paid by the Transferor, the Transferor shall bear the same.
- e) That the Transferor shall whenever required to do so from time to time and at all time hereafter, execute and sign or caused to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said Shop and said Shares and unto and to the use of the Transferee forever.
- f) The Transferor shall be liable to pay proper taxes, outgoings, maintenance charges and other stamp duty expenses payable in respect of the said Shop and said Shares till handing over the vacant and peaceful physical possession of the said Shop and said Shares to the Transferee.



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RK Nayyar

- g) That the Transferee, upon possession of the said Shop, shall be entitled to peacefully hold, possess, occupy and enjoy the said Shop and said Shares without any claim or demand whatsoever from the Transferor or any person or any persons lawfully or equitably claiming by, from, under or in trust for the Transferor.
- h) The Transferor shall give full co-operation to the Transferee to get the approval of the said society for transfer of the said Shop and said Shares in the name of the Transferee and the admission of the Transferee as member of the said Society.

3. **The Transferee hereby covenant with the Transferor as follows:**

- i) From and after the date of taking over possession of the said Shop, the Transferee shall regularly pay to the said Society his contribution of all taxes and outgoings including electricity charges payable in respect of the said Shop.



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2024		

On being admitted as members of the said Society to duly observe, perform and abide by the rules, regulations and bye-laws of the said Society from time to time in force.

The Transferor shall handover all Original documents/title deeds in respect of the said Shop to the Transferee herein as mentioned in Para 1(ii) on receipt of full and final consideration amount made by the Transferee to the Transferor.

[Handwritten signature]

R. K. Rayan

5. The Transferor shall handover vacant, quiet, peaceful and physical possession of the said Shop to the Transferee herein as mentioned in Para 1(iii).
6. The Transferor shall apply and inform in the prescribed forms to the said Society for transferring the said Shop and said Shares to the Transferee on receiving the full and final consideration.
7. It is agreed by and between the parties hereto that the Transferee alone shall be liable to pay stamp duty and registration charges for the purchase of the said Shop in his favour on this Agreement.
8. The transfer charges payable to the said Society for the purpose of transfer of the said Shop to and in favour of the Transferee shall be borne and paid by the Transferor and the Transferee in equal proportions.
9. It shall be lawful for the Transferee from time to time and at all times, on payment of full and final consideration as stated above to peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the said Shop hereby granted and transferred with its appurtenances and receive the profits thereof and of every part thereof to and Transferee own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Transferor or by any person or persons lawfully or equitably claiming by, from, under or in trust for Transferor.



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RK Bajaj

10. The Transferee shall not be called upon by the Transferor to make additional payment of any other sum of money other than that have been expressly agreed upon in these presents.

11. This Agreement shall operate as Sale Deed upon payment of the full and final consideration made by the Transferee to the Transferor.

12. This Agreement is subject to Maharashtra Ownership Shops Act (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made thereunder.



13. This Agreement for Sale has been executed in Mumbai as the property is situated in Mumbai and the payments are made in Mumbai hence it is subject to Mumbai Jurisdiction only.

बरल-२/		
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THE SCHEDULE ABOVE REFERRED TO

Shop No. 25, area admeasuring 248 sq. ft. built up (equivalent to 23.04 Sq.mtr.), on the Ground Floor, in the 'C' Wing, in the Building known as "Vasant Smruti" of Vasant Smruti Co-operative Housing Society Limited, Situated at, 90 Feet Road, Thakur Complex, Kandivali (East), Mumbai - 400 101, on the land bearing C.T.S. N 485, 490, 617, 622 & 653 of Village Poisar, Taluka Borivali, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

RK Mayya

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

SIGNED, SEALED AND DELIVERED

By the withinnamed TRANSFEROR

MRS. RITA K. NAYYAR

P.A.No. ABUPN5509Q

In the presence of:

1. KRISHAN MOHAN NAYYAR
2. Pramod J. Ranaware

RK Nayar



SIGNED, SEALED AND DELIVERED

By the withinnamed TRANSFEREE

MR. DEVIDAS NIVRATTIRAO KANJE

P.A.No. AMMPK5395G

In the presence of:

1. Pramod J. Ranaware
2. Ramnohan Nayar

Ranje



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२०१५		

RECEIPT

RECEIVED from the withinnamed Transferee, i.e., **MR. DEVIDAS NIVRATTIRAO KANJE** a sum of **Rs.14,00,000/- (Rupees Fourteen Lacs Only)** as and by way of part consideration, towards the sale of the Shop No. 25, area admeasuring 248 sq. ft. built up (equivalent to 23.04 Sq.mtr.), on the Ground Floor, in the 'C' Wing, in the Building known as "Vasant Smruti" of Vasant Smruti Co-operative Housing Society Limited, Situated at, 90 Feet Road, Thakur Complex, Kandivali (East), Mumbai - 400 101, on the land bearing C.T.S. No. 485, 490, 617, 622 & 653 of Village Poisar, Taluka Borivali, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban in the following manner:-

Cheque No.	Date	Drawn On	Branch	Amount
UTR K279152920 086215	19.10.2015	Saraswat Bank	Gadkari Branch	Rs.14,00,000/-
				/
			Total	Rs.14,00,000/-

बरल - २/		
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२०१५		



Rs.14,00,000/-

I say Received

Rita K. Nayyar

MRS. RITA K. NAYYAR

WITNESSES:

1. *Krishan Mohan Nayyar*
Kumar

2. *Rammohan Nayyar*
Amrta

Office of the
 Ex. Eng. Bldg. Prop. (W/S) P. & R. Ward
 Dr. Babarheb Ambekar Market Bldg.
 Khandivall (West), Mumbai-400057.

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CHE/A-0820/BP (WS) AR DE

57 APR 2001

Satish J. Dattani & Others,

Sub : Permission to occupy the completed Building No.4 on plot of land bearing C.T.S. Nos.485-490, 610-613, 614-620, 622-626, 621-634, 631-657 of Village Poisar situated at Kandivalli (East).

Ref : Your Arch's letter D/1708/4 D.A. 12.2000.



The development work of Building No.4 comprising of Ground Floor & Flats on plot bearing C.T.S.No.485-490, 610-613, 614-620, 622-634, 631-657 of Village Poisar situated at Kandivalli (East) is completed under the supervision of Shri H.A. Mehta, Licensed Architect (Lic. No.M/53), Shri Pravin Gala, Licensed Structural Engineer (Lic. No. STR/11), and Shri S.H. Sanghavi, Licensed Civil Engineer (Lic. No.S/330/SS-1), may be occupied on the following conditions.

That the certificates U/s 270A of S.M.C.Act shall be obtained from the A.F.W.W. R/Central and a certified copy of the same shall be submitted to this office.

That all the terms and conditions of the bye-laws and regulations shall be complied with.

That the water supply for premises for which this permission is granted shall be restricted to 50% of normal demand and the water supply shall be entertained on the following conditions.

A set of plans duly signed is returned to the office with in seven days.

Yours



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बदर-५/		
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२०१०		

बदर-५		
२०१२/१		

To :
 Architect, Shri H.A. Mehta,
 Asstt. Spl. Commissioner,
 P.A. 20/B/C 5, A.F.W.W.

For information please.

CERTIFIED TRUE COPY



बदर-२/		
३००९	२३	३०
२०१५		

SUBURBAN DIST.

City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
६२०	१२००-०	-	-

Assessment
 Order in year
 Date of the
 for
 २१/११/२०१४
 २-०१



Encumbrances
 Remarks

Transaction	Vol No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
<p>प्रमाण पत्र मालक पं. नं. १२५२० मालक श्री. पी. ए. शिंदे मालकीचे अधिकार ही मूळ मालकी या मूळ मालकीच्या</p> <p>मालक श्री. पी. ए. शिंदे मालकीचे अधिकार ही मूळ मालकी या मूळ मालकीच्या</p> <p>२०१४</p>		<p>५१६०० १०६०० १२५०० १२५००</p> <p>२०१४</p>	<p>२०१४</p>



सत्य प्रतिलिपि
 २०१४

बरल - २/१
 ०६०१ १० ३०
 २०१४



सत्यमेव जयते

❀ नोंदणीचे प्रमाणपत्र ❀

नोंदणीचे क्रमांक : रमाब्रूम/डब्ल्यू-आर/एचएरकओ/टी.सी./११६८९/२००४-२००५

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की, तान २००५

वस्तु समती को-ऑपरेटिव्ह हीसिंग सोसायटी लि.,

ती.टी.एन न. ४८५/अ-ते डी, ४८७, ४९०/अ, ६०५/अ ते डी,

६१७/अ ते डी, व्हीजेन पोईतर, कांदिवली [पूर्व] मुंबई-४००१०१.

ही संस्था महाराष्ट्र सहकारी संस्थांचे 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 अग्रगण्य व्हीव्हीव्ही "भाडेकरू सहभागीदारो गृहनिर्माण संस्था "

आहे

कार्यालय: मोहोर



(Signature)

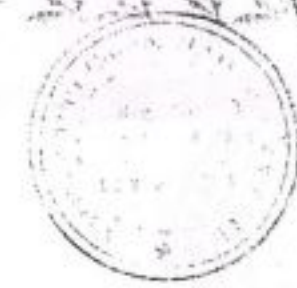
ए.पी. कोरपडे]

मुंबई

अथ निबंधक

दिनांक ०८ / २ / २०१५

संस्था 'आर' विभाग - मुंबई



बरल - २/		
०८०९	१९	३०
२०१५		

Share Certificate No. 225 Member's Register No. 222 No. of Shares 05

SHARE CERTIFICATE

Vasant Smruti Co-op. Housing Society Ltd.

[Reg. No. : MUM / WR / HSG / (TC) / 12699 / 2004-05]

90 Teel Road, Opp. St. Lawrence High School,

Thakur Complex, Kandivli (East), Mumbai - 400 101.

Registration No. 225 Date 20-03-2008

This is to certify that Smt / Smr. / M/s. Mrs. Anita K. Mhatre

is the Registered Owner of Flat/Shop 25 and holder of 5 (five) fully paid - up shares

of Rupees Fifty each Numbered from 0121 to 0125

both inclusive, in the above named **Vasant Smruti Co-op. Housing Society Ltd.**

Subject to the Bye-Laws thereof.

Given under the Common Seal of the said society, this 11th day of 03rd March 2008



[Signature]
M. C. Member

[Signature]
Secretary

[Signature]
Chairman

बाल-२		
609	20	30
२०१५		



The shares comprised in this certificate will be registered unless accompanied by this certificate.

VASANT SMRUTI CO.OP. HOUSING SOCIETY LTD.

(Reg. No. : MUM / WR / HSG / (TC) / 12699 / 2004-05)

90 Feet Road, Opp. St. Lawrence High School, Thakur Complex, Kandivalli (East), Mumbai - 400 101.

Ref. No. : _____

Date : 14.10.2014

TO WHOM SOEVER IT MAY CONCERN

This is to certify that Mrs. RITA K. NIAYAR is a bonafide member of our society and owner of shop No 25. There is no any society dues pending or no any loan from financial institution as per our office record. Hence we are issuing 'NO OBJECTION CERTIFICATE' for sale/transfer of shop No 25.



The Vasant Smruti Co-op. Housing Society Ltd.

Handwritten signature



बरल - २/		
७८७९	२९	३०
२०१५		

Instrument not registered

(12) m.r : 696003
(13) Built up Area : 2187 sq ft
ADJ No. 1847/0000/3522/35
GENERAL STAMP OFFICE, Mumbai
5-1-2001

RECEIVED From Smt. Rita - K. Nayyar

Duty Rupees 1700/- (Seven thousand
seven Hundred only)
CERTIFIED under Sec. 41 of the Bombay Stamp
Act, 1958 that the proper stamp duty Rupees 696003
(Sixty Nine thousand six hundred
and ninety six only) and penalty Rupees 957 (Nine
Hundred and fifty seven only)
have been paid in respect of the instrument.

Subject to the Provisions
of Section-53-A of The
Bombay Stamp Act, 1958

COLLECTED



Mrs. Rita - K. NAYYAR
बदल-२/
२२९/१६/१९९४
२००२

AGREEMENT

ARTICLES OF AGREEMENT made at Mumbai
27th day of Aug 1994 BETWEEN M/s. SHETH DEVELOPERS
LTD., a company registered under the Companies Act, 1956,
having its registered office at 11, Vora Palace, M.G. Road,
Kandivali (W), Bombay - 400 067, hereinafter referred to as 'THE
DEVELOPERS' (which expression unless it be repugnant to the
context or meaning thereof shall mean and include its successors
and assigns) of the ONE PART AND
MRS Rita - K. Nayyar

of Mumbai, Indian Inhabitant, hereinafter referred to as
'PURCHASER' of the OTHER PART.
M. M. Pednekar
Proper Officer,
General Stamp Office Mumbai



बदल-२/
२२९/१६/३०
२०१५

GENERAL STAMP OFFICE
MUMBAI
OWNERS
MUMBAI
281975
00620001
MUMBAI
281975
MUMBAI
281975
MUMBAI
281975



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् 2017

१. दस्ताचा प्रकार: कॉमिशनर अनुच्छेद क्रमांक: 24 (2)
२. सादरकर्त्याचे नाव: देविदास कांज
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: पोरुल
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- CTS No - 485
६. मूल्य दरविभाग (झोन):- 78/348 ७. उपविभाग: CTS
७. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय दुकान / औद्योगिक प्रति चौ. मी. दर:- 219000/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- 23.05 कार्पेट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: — गच्ची: ✓ पोटमाळा:- —
१०. मजला क्रमांक:- 100/1001 उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष:- 2001 घसारा: 207
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्रं:- — ज्यान्वये दिलेली घट / वाढ
१४. भाडेकरु व्याप्त मिळकत असल्यास:-
 १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) —
 २. नवीन इमारतीत दिलेले क्षेत्र वरल 21
१५. लिक्व्ह अॅन्ड लायसन्स दस्त निवासी/अनिवासी

भाड्याची रक्कम		
प्रतिमाह भाडे रक्कम:-	<u>6000</u>	<u>23 30</u>
आमामत रक्कम/आगावू भाडे	<u>2000</u>	<u>—</u>

कालावधी —
१६. निर्धारित केलेले बाजारमूल्य 40,50,000/-
१७. दस्तामध्ये दर्शविलेली मोबदला :- 41,00,000/-
१८. देय मुद्रांक शुल्क:- 205000/-
१९. भरलेले मुद्रांक शुल्क: 205000/-
१९. देय नोंदणी फी :- 30000/-

लिपिक

सह मुख्य निबंधक

RKM Bhatnagar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEVIDAS NIVRATTIRAO KANJE
NIVRATTIRAO DHONDIBA KANJE

10/05/1971

Permanent Account Number
AMMPK5395G

Signature

10060009

Handwritten signature



Handwritten signature

बरल - २/		
७८७९	२५	३०
२०१५		

PERMANENT ACCOUNT NUMBER
ADJPR1111K

नाम / NAME
PRAMOD JANARDHAN RAMAWARE

पिता का नाम / FATHER'S NAME
JANARDHAN SHRIRANA RAMAWARE

जन्म तिथि / DATE OF BIRTH
24-07-1971

SIGNATURE

अध्यक्ष (सिस्टम) / DIRECTOR OF INCOME TAX (SYSTEM)



बरल-२/		
७६७९	२६	३०
२०१५		

आय का स्थायी संख्या (PERMANENT ACCOUNT NUMBER) AAHPK5574A

आय का नाम (NAME) DATTARAM JAGANNATH KANADE

आय का पिता का नाम (FATHER'S NAME) JAGANNATH SITARAM KANADE

आय का जन्म तिथि (DATE OF BIRTH) 15-05-1969

आय का हस्ताक्षर (SIGNATURE)

आय का अधिकारी (आय का अधिकारी) (Authorized Officer)

आय का अधिकारी (आय का अधिकारी) (Authorized Officer)

Summary1 (GoshwaraBhag-1)

बुधवार, 21 ऑक्टोबर 2015 9:24 म.पू.

दस्त गोश्वारा भाग-1

बरल-2

दस्त क्रमांक: 7871/2015

20

दस्त क्रमांक: बरल-2 /7871/2015

बाजार मूल्य: रु. 40,50,000/- मोबदला: रु. 41,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,05,000/-

दु. नि. सह. दु. नि. बरल-2 यांचे कार्यालयात

पावती:9604

पावती दिनांक: 21/10/2015

अ. क्र. 7871 बर दि.21-10-2015

सादरकरणाचे नाव: देविदास निवृत्तीराव कंजे

रोजी 9:21 म.पू. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकुण 30600.00

सह दु.नि.का-बोरीवली2

सह दु.नि.का-बोरीवली2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालयात असलेल्या कोणत्याही वटक क्षेत्राच्या हद्दीत किंवा उप-खंड (वोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 21 / 10 / 2015 09 : 21 : 42 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 21 / 10 / 2015 09 : 22 : 07 AM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदा दस्तऐवज हा नोंदणी कायदा अंतर्गत असा व त्या तरतुदीनुसारच नोंदणीस दाखला देण्यात आला आहे. * दस्तावेजातील मुद्रांक शुल्क, मिथ्यादत्त रूपकती, साक्षीदार व सोप्या कोरलेल्या दस्तऐवजाची दुरुवणूक अशाप्रकारची राहिली नाही. * दस्तावेजाची सत्यता, वैधता कायदेशीर बाबतीतही दस्त निष्पादक अथवा कोणीतरी दुसरे व्यक्ती यांच्याकडून राहिली नाही.

लिहून देणारे :

लिहून घेणारे :





21/10/2015 9 25:44 AM

दस्त गोबारा भाग-2

वरल-2

दस्त क्रमांक:7871/2015

22

दस्त क्रमांक :वरल-2/7871/2015

दस्तांचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:देविदास निवृत्तीराव कंजे पत्ता:प्लॉट नं: 2404, माळा नं: 24, इमारतीचे नाव: इयाळूर को ऑप हीसिंग सोसा ली , ब्लॉक नं: बोरीवली पूर्व , रोड नं: वेस्टर्न एक्सप्रेस हायवे , महाराष्ट्र, मुम्बई. पिन नंबर:AMMPK5395G	लिहून देणार वय :-44 स्वाक्षरी		
2	नाव:रिटा के. नय्यर पत्ता:प्लॉट नं: वी/1802, माळा नं: 18, इमारतीचे नाव: शिव शिवम टॉवर प्रीमासेस आदर्श नगर नं 1 , ब्लॉक नं: जोशेचंदी पश्चिम , रोड नं: ओशिवरा , महाराष्ट्र, मुम्बई. पिन नंबर:ABUPN5509Q	लिहून देणार वय :-50 स्वाक्षरी:- RK Nayyar		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफ्टा क्र.3 ची वेळ:21 / 10 / 2015 09 : 23 : 02 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:द्रमोद - रणवरे वय:45 पत्ता:वसंत स्तुर्ली को-ऑप सोसा ली ठाकूर संकुल कांदिवली पूर्व पिन कोड:400101	स्वाक्षरी		
2	नाव:दत्ता - कानडे वय:45 पत्ता:9/168 समता नगर कांदिवली पूर्व पिन कोड:400101	स्वाक्षरी		

शिफ्टा क्र.4 ची वेळ:21 / 10 / 2015 09 : 23 : 34 AM

शिफ्टा क्र.5 ची वेळ:21 / 10 / 2015 09 : 23 : 48 AM नोंदणी पुस्तक 1 मध्ये

मह 3, नि. का-बोरीवली 2

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH004304304201516S	0002651083201516



7871/2015

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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

बगल - २/		
०८०९	३०	३०
२०१५		

प्रमाणित करण्यत येते की, या
दस्तावेज एकी...३०...पाने आहेत.

(Signature)



सहायक न्यायिक अधिकारी, बोरीवली क्र.-२,
मुंबई उपनगर जिल्हा
बगल - २/ - ०८०९/ २०१५
पुस्तक क्रमांक १, क्रमांकवर
मोदला २ OCT 2015
दिनांक :

(Signature)

सहायक न्यायिक अधिकारी, बोरीवली क्र.-२,
मुंबई उपनगर जिल्हा.



21 October, 2015

सूची क्र.2

दुग्धम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 787/2015

नोंदणी 63

Regn. 63ni

गावाचे नाव : पोयसर

(1) वित्तखाचा प्रकार	करारनामा
(2) मोबदला	₹.4,100,000/-
(3) बाजारभावाभावेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	₹.4,050,000/-
(4) भू-भाषण, पोट्टिहिस्या व घरक्रमांक(असल्यास)	485, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: बुकान नं 25, माळा नं: तळमजला सी विंग, इमारतीचे नाव: बसंत ल्युडी को-ऑप ही सोसा ली, ब्लॉक नं: कांदिवली पूर्व, रोड : ठाडूर संकुल
(5) क्षेत्रफळ	23.05 चौ.मीटर
(6) आकारणी किंवा लुडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करण देणा-या/विहित देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.	1) नाव- रिटा मे. अम्बर, वय: 50; पत्ता - फ्लॉट नं. सी/1802, माळा नं. 18, इमारतीचे नाव: शिब विजय टॉवर प्रीमासेस, आदर्श नगर नं 1, ब्लॉक नं: पश्चिम, रोड नं: जोशिवरा, मठाराट, मुम्बई. पिन कोड:- 400102 पिन संदर्: ABUPN55090
(8) दस्तऐवज करण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1) नाव:- रविदास निवृत्तीगव करे : वय: 44 पत्ता:- फ्लॉट नं. 2404, माळा नं: 24, इमारतीचे नाव: थाडूर को ऑप होसिंग सोसा ली, ब्लॉक नं: बोरीवली पूर्व वेस्टर्न एक्स्प्रेस हायवे, मठाराट, मुम्बई. पिन कोड:- 400101 पिन सं:- AMMPK5335G
(9) दस्तऐवज करण दिल्याचा दिनांक	20/10/2015
(10) दस्त नोंदणी केल्याचा दिनांक	21/10/2015
(11) अनुक्रमांक, खंड व पृष्ठ	787/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	₹.205,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	₹.30,000/-
(14) शेष	



सह दुग्धम निबंधक बोरीवली २
मुंबई उपनगर जिल्हा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क देण्याची वेळ :-

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



सत्यप्रत
सह. दुग्धम निबंधक बोरीवली क्र. २
मुंबई उपनगर जिल्हा