

॥ श्रीराम स्वामी ॥

D → 205,000/-  
RF → 30,000/-

## AGREEMENT FOR SALE

### TRANSFEROR

MRS. RITA K. NAYYAR

36

787H

### 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](mailto:smita.ghadi@gmail.com)



Wednesday, October 21, 2015  
9:24 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 9604 दिनांक: 21/10/2015

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

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 30

रु. 30000.00  
रु. 600.00

एकूण:

रु. 30600.00

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

सह दु. नि. का-बोरीवली 2

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

मोबदला: रु. 41000/-  
सह दु. नि. का-बोरीवली -  
मुंबई उपनगर जिल्हा

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

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

335606

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 Txn id : 191015M840538

Stationery 14029107653212

Pmt DtTime : 19-10-2015@03:20:27

Print DtTime: 19-10-2015@16:35:54

ChallanIdNo: 03006172015101950377

GRAS GRN : MH004304304201516S

District : 7101/MUMBAI

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 only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR

RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment

Prop Immovable Consideration: R 41,00,000/-

Prop SHOP NO 25,GROUND FLOOR,WING NO C,VASANT SMRUTICHS LTDKANDIVALI EAS T,MUMBAI,Maharashtra

Duty Payer (PAN-AMMPK5395G) DEVIDAS NIVRATTIRAO KANJE

Other (PAN-ABUPN5509Q) RITA K NAYYAR

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



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

*[Handwritten Signature]*

*[Handwritten Signature]*

**AGREEMENT FOR SALE**



बल-२/		
७८७९	९	३०
२०१५		

mhtml:https://10.192.11.107/MH/Reserved.ReportViewerWebContr... 19/10/2015

Data of ESBTR for GRN MH004304304201516S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : Shivaji Park  
Pmt Txn id : 191015M840538 Stationary No : 14029107653212  
Pmt DtTime : 19/10/2015 03:20:27 Print DtTime : 19/10/2015 16:35:55  
ChallanIdNo : 03006172015101950377 GRAS GRN : MH004304304201516S  
District : 7101 / MUMBAI 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 )

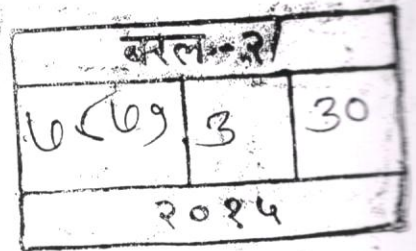
RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

Article : B25  
Prop Mvblty : Immovable Consideration : 41,00,000.00/-  
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

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



## AGREEMENT FOR SALE

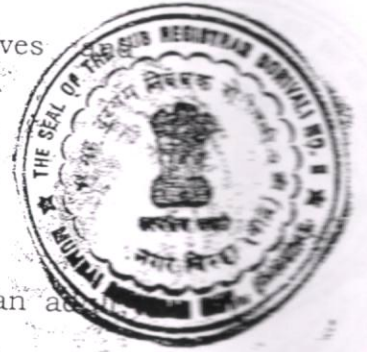
*RK Nayyar*  
THIS AGREEMENT FOR SALE made and entered into at Mumbai  
this 20<sup>th</sup> day of Oct 2015;

### 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 adult  
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*

बल-२/		
०८७९	५	३०
२०१५		

**WHEREAS: -**

a) Vide an Articles of Agreement dated 27<sup>th</sup> August 2000, duly stamped and registered by executing Deed of Confirmation dated 6<sup>th</sup> 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.



वरल - २१		
७८७९	६	३०
२०१५		

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 No Dues Pending Certificate from the said Society for 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).**



*RK Mayya*

बल-२/		
०८७९	०	३०
२०१५		

**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);



बरल - २/	
७५७९	30
२०१५	

*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

बल-२/		
०६०९	e	30
२०१५		

RKMajjan

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.



बरत - १		
६८७९	१०	३०
२०१५		

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

*RK Mayya*

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 property 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.



*[Handwritten signature]*

*RK Mayya*

बरल-२/		
७८७९	९९	३०
२०१५		

- 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.



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.

बसल 4/2/		
6C69	92	38
2024		

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.

*RK Hayyan*

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.



बरेल-२/		
०८०९	९३	३०
		९
२०१५		

*RK Rayan*

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/		
७६७९	१४	३०
२०१५		

**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. No. 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

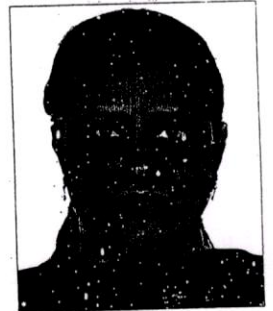
MRS. RITA K. NAYYAR

P.A.No. ABUPN5509Q

In the presence of:

1. Krishan Mohan Nayyar
2. Pramod J. Ranaware

RKNayyar



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. Rammohan Naggur

Panje



बरल-२/		
७८७९	१५	३०
२०१५		

## R E C E I P T

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
VTR K279152920 086215	19.10.2015	Saraswat Bank	Gadkari Branch	Rs.14,00,000/-
				/
			<b>Total</b>	<b>Rs.14,00,000/-</b>

बरल - २/		
७८७९	१६	३०
२०१५		



Rs.14,00,000/-

I say Received

**MRS. RITA K. NAYYAR**

WITNESSES:

1. KRISHAN MOHUN NAYYAR  
Kumar
2. Rammohan Nayyar  
Amitayal.



Office of the  
Ex. Eng. Bldg. Prop. (W/S) P. & R. Works  
Dr. Baburabeh Ambedkar Market Bldg.  
Kandivall (West), Mumbai-400 047.

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**NO. CHE/A-0820/BE(WS)AR OF**

**7 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, 628-634, 651-657 of Village Poisar situated at Kandivall (East).

Ref : Your Arch's letter B/1708/4 dt.1.12.2000.



The development work of Building No.4 comprising of Ground floor and first floor on plot bearing C.T.S.No.485-490, 610-613, 614-620, 622-634, 651-657 of Village Poisar situated at Kandivall (East) is completed under the supervision of Shri H.A. Mehta, Licenced Architect Lic. No.M/53, Shri Pravin Gala, Licenced Structural Engineer having Licence No. STR/11, and Shri S.H. Sanghavi, Licenced Supervisor, having licence no.S/330/SS-1, may be occupied under the following conditions.



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

That all the terms and conditions of the application/annulment shall be complied with.

That the water supply for premises for which this permission is granted shall be restricted to 50% or normal requirement and in case of short supply of water shall be entertained in the future.

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

Yours

वरल-२/		
७८७९	१७	३०
२०१५		



८७९७९४
०१०

to :  
Architect, Shri H.A. Mehta,  
Asstt. Spl. Commissioner,  
A.F.W.W. R/C S. A.F.W.W.

For information please.

**CERTIFIED TRUE COPY**



वदर-५
०१२२१

वरल-२/		
३८७९	२३	३०
२०१५		

SUBURBAN DIST.

City Survey	Area Sq. Mtrs.	Tenure	Particulars of accessment for rent paid to Government and when due for revision
-------------	----------------	--------	---

622 ✓ 9255-0

Holder in possession of the land

श्री. शिवाजी

2/  
8292 1/4  
2-08

Encumbrances  
Remarks

Transaction	Vol No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
-------------	---------	---	-------------

**प्रमाण पत्र**  
 मला पत्रिकेच्या क्रमांकाच्या अटीवर साबल  
 9255-00... मी.  
 मिळाल्याचे दिसते. कोठेही तक्रार  
 हे मुळ मालकाच्या वतीने केले जाणे  
 त्या वेळीत असायलाय असा अर्थ आहे.

प्राधान्यी गणना 418100  
 प्रकृत गणना 9018100  
 गणना विवरण 744100  
 गणना 8815  
 गणनापरी गणना 20145



सत्य प्रतिलिपि  
 मंत्रालय, मुंबई  
 पोस्टाधिकारी क्र. 1  
 मुंबई उपनगर, मुंबई

बरल-2/  
 09 96 30  
 2024



सत्यमेव जयते

## नोंदणीचे प्रमाणपत्र

नोंदणीचे क्रमांक : एमडूएम/डब्ल्यू-आर/एचएरएम/टीसी/१२६९९/२००४-२००५/

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की, रान २००५

वरत समती को-ऑपरेटिव्ह होस्टिंग सोसायटी लि.,

सीटीएस न. ४८५/अ ते डी, ४८७, ४९०/अ, ६०७/ अ ते डी,

६१७/ अ ते जो, व्होलेज पोईसर, 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 असून, उपरोक्त संस्था "भाडेकरू रहणागोदारी गृहनिर्माण संस्था"

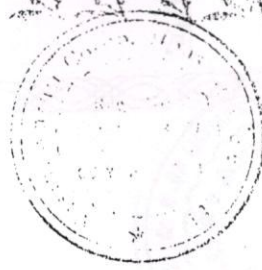
आहे

कार्यालय: मुंबई

मुंबई

दिनांक ०८ / २ / २००५

ए.पी. घोषणे ]  
उप निबंधक  
संस्था 'आर' विभाग - मुंबई



बरल-२/		
०८०९	१९	३०
२०१५		

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

**SHARE CERTIFICATE**

**Vasant Smriti Co-op. Housing Society Ltd.**

[ Reg. No. : MUM / WR / HSG / (TC) / 12699 / 2004-05 ]  
90 Teel Road, Opp. St. Lawrence High School,  
Thakur Complex, Kandivali (East), Mumbai - 400 101.

Registration No. 225 Date 20-03-2006


This is to certify that Shri / Smt. / M/s. Mrs. Rita K. Naagar  
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 Smriti Co-op. Housing Society Ltd.**  
Subject to the Bye-Laws thereof.

Given under the Common Seal of the said society, this 11th day of March 2006



Authorised  
M. C. Member 

Secretary 

Chairman 

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

बिल नं	669	20	30
	20१५		



# 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, Kandivali (East), Mumbai - 400 101.

Ref. No. : \_\_\_\_\_

Date : 14/10/2014

TO WHOM SOEVER IT MAY CONCERN

This is to certify that MR. RITA K. NAYAR 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.



Vasant Smruti Co-Op. Housing Society Ltd.

*[Signature]*  
Secretary



बल-२/		
७८७९	२९	३०
२०१५		

Signature not registered

(12) m.r : 696000  
(13) Built up Area : 245 sq ft  
ADJ ) Receipt No 13 dt 2/11/20  
No. 1849/0000/3322/35  
GENERAL STAMP OFFICE, Mumbai  
31-1-2001

RECEIVED From Smt. Rita K. Nayyar

Duty Rupees 17500 (Eleven thousand seven hundred only)  
CERTIFIED under Sec. 41 of the Bombay Stamp Act, 1958 that the proper stamp duty Rupees 57500 (Fifty nine thousand five hundred only) and penalty Rupees 957 (Nine hundred and fifty seven only) have been paid in respect of the instrument.  
Art. 25(b)

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

COLLECTED

MRS RITA K. NAYYAR

बदल-२/  
०२१०/१०/१५  
२००२

AGREEMENT

ARTICLES OF AGREEMENT made at Mumbai on 27<sup>th</sup> day of July 1995 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, Malay Inhabitant, hereinafter referred to as 'PURCHASER' of the OTHER PART.

M. M. Pednekar  
Proper Officer,  
General Stamp Office Mumbai

GENERAL STAMP OFFICE  
MUMBAI  
0062000/  
281975  
MAHARASHTRA



बदल-२/  
०२१०/१२/३०  
२०१५

RKNayyar

RKNayyar



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् 2014

१. दस्ताचा प्रकार : अखिला अनुच्छेद क्रमांक: 24 (D)
२. सादरकर्त्याचे नाव : देविदास कोज
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: पुश्क
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- CTS No - 485
६. मूल्य दरविभाग (झोन):- 78/348 ७. उपविभाग: CTS 1
८. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय (दुकान) / औद्योगिक प्रति चौ. मी. दर:- 219800/-
९. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- 23.05 कार्पेट बिल्ट अप चौ.मीटर/फूट
१०. कारपार्किंग: — गच्ची: ✓ पोटमाळा:- —
११. मजला क्रमांक:- 100/101 उदवाहन सुविधा आहे/नाही
१२. बांधकाम वर्ष:- 2001 घसारा: 207
१३. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१४. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्रं:- — ज्यान्वये दिलेली घट / वाढ
१५. भाडेकरु व्याप्त मिळकत असल्यास:- १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) —
२. नवीन इमारतीत दिलेले क्षेत्र बरेल 21
१५. लिहू अँड लायसन्स दस्त निवासी/अनिवासी
- |                       |              |
|-----------------------|--------------|
| भाड्याची रक्कम        | —            |
| प्रतिमाह भाडे रक्कम:- | <u>23 30</u> |
| सामत रक्कम/आगावू भाडे | <u>2014</u>  |
| कालावधी               | —            |
१६. निर्धारित केलेले बाजारमूल्य 40,50,000/- ✓
१७. दस्तामध्ये दर्शविलेली मोबदला :- 41,00,000/- ✓
१८. देय मुद्रांक शुल्क:- 205000/- २100
१९. भरलेले मुद्रांक शुल्क: 205000/- ✓
२०. देय नोंदणी फी :- 30000/- ✓

लिपिक

सह दुय्यम निबंधक

RKMoyya

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RITA KRISHAN MOHAN NAYAR

GHANSHAYAMDAS MAKKAD

29/08/1965

Permanent Account Number  
ABUPN5309Q

Signature



*Pay!*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


DEVIDAS NIVRATTIRAO KANJE

NIVRATTIRAO DHONDIBA KANJE

10/05/1971

Permanent Account Number  
AMMPK5395G

Signature




*Signature*

बरत - २/		
७८७९	२५	३०
२०१५		

नाम / सख्या  
/PERMANENT ACCOUNT NUMBER  
ADJPR1111K

नाम /NAME  
PRAMOD JANARDHAN RANAWARE

पिता का नाम /FATHER'S NAME  
JANARDHAN SHRIRANA RANAWARE

जन्म तिथि /DATE OF BIRTH  
24-07-1971

SIGNATURE

आयकर आयुक्त (कम्प्यूटर सेंटर)  
DIRECTOR OF INCOME TAX (SYSTEM)

12062009





बरल - २/		
७८७९	२६	३०
२०१५		

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAHPK5574A



नाम / NAME  
DATTARAM JAGANNATH KANADE

पिता का नाम / FATHER'S NAME  
JAGANNATH SITARAM KANADE

जन्म तिथि / DATE OF BIRTH  
15-05-1969

हस्ताक्षर / SIGNATURE

आयकर अनुप्रदाता (कंप्यूटर केंद्र)  
Commissioner of Income-Tax (Computer Operations)

## Summary1 (GoshwaraBhag-1)



बुधवार, 21 ऑक्टोबर 2015 9:24 म.पू.

दस्त गोषवारा भाग-1

बरल-2

दस्त क्रमांक: 7871/2015

20

दस्त क्रमांक: बरल-2 /7871/2015

बाजार मुल्य: 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 वर दि.21-10-2015

सादरकरणाराचे 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 स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

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

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

### प्रतिज्ञापत्र

\* सदर दस्तऐवज हा नोंदणी कायदा अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखला देण्यात आला आहे. \* दस्ताची संपूर्ण प्रत नोंदणीकर्ता, निष्पादक व्यक्ती, साक्षीदार व सोबत कोटलेल्या राजमदणांनी सादर करावी असे नोंदणीकर्त्याला सांगितले आहे. \* दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व्यक्तीला धारक व संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :





21/10/2015 9 25:44 AM

दस्त गोपवारा भाग-2

बरल-2

दस्त क्रमांक:7871/2015

2e

दस्त क्रमांक :बरल-2/7871/2015

दस्तांचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नांव:देविदास निवृत्तीराव कंजे पत्ता:प्लॉट नं: 2404, माळा नं: 24, इमारतीचे नाव: ग्याड्यूर को ऑप हौसिंग सोसा ली, ब्लॉक नं: बोरीवली पूर्व, रोड नं: वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AMMPK5395G	लिहून घेणार वय :-44 स्वाक्षरी: <i>[Signature]</i>		
2	नाव:रिटा के. नय्यर पत्ता:प्लॉट नं: बी/1802, माळा नं: 18, इमारतीचे नाव: शिव शिवम टॉवर प्रीमासेस आदर्श नगर नं 1, ब्लॉक नं: जोगेश्वरी पश्चिम, रोड नं: ओशिवरा, महाराष्ट्र, मुम्बई. पॅन नंबर:ABUPN5509Q	लिहून देणार वय :-50 स्वाक्षरी:- <i>[Signature]</i>		

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

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रमोद - रणवरे वय:45 पत्ता:वसंत स्मूर्ती को-ऑप सोसा ली ठाकूर संकुल कांदिवली पूर्व पिन कोड:400101	स्वाक्षरी: <i>[Signature]</i>		
2	नाव:दत्ता - कानडे वय:45 पत्ता:9/168 समता नगर कांदिवली पूर्व पिन कोड:400101	स्वाक्षरी: <i>[Signature]</i>		

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

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

सह उ.नि.का-बोरीवली2

### EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH004304304201516S	0002651083201516



7871/2015

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
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](mailto:feedback.isarita@gmail.com)

बयल - २/		
७८७९	३०	३०
२०१५		

प्रमाणित करण्यात येते की, या दस्तावेज एकूण ३०० पाने आहेत.



सह दृष्ट्यम निबंधक, बोरीवली क्र.-२,  
मुंबई उपनगर जिल्हा.  
बयल - २/ - ७८७९ / २०१५  
पुस्तक क्रमांक १, क्रमांक .....वर  
मोदला २ 08 OCT 2015  
दिनांक :

सह दृष्ट्यम निबंधक, बोरीवली क्र.-२,  
मुंबई उपनगर जिल्हा.



21 October, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

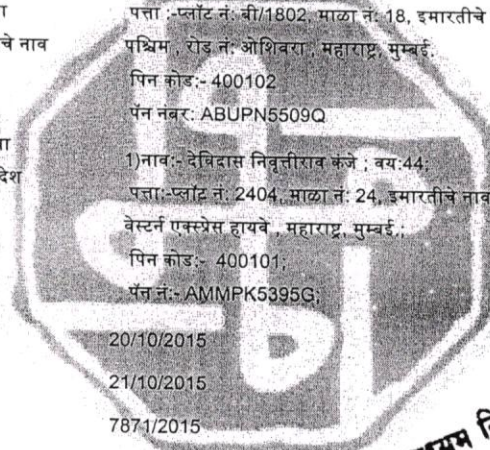
दस्त क्रमांक : 7871/2015

नोंदणी 63

Regn. 63n1

गावाचे नाव : पोयसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.4,100,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.4,050,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	485, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: दुकान नं 25, माळा नं: तळमजला सी विंग, इमारतीचे नाव: वसंत स्मृती को-ऑप हौ सोसा ली, ब्लॉक नं: कांदिवली पूर्व, रोड : ठाकूर संकुल
(5) क्षेत्रफळ	23.05 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- रिटा के. नय्यर ;वय: 50; पत्ता :-प्लॉट नं: बी/1802, माळा नं: 18, इमारतीचे नाव: शिव शिवम टॉवर प्रीमासेस आदर्श नगर नं 1, ब्लॉक नं: पश्चिम, रोड नं: ओशिवरा, महाराष्ट्र, मुम्बई. पिन कोड:- 400102 पॅन नंबर: ABUPN5509Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- देविदास निवृत्तीराव कर्जे ; वय:44; पत्ता:-प्लॉट नं: 2404, माळा नं: 24, इमारतीचे नाव: ग्याळ्चूर को ऑप हौसिंग सोसा ली, ब्लॉक नं: बोरीवली पूर्व वेस्टर्न एक्स्प्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:- 400101; पॅन नं:- AMMPK5395G;
(9) दस्तऐवज करून दिल्याचा दिनांक	20/10/2015
(10) दस्त नोंदणी केल्याचा दिनांक	21/10/2015
(11) अनुक्रमांक,खंड व पृष्ठ	7871/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.205,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	



सह दुय्यम निबंधक बोरीवली २  
मुंबई उपनगर जिल्हा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क भरण्यात आला आहे अथवा नसल्यास :-

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



सत्यप्रति  
सह. दुय्यम निबंधक बोरीवली क्र. २  
मुंबई उपनगर जिल्हा