

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202010231093			23 October 2020,10:52:32 AM		
मूल्यांकनाचे वर्ष	2020					
विल्हा	मुंबई(उपनगर)					
मूल्य विभाग	98-वेदूर - कुर्ला					
अ मूल्य विभाग	98/446 भुभाग: व्ही एन.पुर्व मार्गाच्या दक्षिणेकडील भाग, गाव सीमा व रामकृष्ण चेंदूरकर मार्ग यांनी वेढलेला भाग.					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर/1790					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
सुली वर्गीय	निवासी सदनिक	कार्यालय	दुकाने	औद्योगिक	पोखरणपनाचे एकरक चौस मीटर	
64320	135080	148630	163440	135080		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	121.56चौरस मीटर	मिळकतीचा वापर-	विवाही सदनिक	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वस-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.135080/-	
उद्बलन सुविधा-	आहे	मजला -	5th floor To 10th floor			
Sale Type - Resale			First Sale Date - 20/11/2017			
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाल घट/वाढ			= 105% apply to rate= Rs.141834/-			
<div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>करल - 9</p> <p>6336 9 3e</p> <p>2020</p> </div>						
<p>पसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर</p> <p>=(((वार्षिक मूल्यदर - सुलुवा अंमितीचा दर) * पसा-यानुसार टक्केवारी)+ सुलुवा अंमितीचा दर)</p> <p>= (((141834-64320) * (100 / 100))+64320)</p> <p>= Rs.141834/-</p>						
<p>A) मुख्य मिळकतीचे मूल्य</p> <p>= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र</p> <p>= 141834 * 121.56</p> <p>= Rs.17241341.04/-</p>						
<p>एकत्रित अंतिम मूल्य</p> <p>= मुख्य मिळकतीचे मूल्य + वसुल्याचे मूल्य + पेइन्मेंट मजला क्षेत्र मूल्य + सातक्या एककांचे मूल्य + वरील मजलीचे मूल्य + बदिलेला मजला ठरलेले मूल्य + सुलुवा अंमितीचा वरत ठरलेले मूल्य + इतराची भोवतीच्या सुलुवा वरलेले मूल्य + बदिलेला भातकती</p> <p>= A + B + C + D + E + F + G + H + I</p> <p>= 17241341.04 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>=Rs.17241341.04/-</p>						

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(Signature)

सह. दुय्यम निबंधक
कुर्ला-9 (वर्ग-2)



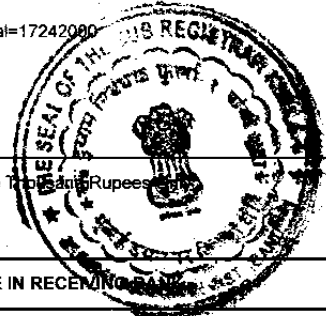
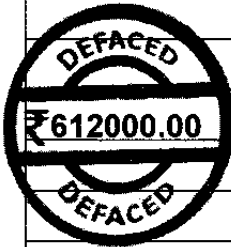


CHALLAN
MTR Form Number-6

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GRN	MH005846199202021M	BARCODE					Date	20/10/2020-13:53:18	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details								
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (if Any)								
				PAN No.(if Applicable)	BLIPS0247M							
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	DR RAJESH S SHINDE AND ORS							
Location	MUMBAI			Flat/Block No.	FLAT NO 601 6TH FLOOR MAITRI PARK CHS							
Year	2020-2021 One Time			Premises/Building	LTD TOWER B							
Account Head Details				Amount in Rs.								
0030045501 Stamp Duty				582000.00		Road/Street	PLOT CTS NO 1790A SION TROMBAY ROAD CHEMBUR					
0030063301 Registration Fee				30000.00		Area/Locality	MUMBAI					
						Town/City/District						
						PIN	4	0	0	0	7	1
						Remarks (if Any)	PAN2=ADFP A5446C~SecondPartyName=GAURAV AGARWAL AND ORS-CA=29100000~Marketval=17242000					
						Amount In	Six Lakh Twelve Thousand Rupees					
						Words						
Total				6,12,000.00								
Payment Details				PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	03006172020102000533	211020M302807					
Cheque/DD No.				Bank Date	RBI Date	21/10/2020-12:18:03	Not Verified with RBI					
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK						
Name of Branch				Scroll No. , Date		1 , 22/10/2020						



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9561814303
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाती लागू आहे. नोंदणी न करावयाच्या दस्तासाती सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-369-8338	0002679113202021	23/10/2020-11:00:03	IGR197	30000.00

GRN : MH005846199202021M Amount : 6,12,000.00

Bank : PUNJAB NATIONAL BANK Date : 20/10/2020-13:53:18

2	(IS)-369-8338	0002679113202021	23/10/2020-11:00:03	IGR197	582000.00
Total Defacement Amount					6,12,000.00

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CHALLAN
MTR Form Number-6



GRN	MH005846199202021M	BARCODE	[Barcode]		Date	20/10/2020-13:53:18	Form ID	25.2						
Department	Inspector General Of Registration			Payer Details										
Stamp Duty	Registration Fee			TAX ID / TAN (if Any)										
Type of Payment				PAN No.(if Applicable)	BLIPS0247M									
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	DR RAJESH S SHINDE AND ORS									
Location	MUMBAI			Flat/Block No.	FLAT NO 601 6TH FLOOR MAITRI PARK CHS LTD TOWER B									
Year	2020-2021 One Time			Premises/Building										
Account Head Details		Amount In Rs.	Road/Street											
0030045501 Stamp Duty		582000.00	PLOT CTS NO 1790A SION TROMBAY ROAD CHEMBUR											
0030063301 Registration Fee		30000.00	Area/Locality											
			MUMBAI											
			Town/City/District											
			PIN											
			4 0 0 0 7 1											
			Remarks (if Any)											
			PAN2=ADFP5446C-Second Party Name GAURAV GARWAL AND ORS-CA=29100000-Marketval=17242000											
			<table border="1"> <tr> <td>करीम</td> <td>9</td> </tr> <tr> <td>L33L</td> <td>23E</td> </tr> <tr> <td>2020</td> <td></td> </tr> </table>						करीम	9	L33L	23E	2020	
करीम	9													
L33L	23E													
2020														
Total		6,12,000.00	Amount In Words	Six Lakh Twelve Thousand Rupees Only										
Payment Details			FOR USE IN RECEIVING BANK											
PUNJAB NATIONAL BANK			Cheque-DD Details											
			Bank CIN	Ref. No.	03006172020102000383-21/10/2020									
Cheque/DD No.			Bank Date	RBI Date	21/10/2020-18:23									
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK									
Name of Branch			Scroll No. , Date		Not Verified									

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुय्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी लागू नाही.

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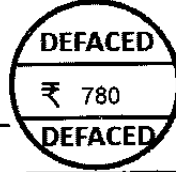


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2210202006334 Receipt Date 23/10/2020

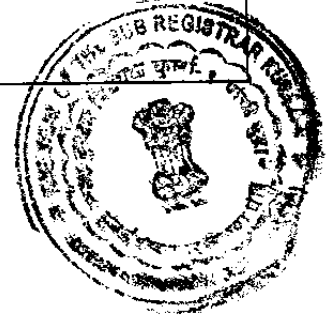
Received from RAJESH SHINDE, Mobile number 9561814303, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered on Document No. 8338 dated 23/10/2020 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

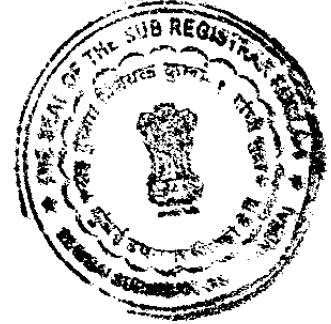
Bank Name sbiepay	Payment Date 22/10/2020
Bank CIN 10004152020102205804	REF No. 202029624245452
Deface No 2210202006334D	Deface Date 23/10/2020

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2210202006334	Date 22/10/2020
Received from RAJESH SHINDE, Mobile number 9561814303, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 22/10/2020
Bank CIN 10004152020102205804	REF No. 202029624245452
This is computer generated receipt, hence no signature is required.	

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करल - १		
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AGREEMENT FOR SALE

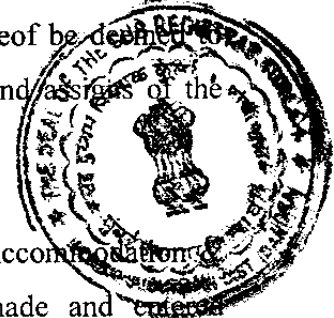
This Agreement for Sale is made and executed at Mumbai on this 23rd day of October' 2020.

BETWEEN

MR. GAURAV AGARWAL, Age 45 years, Pan No. ADFPA5446C, and **MS. SHRUTI AGARWAL**, Age 42 years, Pan No. AAHPA2145D, both having address at Flat No. 601, admeasuring 1090 sq. ft. on 6th Floor, in Tower "B", Maitri Park CHS Ltd, Sion Trombay Road, Chembur, Mumbai-400071, hereinafter referred to as the "**VENDORS/ TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the **FIRST PART;**

AND

DR. RAJESH S. SHINDE, Age 38 years, Pan No. BLIPS0247M and **DR. SHITAL R. SHINDE**, Age 36 years, Pan No. BBTPP7080A both adult Indian Inhabitants, residing at Yeranda, Akola, Maharashtra - 444401, hereinafter referred to as the "**PURCHASERS/TRANSFEREES**" (which expression unless repugnant to the context, meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART;**



WHEREAS by Agreement for Permanent Alternative Accommodation Sale of Additional Area Dt. 20th November, 2017 made and entered **BETWEEN HIRANANDANI CONSTRUCTIONS PVT. LTD** therein referred to as "**DEVELOPERS**"; AND **MR. GAURAV AGARWAL**, Pan No. ADFPA5446C and **MS. SHRUTI AGARWAL**, Pan No. AAHPA2145D, therein referred to as the "**MEMBERS**" and "**MAITRI PARK CO-OPERATIVE HOUSING SOCIETY LTD**", a Co-operative Housing therein referred to as the "**THE SOCIETY**"; that by virtue of said Agreement, the "**VENDORS /TRANSFERORS**" herein have acquired

Gaurav Agarwal
Shruti Agarwal

Rajesh Shinde

Shital Shinde

"TWO FLATS" i.e. Flat No. 501 admeasuring 1090 sq. ft. on 5th Floor in Tower "B" and Flat No. 601 admeasuring 1090 sq. ft. on 6th Floor in Tower "B" on Ownership Basis.

AND WHEREAS by the virtue of the above the **"VENDORS / TRANSFERORS"** have been absolutely seized and possessed of and otherwise well and sufficiently entitled to and have clear right, title and interest in **Flat No. 601, admeasuring about 1090 Sq. ft Carpet Area on 6th Floor in Tower "B" in Maitri Park Co-operative Housing Society Ltd., Situated at Sion-Frombay Road, Chembur, Mumbai-400071 (hereinafter referred to as "the said flat")** and more particularly described in the First Schedule hereto.

AND WHEREAS the said society has issued separate **Ten fully paid shares** for Flat No. 601 i.e. total 10 shares of Rs. 5000/- each bearing **Distinctive Nos. 2991 to 3000 (both inclusive), vide Share Certificate No. 0300 (hereinafter referred to as "the said shares")**

AND WHEREAS now the said **"VENDORS / TRANSFERORS"** have agreed to sell the **"SAID FLAT"** along with the **"SAID SHARES"** of the **"SAID SOCIETY"** along with all rights, title, interests, benefits etc. of the **"SAID FLAT"** to the **"PURCHASERS / TRANSFEREES"** for a total consideration of **Rs. 2,91,00,000/- (Rupees Two Crore Ninety One Lakhs Only)** on certain terms and conditions mentioned herein below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **"Vendors/Transferors"** have agreed to sell, transfer, assign and convey free from all encumbrances and reasonable doubts in favor of the **"Purchasers/Transferees" :-**

(a) All that piece and parcel of **Flat No. 601, admeasuring about 1090 Sq. ft Carpet Area on 6th Floor in Tower "B"** belonging to Maitri Park Co-

for signed
Shubhi Agawal

[Signature]

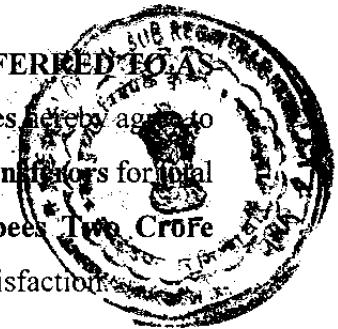
[Signature]

operative Housing Society Ltd., situated at Sion Trombay Road, Chembur, Mumbai-400071, along with membership of "the said Society" and ten fully paid shares each of Rs. 5000/- each bearing Nos. 2991 to 3000 (both inclusive), vide Share Certificate No. 0300 of the said Maitri Park Co-operative Housing Society Ltd along with right to use, occupy, enjoy and possess "the said flat" and the common amenities of "the said society" and also the "VENDORS/TRANSFERORS" right in the share capital of "the Said Society" and common amenities of "the Said Society" and more particularly described in the Schedule hereunder written;

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- (b) All deposits standing to the credit of the "Vendors/Transferors" in the records and registers of the said Society (hereinafter referred as "the said Deposits")
- (c) All rights, benefits and advantages available to the Vendors/Transferors and/or to which the Vendors/Transferors are entitled to as a member and shareholder of "the said Society" (hereinafter referred to as "the said rights".)

ALL ABOVE (a), (b) & (c) COLLECTIVELY REFERRED TO AS "THE SAID FLAT" and the Purchasers/Transferees hereby agree to purchase and acquire the same from the Vendors/Transferors for total lump sum consideration of Rs. 2,91,00,000/- (Rupees Two Crore Ninety-One Lakhs Only) to their full accord and satisfaction.



2. The parties hereto agree that the agreed consideration of Rs. 2,91,00,000/- (Rupees Two Crore Ninety-One Lakhs Only) shall be paid by the Purchasers/Transferees to the Vendors/Transferors in the manner hereinafter appearing: -

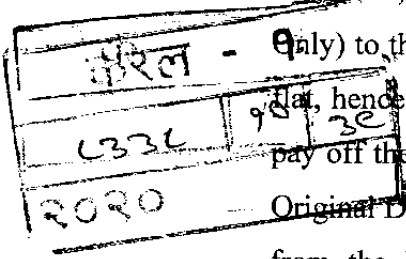
- (a) The Vendors/Transferors have represented with the "Purchasers / Transferees" that they have obtained Loan by mortgaging said both

Sanjay Agawal
Sanjay Agawal

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flats i.e. Flat No. 501 & Flat No. 601 and they have to pay Rs. 1,91,13,352.99/- (Rupees One Crore, Ninety One Lakh, Thirteen Thousand, Three hundred and Fifty Two and Ninety Nine Paise (only) to the Kotak Mahindra Bank to remove their lien on the said flat, hence they have authorized to "Purchasers / Transferees" to pay off the said amount of directly to the said bank and get all the Original Documents as per the Letter of Original Documents issued from the Kotak Mahindra Bank, for which the "Purchasers / Transferees" have agreed.



(b) Both the parties have agreed following terms of the payments:

- I. The Vendors/Transferors do hereby admit and acknowledge to have received from the "Purchasers/Transferees" the sum of Rs. 5,00,000/- (Rupees Five Lakhs Only), vide Cheque No. 672015 dated 26/09/2020 drawn on State Bank of India, being the part consideration amount for purchase of "the said flat".



That the "Purchasers/Transferees" have further paid a sum of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only), are paid as per the following manners

- (i) Sum of Rs. 13,81,750/- (Rupees Thirteen Lakhs Eighty-One Thousand Seven Hundred and Fifty Only) paid vide Cheque No. 672016 dated 29/09/2020 of amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) , Cheque No. 672019 dated 7/10/2020 of amount of Rs. 2,00,000/- and Cheque No. 672020 dated 7/10/2020 of an amount of 1,81,750/-.
- (ii) Applicable TDS @ 0.75% Rs. 2,18,250/- (Rupees Two Lakhs Eighteen Thousand Two Hundred and

for and
Shanki Agarwal

[Signature]

[Signature]

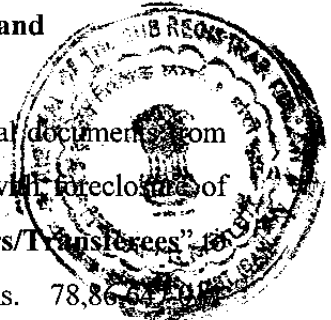
Fifty Only), deducted of the total consideration amount of **Rs. 2,91,00,000/-** (Rupees Two Crore Ninety-One Lakhs Only), and the same should be deposited with the Income Tax Authority on behalf of the "Vendors/Transferors."

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(iii) That balance Consideration amount of **Rs. 2,70,00,000/-** (Rupees Two Crore Seventy Lakh Only) to be paid as per following: -

(i). On registration of this "Agreement for Sale, the "Purchasers/Transferees" to pay and transfer outstanding loan amount of Rs. 1,91,13,352.99/- (Rupees One Crore, Ninety One Lakh, Thirteen Thousand, Three hundred and Fifty Two and Ninety Nine Paisa Only) to **Kotak Mahindra Bank** [Existing Loan on the said Flat] and

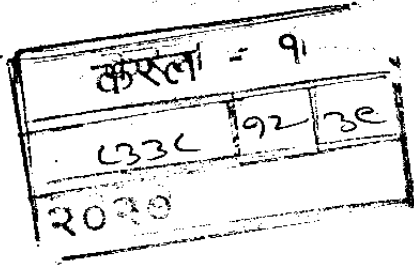
(ii) On receiving all original documents from **Kotak Mahindra Bank** with foreclosure of loan letter, the "Purchasers/Transferees" to pay balance amount Rs. 78,86,54,20 (Rupees Seventy Eight Lakh Eighty Six Thousand Six Hundred and Fourty Seven and One paise only) balance left after payment of bank dues as referred in Clause no. 1 above) to the "Vendors/ Transferors" towards discharging the full and final payment, however, the same should be payable subject to "Vendors/Transferors" establish clear and marketable title of "the said flat". On receiving the said balance amount from the



Sanjiv Agawal
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“Purchasers/ Transferees”, simultaneously the “Vendors/ Transferors” shall handover vacant and physical possession of the “the Said flat” premises to the “Purchasers/Transferees”.

It is specifically agreed that as soon as the original documents are released by the Kotak Mahindra bank, the balance payment will be paid to the Vendors/Transferors within 7 working days of receipt of the original documents, time being the essence of the contract. In the event of any failure by the Purchasers/Transferees in paying the balance amount, the Vendors/Transferors will be entitled to interest at the rate of 18% per annum on the balance amount. It is clarified that only after the entire consideration amount is received by the Vendor/Transferors in the manner set out hereinabove, vacant and peaceful possession of the said flat will be handed over to the Purchasers/Transferees, immediately.



3. It is specifically agreed that “Original Agreement” dated 20/11/2017 executed with the said Developers and the said Society titled as “Agreement for Permanent Alternate Accommodation and Sale of Additional Area” (which relates Agreement in respect of Flat No. 501 and Flat No. 601), it is specifically agreed that the said “Original Agreement” should be retained and kept with “Purchasers / Transferees”. However, it is specifically made clear that the Purchasers/Transferees will have no right, title, interest or claim, into, above or over flat number 501 which belongs to the Vendors/transferors absolutely. It is clarified that the Original Agreement is being handed over to the Purchasers/Transferees only as a title document in respect of flat number 601 which is being purchased by them, and all ownership

for signed
Shri. Agawal

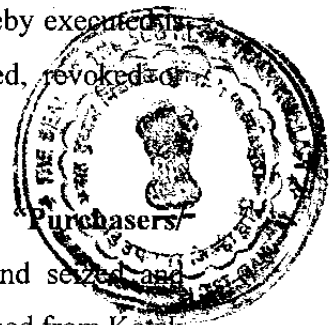
Shri. Agawal

Shinde

and other rights in respect of flat number 501 have been ~~granted~~ and 9
will continue to belong to the Vendors/Transferors absolutely. It is
further agreed by and between the parties hereto, that as and when the
Vendors/Transferors require the said "Original Agreement" dated
20/11/2017, the "Purchasers/Transferees" jointly and severally
undertake to produce the same for inspection and/or for making copies
thereof, by the Vendors/Transferors or their respective representatives
or assignees, without delay .

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4. That the "Vendors / Transferors" shall hand over and deliver legal, free, vacant, peaceful physical possession of "the Said flat" to the "Purchasers/Transferees" simultaneously upon the full consideration price being received by the Vendors/Transferors.
5. The "Vendors/Transferors" herein assures, covenants and confirms that the "Agreement for Sale" of the "Said Flat" hereby executed is legally valid, existing, subsisting and is not cancelled, revoked or terminated.
6. The "Vendors/Transferors" have represented to the "Purchasers/Transferees" that they are the absolute owner of and seized and possessed of the "Said Flat" and except one Loan obtained from Kotak Mahindra Bank, and on foreclosure of the said loan to the said bank, they are free to deal with and dispose off the "Said Flat".
7. The "Vendors/Transferors" herein declares, confirms and further covenants that on "Said Flat", the Vendors/Transferor have obtained loan from **Kotak Mahindra Bank** and except the said loan of the said bank, there are no encumbrances, liabilities, demands, attachment, proceedings, lis-pendence or any other Statutory Liability and they have not received any Notice of acquisition or requisition from any local body or authority or under any legislative enactment of Central or State Government(s) or by way of Ordinances, Orders, Notifications or Summons and nothing is hereby concealed or hidden from the

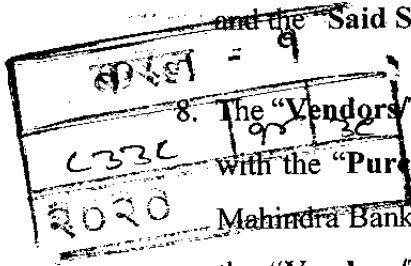


Sanjiv Aggarwal

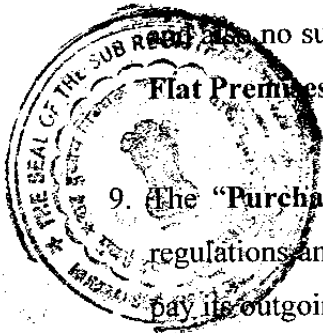
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"Purchasers/Transferees" herein concerning the above "Said Flat" and the "Said Shares".



8. The "Vendors/Transferors" doth hereby declare, assure and covenant with the "Purchasers/Transferees" that except the loan from Kotak Mahindra Bank, neither the "Vendors /Transferors" nor anybody on the "Vendors/Transferors" behalf have created any charge, lien, mortgage, claim, interest or otherwise in any manner encumbered "Said Flat" or any part thereof except the bank loan on "Said Flat", that there is no valid existing charge, attachment and/or lien levied or leviable in upon or against "Said Flat" or any part thereof and that the "Vendors/Transferors" occupation, ownership title, right and claim in "Said Flat" is clear, marketable and free from any encumbrances whatsoever and the "Vendors/Transferors" have good right, full power and absolute authority to sell and transfer "Said Flat" to the "Purchasers/Transferees" in the manner aforesaid. The "Vendors/Transferors" further declares that they have not entered into any agreement/s with any other person/s in respect of "Said Flat" also, no suit, proceeding and/or litigation is pending against "Said Flat Premises" nor "Said Flat" is a subject matter in any court of law.



9. The "Purchasers/Transferees" undertake to comply with rules & regulations and bye-laws of the "Said Society" and would punctually pay its outgoing charges from time to time as per society terms.

10. That the "Vendors/Transferors" title to "Said Flat" is clear, marketable and free from all encumbrances except the bank loan on "Said Flat" and that the "Vendors/Transferors" have good right, full power and independent authority to sell and transfer "Said Flat" to the "Purchasers/ Transferees".

11. The "Vendors/Transferors" do hereby agree and undertake to INDEMNIFY and covenant to keep indemnified the "Purchasers/ Transferees", their survivor or survivors, legal representatives,

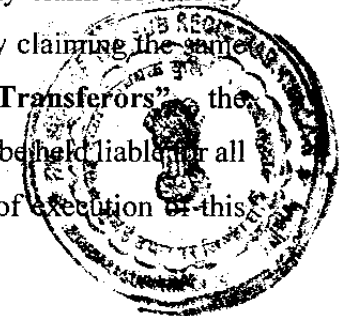
Sanjiv Aggarwal
Sanjiv Aggarwal

[Signature]

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executors, administrators, successor-in-interest, till the last survivor
 and permitted assigns, nominee or nominees against any outstanding
 charges, Electricity and Water Charges and all other amount in
 connection with "Said Flat" for period upto the date of handing over
 quiet, vacant and peaceful symbolic/physical possession of "Said Flat"
 to the said "Purchasers/Transferees" herein, and the said
 "Purchasers/Transferees" shall only be liable on and from the date of
 the vacant possession of "Said Flat" given by the
 "Vendors/Transferors" herein. The "Vendors/Transferors" and all
 their legal representatives would be responsible against any adverse
 claim or otherwise claim or claims, liability, right, title or interest of
 any nature whatsoever in or upon "Said Flat" or anybody having any
 interest in any law or in trust from or any of his survivor or survivors,
 legal representatives, executors, administrators permitted assigns,
 nominees or by any other person or persons lawfully or equitably
 claiming any right, title or interest of any nature, whatsoever, in or upon
 "Said Flat" for all damages, costs, charges, incidental and expenses
 which the "Purchasers/ Transferees" may be subject to as result of or
 in connection with any litigation arising out of any claim for title by
 any person or persons having lawfully or equitably claiming the same
 from under or interest of the "Vendors/Transferors" the
 "Vendors/Transferors" and their legal heirs shall be held liable for all
 such claims / liabilities, etc., for upto the period of execution of this
 Agreement only.

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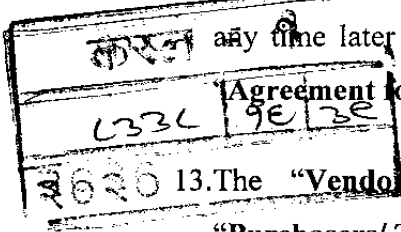
12. The "Vendors/Transferors" doth hereby further bind themselves to INDEMNIFY and keep INDEMNIFIED "Purchasers/Transferees" at all-time hereinafter including their all heirs, survivor or survivors, executors, administrators and permitted assigns or their nominee or nominees and any person or persons claiming from and under the "Vendors/Transferors" from and against all actions, suits, proceedings, claims adverse or otherwise and demands others levies, demanded and payable to statutory authorities or any persons or persons

Lawrence
Joint Agent

लिखित

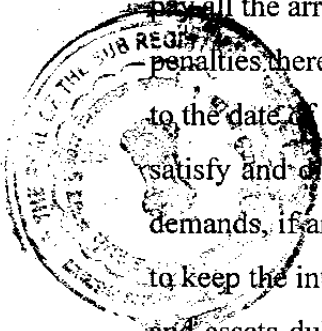
Shinde

or bank or financial institution that may hereinafter may be detected at any time later on but only for the period upto the execution of this Agreement for Sale".



13. The "Vendors/Transferors" herein shall undertake with the "Purchasers/ Transferees" to rectify all types of defects in the title or claims adverse or actions/ claims or otherwise rights, title, interest etc. for "Said Flat" which the "Purchasers/Transferees" may come to know on later date, however the "Vendors/Transferors" shall be held responsible to remove/rectify all such defective titles etc. (if found out later on) up to the period covering date of execution of this Agreement only i.e. only for the past claims etc. if found out later on and not for subsequent claims from the date of execution of this Agreement. All such rectifications will be carried out at the "Vendors/Transferors" cost.

14. The "Vendors/Transferors" agrees and renders themselves liable to pay all the arrears of outgoing/stamp duty of past transaction/s, if any, penalties thereon, if any, any other Money Claims and dues, if any, prior to the date of handing over the possession of "Said Flat" and to settle, satisfy and discharge all former and other rights, title, interest and/or demands, if any, of any one whatsoever and of any nature whatsoever to keep the interest of the "Purchasers/Transferees" and "Said Flat" and assets duly indemnified, held harmless, safe and unaffected. The "Purchasers/Transferees" agrees to bear and pay, on and from the date of taking over the possession of "Said Flat" the charges and dues to the society as also all other outgoing.



15. The "Vendors/Transferors" shall execute all documents, applications, undertakings and transfer forms as required to get "Said Flat" transferred in the "Said Society's" record in the names of the "Purchasers/Transferees" and also that the "Purchasers/Transferees" be admitted by the "Said Society" as members. Further "Vendors/Transferors" hereby grants to

Sanjiv Agawal
Shanki Agawal

[Signature]

Shinde

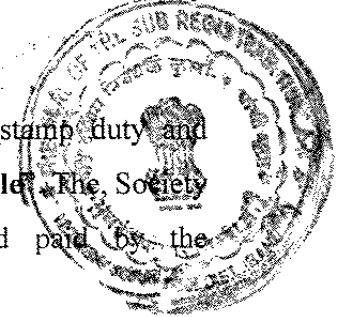
"Purchasers/Transferees" all rights to get the electricity meter/deposit with the power supplying company transferred in their names.

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2020		

16. The "Vendors/Transferors" shall hand over to the "Purchasers/Transferees" the original documents / agreements for Sale with the previous owner/s and submit all the necessary documents required under MCS Act 1960 and any other laws time being in force. The "Vendors/Transferors" further agrees to deliver to the "Purchasers/Transferees" in future all the deeds, documents and writings, which might be in her possession or custody relating to the title of the "Vendors/Transferors" to "Said Flat" hereby transferred.

17. The "Purchasers/Transferees" have read and are aware about all the provisions of the bye-laws of the "Said Society" and agrees to abide by the laws and rules of the "Said Society". The Purchasers/Transferees jointly and severally agree and undertake that all undertakings given by the Vendors/Transferors to the said society will be binding on them.

18. The "Purchasers/Transferees" shall bear all the stamp duty and registration charges of the present "Agreement for Sale". The Society transfer fees/donations etc., shall be borne and paid by the Purchasers/Transferees.



19. The "Vendors/Transferors" shall, on request of "Purchasers/Transferees", present themselves at the Office of the Jt. Sub-registrar of Assurance, Mumbai and admit execution of this "Agreement for Sale". The "Vendors/Transferors" further agree to obtain any other certificate / documents papers required from the society for the payment of stamp duty and registration purpose.

The aforesaid recitals between the parties hereto shall form integral part of this Instrument, all disputes under this agreement is subject to the jurisdiction of court in Mumbai.

Sanjay Agawal
Sanjay Agawal

Sanjay

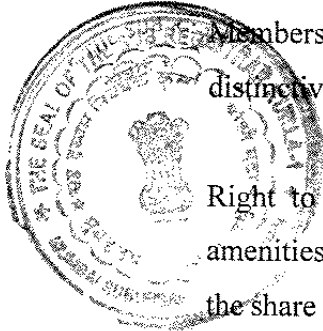
Sanjay

करल - SCHEDULE HEREINABOVE REFERRED TO		
(Description of said premises)		
८३३८	१८	३९

All that constructed portion being Flat No. 601, admeasuring about 1090 Sq. ft Carpet Area on 6th Floor in Tower "B" of Maitri Park Co-operative Housing Society Ltd., situated Plot bearing CTS No. 1790A of Village Chembur in the registration district and Sub District of Mumbai City and Mumbai Suburban, Sion Trombay Road, Chembur, Mumbai-400071.

Membership of the Said Society vide., Share Certificate No. 0300, bearing distinctive numbers 2991 to 3000 (both inclusive).

Right to use, occupy, enjoy and possess the said Flat and the common amenities of the "Said Society" and also the "Vendors/Transferors" right in the share capital of the "Said Society" and the common amenities of the "Said Society".



SIGNED AND DELIVERED by the
within named "Vendors/Transferors"

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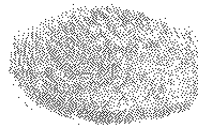
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(1) MR. GAURAV AGARWAL



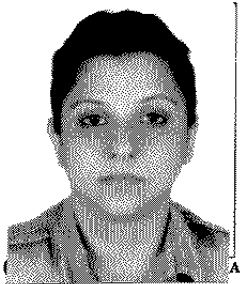
(ARWAL)

) *Gaurav Agarwal*



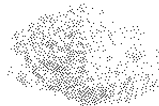
(LEFT HAND THUMB IMPRESSION)

(2) MS. SHRUTI AGARWAL



(ARWAL)

) *Shruti Agarwal*



(LEFT HAND THUMB IMPRESSION)

In the presence of.....)

WITNESSES:

1. WAMAN SOMAJI PAKHALE

Waman Somaj

2. Mihir B Jadhav

Mihir

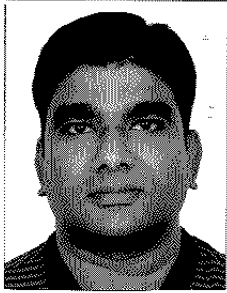
SIGNED AND DELIVERED by the]

Within named "Purchasers/Transferees"]

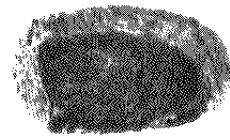
करता - 9		
८३३८	१९	३९
२०२०		

1) **DR. RAJESH S. SHINDE**

राजेश शिंदे



(SHINDE)



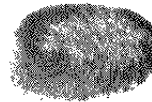
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2) **DR. SHITAL R. SHINDE**

Shinde



(e)



Left Hand Thumb Impression

In the presence of.....)

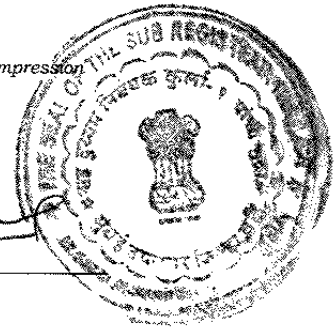
WITNESSES:

1. WAMAN SOMAJI PAKHALE

Waman Somaj

2. Mihir B Jadhav

Mihir



RECEIPT NO. 1

करल - १		
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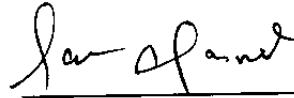
The "Vendors/Transferors" **ACKNOWLEDGES** to have received from the within named "Purchasers / Transferees" the sum of ₹ 21,00,000/- (RUPEES TWO ONE LAKHS ONLY) part consideration amount out of total consideration amount of Rs. 2,91,00,000/- (Rupees Two Crore Ninety One Lakhs Only) for the sale of "the said flat" i.e. Flat No. 601, admeasuring about 1090 Sq. ft Carpet Area on 6th Floor in Tower "B", in Maitri Park Co-operative Housing Society Ltd., Sion Trombay Road, Chembur, Mumbai-400071.

Date	Cheque No.	Bank, Branch	Cheque Issued by	Cheque issued to	Amount(Rs.)
26/09/20	672015	SBI	DR. RAJESH S. SHINDE	MR. GAURAV AGARWAL	5,00,000/-
29/09/20	672016	SBI	DR. RAJESH S. SHINDE	MR. GAURAV AGARWAL	10,00,000/-
07/10/20	672019	SBI	DR. RAJESH S. SHINDE	MR. GAURAV AGARWAL	2,00,000/-
07/10/20	672020	SBI	DR. RAJESH S. SHINDE	Ms. SHRUTI AGARWAL	1,81,750/-
		TDS @0.75% on Total Consideration amount of Rs. 2,91,00,000/- to be deposited with Income Tax Authority.			- 2,18,250/-
			Total		Rs.21,00,000/-

Date: 23/10/2020

Place: Chembur Mumbai


WE SAY RECEIVED
Rs. 21,00,000/-



(1) MR. GAURAV AGARWAL


(2) MS. SHRUTI AGARWAL

(Vendors/Transferors)

WITNESSES:

1. WAMAN SOMATI PAKHALE 

2. Mihir B Jadhav 

RECEIPT NO. 2

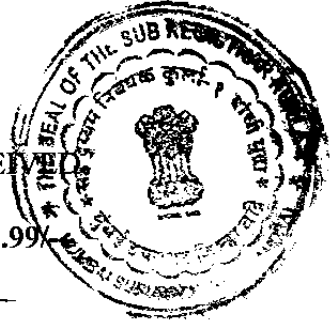
करल - १		
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२०२०		

The "Vendors/Transferors" **ACKNOWLEDGES** to have received from the within named "Purchasers / Transferees" Rs. 1,91,13,352.99/- (Rupees One Crore, Ninety One Lakh, Thirteen Thousand, Three hundred and Fifty Two and Ninety Nine Paise Only) through **HDFC Bankers'** Cheque No. ① 086041 and ② 086042 of dated 21.10.2020, drawn in favour of **Kotak Mahindra Bank** towards foreclosure of the loan obtained by the "Vendors/Transferors" on the "Said Flat", the same should be treated as further part consideration amount out of total consideration amount of **Rs. 2,91,00,000/- (Rupees Two Crore Ninety-One Lakhs Only)** for the sale of "the said flat" i.e. Flat No. 601, admeasuring about 1090 Sq. ft Carpet Area on 6th Floor in Tower "B, in Maitri Park Co-operative Housing Society Ltd., Sion Trombay Road, Chembur, Mumbai-400071.

Date: 23/10/2020
Place: Chembur Mumbai

WE SAY RECEIVED

Rs. 1,91,13,352.99/-



Gaurav Agarwal
(1) MR. GAURAV AGARWAL

Shruti Agarwal
(2) MS. SHRUTI AGARWAL

(Vendors/Transferors)

WITNESSES:

1. WAMAN SOMAJI PAKHALE [Signature]

2. Nitin B. Jadhav [Signature]

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

20/10/2020

दस्त क्रमांक : 11576/2017

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गावाचे नाव : 1) चेंबूर

करल - 9	
133L	223E
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(1) विलेखाचा प्रकार पर्यायी जागेचा करार

(2) मोबदला 4147200

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 16385000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :. इतर माहिती: पर्यायी जागेचा करारनामा,मौजे चेंबूर,सी. टी. एस. नं.1790 ते 1811(न्यू सी. टी. एस. नं.1790 ए),मौजे वढवली,सी. टी. एस. नं.131 अँड 133 ते 140(न्यू सी. टी. एस. नं.131 ए),जुना रुम नं.बी/37/2,तळ मजला,बिल्डिंग नं बी/37,मॅबर पुर्वी वापरत असलेले जुने क्षेत्रफळ 898 चौ. फुट कारपेट त्या नवीन फ्लॅट नं.501,5 वा मजला,टॉवर बी,क्षेत्रफळ 1090 चौ. फुट.,फ्लॅट नं. 601,6 वा मजला.टॉवर बी क्षेत्रफळ-1090 चौ. फुट. व्ही एन पुरव मार्ग,चेंबूर,मुंबई 400071((C.T.S. Number : 1790a))

(5) क्षेत्रफळ 1) 291.73 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-हीरानंदानी कोन्व्शन्स प्राईवेट. लिमिटेड तर्फे आदित्य कांदळकर वय:-40 पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ओलीपिया, ब्लॉक नं: पवई, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AAACH0409H
2): नाव:-मान्यता देणार मैत्री पार्क को. ओ. हौ. सोसायटी लिमिटेड तर्फे सेक्रेटरी भगवान थधानी वय:-72; पत्ता:-प्लॉट नं: 132/135, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: चेंबूर, रोड नं: एस टी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAAAM2948Q
3): नाव:-मान्यता देणार मैत्री पार्क को. ओ. हौ. सोसायटी लिमिटेड तर्फे मॅनेजिंग कमिटी मॅबर सुरेश अरोरा वय:-60; पत्ता:-प्लॉट नं: 132/135, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: चेंबूर, रोड नं: एस टी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAAAM2948Q

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-गौरव . अग्रवाल वय:-42; पत्ता:-बी/37/2, तळ मजला, मैत्री पार्क सी. एच. एस लिमिटेड, चेंबूर, एस. टी. रोड, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-ADFPA5446C
2): नाव:-श्रुती . अग्रवाल वय:-39; पत्ता:-प्लॉट नं: बी/37/2, माळा नं: तळ मजला, इमारतीचे नाव: मैत्री पार्क सी. एच. एस लिमिटेड, ब्लॉक नं: चेंबूर, रोड नं: आर. सी. मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAHPA2145D

(9) दस्तऐवज करून दिल्याचा दिनांक 20/11/2017

(10) दस्त नोंदणी केल्याचा दिनांक 20/11/2017

(11) अनुक्रमांक, खंड व पृष्ठ 11576/2017

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 819500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

Maitri Park Co-operative Housing Society Ltd.

132/135, SION TROMBY ROAD,
CHEMBUR, MUMBAI-400071.

Reg..NO.BOM/HSG/2565/1970 Email: maitriprk@gmail.com PHONE 022-25203039

Date: 13/10/2020

To,

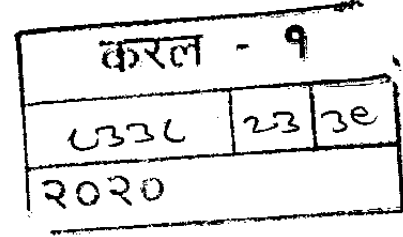
MR. GAURAV AGRAWAL

MRS.SHRUTI AGRAWAL

Flat no. 601, 6th Floor, Tower "B",

Maitri park Co-operative Housing society Ltd,

Sion Trombay Road, Mumbai – 400071.



Dear Sir/Madam,

With reference to your application dated 28/09/2020, we here below issue "No Objection Certificate and Details of the said Flat Premises as per the Society's records".

NO OBJECTION CERTIFICATE

This is to certify that Flat No. 601, admeasuring about 1090 sq. ft. Carpet area situate in Tower "B" in Maitri Park Co-op. Housing Society Ltd, belongs to Mr.Gaurav Agrawal & Ms. Shruti Agrawal. This is to certify, that the society has issued 10 shares to the said members in respect of Flat No. 601 i.e. Share Certificate no. 2991 to 3000. Distinctive nos. 2991 to 3000.

This is to further certify that to Mr. Gaurav Agrawal and Ms. Shruti Agrawal have paid full dues of the society.

As per the records of the society, the said member have created charge/lien and obtained loan from **Kotak Mahindra Bank** and except the said loan of the said bank, there is no other loan/ lien/ tenancy/ license/ lease/ any third party interest/mortgage with any financial institution etc created by the said members except the said loan the said flat premises is free from all or any type of encumbrances.

The society has no objection if Mr. Gaurav Agrawal and Ms. Shruti Agrawal transfer thir ownership rights /title/ interest etc. of the said flat premises in favour of Dr. Rajesh S. Shinde and Dr. Shital R. Shinde, however the same should be subject to forclosure of the said loan of the **Kotak Mahindra Bank** and compliance with the transfer procedure laid down in Co-operative Societies Act. existing Maharashtra stamp Act or any other Acts and laws time being in force.

This is further certify that the society's building situated on plot of land being CTS No. 1790A of Village Chembur in the registration district and Sub District of Mumbai City and Mumbai Suburban. The society's building was constructed in the year 2012 and it comprises ground plus 20 floors and has lift.

For MAITRI PARK HSG LTD.,

HON. SECRETARY

Encl:

1. Latest B.M.C. Assessment Tax bills copy
2. Property Card's copy
3. Occupation Certificate /Completion Certificate of the building





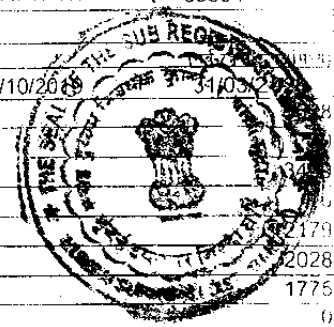
बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेला आहे.

करल - 9

लेखा क्रमांक MW0502790080071	मालमत्ता दरवर्ष 2019-2020	देयक क्रमांक 201910BIL10975687 201920BIL10975688	देयक दिनांक 01/01/2020
पध्दतवागचे नाव व पत्ता : MR. GALPAV AGARWAL & MS SHRUTI AGARWAL FLAT NO. 601, 132/135, MAITRI PARK CHS LTD., B - WING, SION TROMBAY ROAD, CHEMBUR, - -, Mumbai, 400071, Maharashtra		प्रेषक - महा. न. व. सं. / विभाग : AS, Assistant and Collector, M/West ward, Room No.2 Municipal Corporation of Greater Mumbai, M Ward Municipal Office, Off. Road, Chembur, Mumbai-400 071.	
मालमत्ता क्रमांक, सदनािका क्रमांक, इमारतीचे नाव/विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, टिकवण, मान्यतेचे वर्गनं, करदात्याची नाव. MW-1724(33) VADAVLI S.T. ROAD PLOT OF LAND, MAITRY CO-OP HOUSING SO LTD			
पथम करनिर्धारण दिनांक:	01/04/1965	एकूण भांडवली मूल्य:	₹ 10142195
एकूण भांडवली मूल्य: ₹ One Crore One Lakh Forty Two Thousand One Hundred Ninety Five Only (अक्षरी)			
दि. 31/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकवाकी	₹ 35394
देयक कालावधी:	01/04/2019	ते	31/03/2020

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019
सर्वसाधारण कर			5578	
जन कर			0	
वेलनाम कर			3499	
सामति-सांगण कर			0	
सामति-सांगण लाभ कर			2179	
म.न.पा. शिक्षण उपकर			2028	
राज्य शिक्षण उपकर			1775	
रोजगार हमी उपकर			0	
तुळ उपकर			102	
पथ कर			2536	
कलम 152 अ नुसार दंडाची रक्कम			0	
परताव्यावधीन व्याजाची वसुली			0	
एकूण देयक रक्कम			17697	
अली बर्ड योजनानुसार नाराबाची रक्कम			0	
अली बर्डच्या मासालाव्यतिरिक्त समायोजित केलेली रक्कम			0	
आगाऊ अधिदानाचे समायोजन			0	
भरावघाती निव्वळ रक्कम			17697	
अधिदानाची निव्वळ रक्कम			0	
* 31/01/2020 पर्यंत भरावघाती निव्वळ रक्कम			17064	
* 29/02/2020 पर्यंत भरावघाती निव्वळ रक्कम			17381	
अक्षरी रूपये	₹ Seventeen Thousand Six Hundred Ninety Seven Only		₹ Seventeen Thousand Six Hundred Ninety Seven Only	
अंतिम देय दिनांक:			31/03/2020	31/03/2020



"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTMW0502790080071, 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"

* अली बर्ड इन्स्टीट्यूट स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

सदर करदेयकांत, मालमतेमधील ४६.४५ चौ. मी. (५.०० चौ. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ निवासी सदनांशी संबंधित अमनेच्या मालमत्ता कराचा अंतर्भाव करण्यात आलेला नाही. अनवधानाने या सदनांकना कर आकारणी झाली असल्यास त्या सदनांचे करा वसूलन मालमत्ता कराने अधिदान करण्यात यावे व सदर बाब संबंधित विभागीय महा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyaccomp.ac@mCGM.gov.in या ईमेल आयडी वर कळविण्यात यावी.

नोकशाही पंथरवडा :- २६.०१.२०२० ते १०.०२.२०२०

माझा देश, माझी नोकशाही...

टिकवीन नी, बोटाला लावून आहे.

म. श. ठसनेकर

सं. सहायक महासंचालक
करनिर्धारक व संकलक

खंड
पान



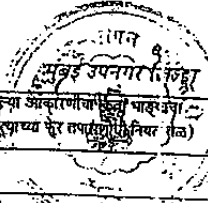
RnR

E & OF

मालमत्ता पत्रक

वधवा/संज्ञे - चंबुर
 तालुका/न.भू.मा.का. - न.भू.अ. चंबुर
 नगर पंचायत - गिरी नगर
 प्लॉट नंबर - प्लॉट नंबर
 क्षेत्र - क्षेत्र
 चौ.मी. - चौ.मी.
 पारण्यधारे - पारण्यधारे

जिल्हा -



मुंबई उपनगर जिल्हा
 सब-रजिस्ट्रार कार्यालय, मुंबई
 तपशीलवार/सामान्य/सुर/तपशीलवार/नियंत्रण (मूळ)

१७१०अ १७१०

१००.३
 १२३४७.३ न.भू.क्र.
 १७१०/१ ते १८११/२ वे क्षेत्र
 सामिल

रकम रुपये ५१६२५
 ता.३१-७-६६

सि.स.न.१७१० ते १७११

करल - १

७३३८	२५	३०
२०२०		

अ.सं.सं.सं.

नियंत्रण मूळ धारक
 नं. १९६६

मंत्री को. ऑपरेटिव्ह इन्व्हेस्टिमेंट सो.ली.

पत्ता

व्यवहार

छाड करणक

नविन धारक (धा)
 पट्टेदार (प) किंवा धार (धा)



अर्जे व या जिल्हनियंत्रणार्थी मुंबई उपनगर
 जिल्हा याचे वॉर्ड/डिवीजन आदेश क्र. सी/काया
 १ डी को.चि/एस.आर.को. ४७१ दि. २६/३/७७
 व मो. र.न. १६७/७७ तसेच एकत्रीकरण
 प्रमाणे क्षेत्राचे नव्याने तयार केलेले वसले-
 वार व न.भू.अ. चंबुर यांचे दि. ३१/५/७७ चे
 आदेशान्वये एकत्रीकरण न.भू.क्र. १७१०/१ ते
 १८११/२ चे एकूण क्षेत्र २९३४७.३ चौ.मि.
 न.भू.क्र. १७१० चे क्षेत्र १००.३ चौ.मि. याचे
 सामिल प्रमाण न.भू.क्र. १७१० चे एकूण क्षेत्र
 २९८४७.६ चौ.मि. कायदा करतून मान्यता मिळकत
 पत्रिका रद करणेबाबत नोंद केली व न.भू.क्र. १७१०
 यास १७१० अ जमा रॉज करत केले.

न.भू.अ. चंबुर

मुंबई उपनगर जिल्हा

मिळकत पत्रिका नोंद घेतल्याबाबत नोंद घेतल्याबाबत
 नोंद घेतल्याबाबत नोंद घेतल्याबाबत नोंद घेतल्याबाबत

पत्रिका नोंद घेतल्याबाबत नोंद घेतल्याबाबत नोंद घेतल्याबाबत

नोंद घेतल्याबाबत नोंद घेतल्याबाबत नोंद घेतल्याबाबत

नोंद घेतल्याबाबत नोंद घेतल्याबाबत नोंद घेतल्याबाबत

नविन धारक (धा)
 पट्टेदार (प) किंवा धार (धा)



TRUE COPY

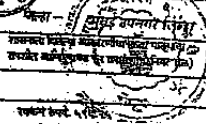
Sub-Registrar, Mumbai

करल - १
 ८३३८ २६ ३
 २०२०

मालमत्ता पत्रक



पंजीकरण नं. - १०७७
 मालमत्ता पत्रक - १०७७
 पंजीकरण नं. - १०७७

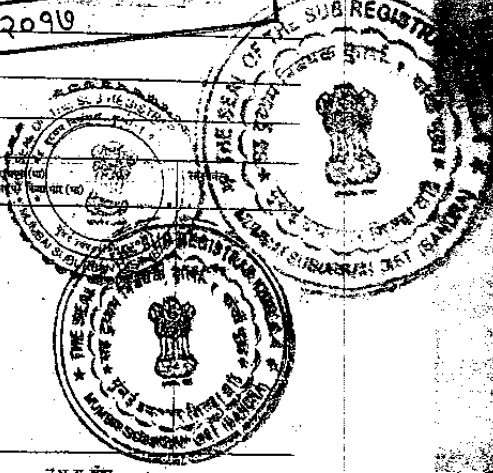


कतम नं. - १०७७
 कतम नं. - १०७७
 कतम नं. - १०७७

करल - १
 ३१५७
 २०१७

पंजीकरण नं. - १०७७
 पंजीकरण नं. - १०७७
 पंजीकरण नं. - १०७७

दिनांक	व्यवहार	विवरण	व्यवहार
१७/०७/२०१७	पंजीकरण	पंजीकरण नं. - १०७७ पंजीकरण नं. - १०७७ पंजीकरण नं. - १०७७	



पंजीकरण नं. - १०७७
 पंजीकरण नं. - १०७७
 पंजीकरण नं. - १०७७

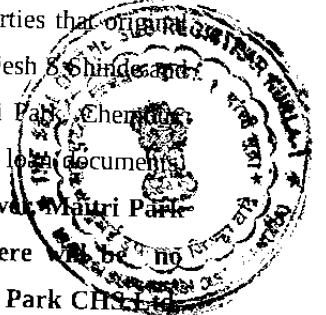
पंजीकरण नं. - १०७७
 पंजीकरण नं. - १०७७
 पंजीकरण नं. - १०७७



TRUE COPY
 B. H. WADHWA & CO.

To Whomsoever it may Concern

This is to certify that, Dr Rajesh S Shinde (PAN-BLIPS0247M) and Dr Shital R Shinde (PAN-BBTPP7080A) has borrowed a home loan (a/c) of Rs 2,70,00,000/- only from HDFC Limited against the Flat no 601, 6th floor, B Wing, Hiranandani Tower, Maitri Park CHS Ltd, Chembur, Mumbai, 400071. The borrowers (DR Rajesh S Shinde and Dr Shital R Shinde) has purchased this property from Mr Gaurav Agarwal (PAN-ADFPA5446C) and Ms. Shruti Agarwal (PAN-AAHPA2145D). Seller party (Mr Gaurav Agarwal and Ms. Shruti Agarwal) also owns a Flat No. 501 on 5th floor in the same building and there is one common sale agreement for both the flats i.e. Flat Nos. 501 and 601. It has been mutually agreed between buyer and seller parties that original documents will be kept with buyer party as a part of this property deal. As, Dr Rajesh S Shinde and Dr Shital R Shinde are taking home loan against Flat No. 601, B Wing, Maitri Park, Chembur, Mumbai - 400071., original documents shall be kept with HDFC Ltd as part of loan documents. **This home loan is given only against Flat No. 601, B wing , Hiranandani Tower, Maitri Park CHS Ltd., Sion - Trombay Road, Chembur , Mumbai - 400071. and there will be no mortgage/no lien marked on Flat no 501, B wing, Hiranandani Tower, Maitri Park CHS Ltd, Chembur, Mumbai, 400071.** Also, the owners Mr. Gaurav Agarwal and Ms. Shruti Agarwal or either of them, of Flat no. 501, B wing, Hiranandani Tower, Maitri Park CHS Ltd, Chembur, Mumbai, 400071., will be allowed to see / inspect (inspection only) the original documents of the flat when so ever they wish to.



HDFC is bound to offer inspection of the documents in its custody during the pendency of the loan only....

करल - 9		
6376	29	30
2020		

Rajesh S Shinde
22/10/20


करल - १	
८३३८	२४३६
२०२०	



Share Certificate

Maitri Park Co-operative Housing Society Limited

Share Certificate No: 0300

Member's Registration No:

No. of Shares: 10

Authorized Share Capital (Y) (Rs. 500,00,000/-) (Rs. Five crore (Only))

(Divided into 10,000 Shares of (Y) (Rs. 5000/-) (Rs. Five Thousand (Only)) each

This is to certify that **Mr./Mrs./Ms./M/s** *(Name of Applicant)* **Agarwal & Ms. Sharda Agarwal** are the registered holders of Ten (10) paid up shares of (Rs. Five thousand each numbered from 2331 to 2340 both inclusive, in **Maitri Park Co-operative Housing Society Limited**, Sion Trombay Road, (Thembur, Mumbai 400 071, subject to the bye laws of the said Society;

(Given under Common Seal of the said Society on 19th day of July 1971)

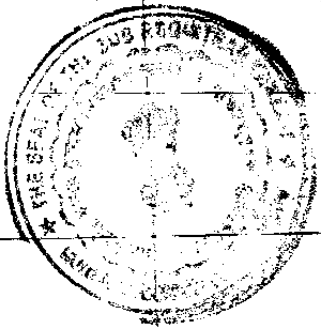
(Signature)
Authorized Member

Hon. Secretary

Hon. Chairman


MEMORANDUM OF TRANSFER OF THE WITHIN NUMBERED SHARES

Date: _____ No. of Transfer: _____ To Whom Transfer: _____
Registered: _____ Secretary's Signature: _____
Filed: _____ Chairman's Signature: _____



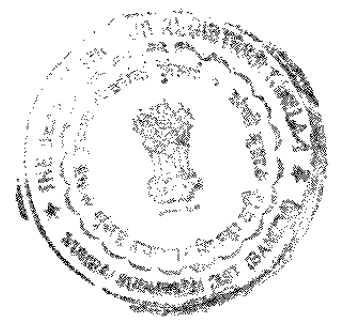
35471 - 1
633C 2e 3e
2029

Vendol 57

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
GAURAV HARISHCHANDER AGARWAL
HARISHCHANDER DIWANCHAND AGARWAL
11/04/1975
Permanent Account Number
ADFPAS446C
Signature *Jar Agarwal* 

Jar Agarwal

करल - 9		
L33L	30	3e
2020		



भारत सरकार
Government of India

श्री गौरव हरिचन्द्र अग्रवाल
Gaurav Harishchander Agrawal
जन्म वर्ष / Year of Birth : 1975
पुरुष / Male

8257 9102 6907

आधार - सामान्य माणसाचा अधिकार

करल - 9
L33L 39 3e
2020

law signed



एनयूआई
आधार

एनयूआई
Unique Identification Authority of India

पत्ता: S.D. हरिचन्द्र अग्रवाल
बेडडोड मॅरी पार्क, सायल हौसिंग सोसायटी,
अपार्टमेंट 2, इन्डियन जवेलर्स, सेंटर, मुम्बई
पिन: महाराष्ट्र 400071

Address: S.D. Harishchander Agrawal
BEDDOD MARI PARK, SAYAL HOUSING SOCIETY,
NAR/R.M. SUBOD CHEMBUR, MUMBAI
CHEMBUR, MAHARASHTRA, 400071

8257 9102 6907



भारत सरकार
Government of India



श्रुती हरिश्चंद्र अग्रवाल
Shrutika Harishchandra Agarwal
जन्म तिथि / DOB: 07/10/1978
महिला / Female

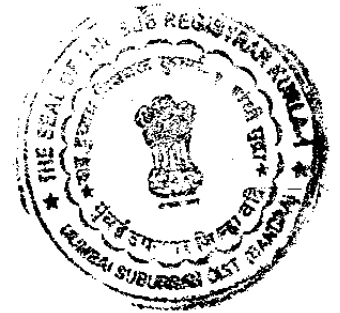


करना - 9		
U33L	32	3E
2020		

3279 1325 1788

मेरा पहचान, मेरी पहचान

Shrutika Agarwal



Unique Identification Authority of India

पता: आननजा, हरिश्चंद्र अग्रवाल, 23/2, मेरी पार्क, एल.टी रोड,
भार.के.एड.डिपो जवळ, वेंबुर, मुंबई,
पिन: महाराष्ट्र 400071

Address: D.G. Harishchandra Agarwal, B
23/2 Main Park, S.T. Road, Near
H.K. Sarda, Mumbai, Mumbai, Maharashtra 400071

3279 1325 1788



1947



help@uidai.gov.in



uidai.gov.in


करल - १		
633L	33	3e

आयकर विभाग
INCOME TAX DEPARTMENT

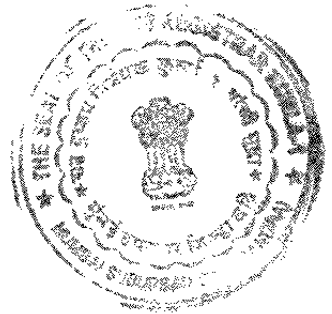
भारत सरकार
GOVT OF INDIA

SHRUTI H AGARWAL
 HARISHCHANDER DIWANCHAND
 AGARWAL
 17/10/1978
 Permanent Account Number
 AAHFA2145D

Shruti Agarwal
 Signature



Shruti Agarwal





भारत सरकार



डॉ राजेश शिंदे
Dr Rajesh Shinde
जन्म तारीख / DOB : 07/12/1982
पुल्लिंगी / MALE

8010 0826 1338



अधार - सामान्य माणसाचा अधिकार

करल - १		
८३३८	३०	३९
२०२०		



आधार

पहचान प्राधिकरण
INDIA

पता:

S/O: सिताराम शिंदे, एरंड, अकोला,
महाराष्ट्र, ४४४४०१

Address:

S/O: Sitaram Shinde, Yeranda,
Akola, Maharashtra, 444401



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bongakuru-569 001

शिंदे

भारत सरकार
Government of India

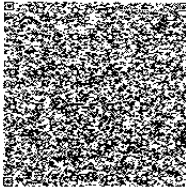
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 1190/10017/03200

Download Date: 19/09/2020

To
वामनराव सोमाजी पखाले
Wamanrao Somaji Pakhale
C/O Wamanrao Somaji Pakhale
plot no. 13
infort s.r.p.f. gete
vyankatesh colony
wadali naka
amaravati
Amravati Maharashtra - 444602
9422920436

Issue Date: 08/02/2011



आपला आधार क्रमांक / Your Aadhaar No. :
5812 3883 8405
VID : 9154 6507 2554 8273
माझे आधार, माझी ओळख

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Download Date: 19/09/2020

वामनराव सोमाजी पखाले
Wamanrao Somaji Pakhale
जन्म तारीख/DOB: 29/10/1952
पुरुष/ MALE

Issue Date: 08/02/2011

5812 3883 8405
VID : 9154 6507 2554 8273

माझे आधार, माझी ओळख

करल - 9

6336 37 3e
2020

AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाईन XML / ऑनलाईन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

आधार देशभरात वैध आहे

आधार आपल्याला विविध सरकारी आणि खासगी सेवा सुलभतेने घेण्यास मदत करते

आपला मोबाइल नंबर आणि ईमेल ID ही काळजीमध्ये अद्यावत ठेवा

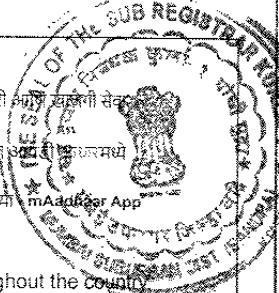
आपल्या स्मार्ट फोनमध्ये आधारचा mAadhaar App वापरा

Aadhaar is valid throughout the country

Aadhaar helps you avail various Government and non-Government services easily.

Keep your mobile number & email ID updated in Aadhaar.

Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

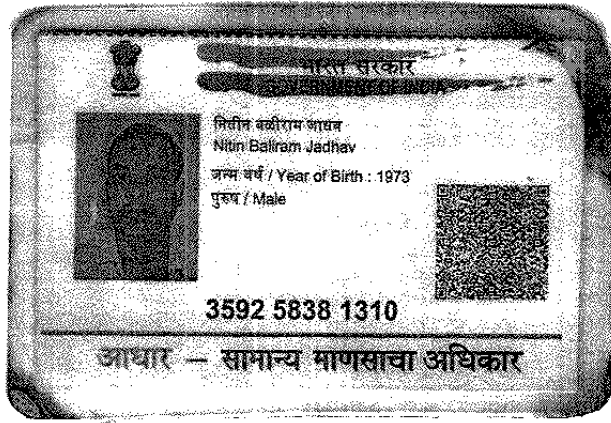
पत्ता:
C/O वामनराव सोमाजी पखाले, प्लॉट नं. 13,
एस.आर.पी.एफ. कॅम्प, वडाळी नका, व्यंकटेश कॉलोनी,
अमरावती, अमरावती,
महाराष्ट्र - 444602

Address:
C/O Wamanrao Somaji Pakhale, plot no. 13,
infort s.r.p.f. gete, wadali naka, vyankatesh
colony, amaravati, Amravati,
Maharashtra - 444602

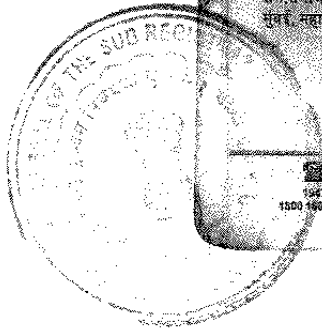
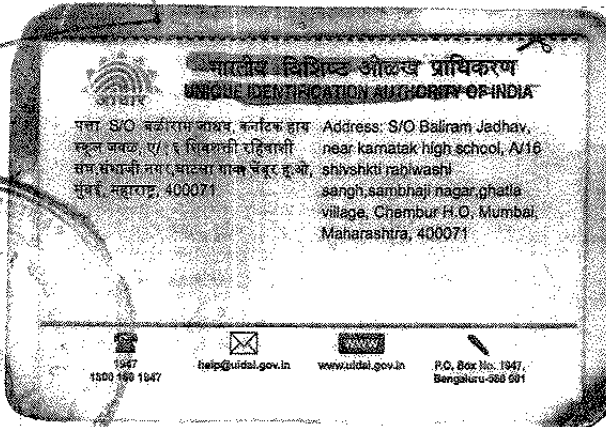
5812 3883 8405
VID : 9154 6507 2554 8273

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NS/yrho I



करल - 9
L33C 3E 3E
२०२०



N. Jadhav

भारत सरकार
GOVERNMENT OF INDIA



डॉ शीतल शिंदे
Dr Shital Shinde
जन्म तारीख / DOB : 17/04/1984
महिला / FEMALE



8525 8303 1911

अधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
W/O: डॉ राजेश शिंदे, एरंड,
अकोला, महाराष्ट्र, 444401

Address:
W/O: Dr Rajesh Shinde,
Yeranda, Akola, Maharashtra,
444401



1947
1800 300 1947

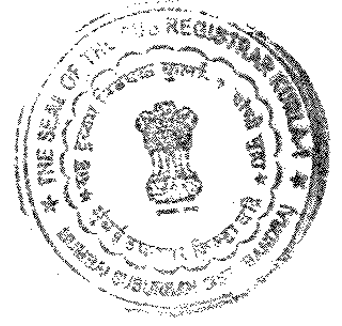
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bangaluru-560 001

करल - १		
८३३८	३९	३९
२०२०		


शिंदे




आयकर विभाग
INCOME TAX DEPARTMENT

RAJESH SITARAM SHINDE
SITARAM HANUMANTRAO SHINDE
07/12/1982
Permanent Account Number
BLIPS0247M

शिंदे
Signature



भारत सरकार
GOVT. OF INDIA




Shinde

आयकर विभाग
INCOME TAX DEPARTMENT

SHITAL R SHINDE
WAMANRAO SOMAJI PAKHALE
17/04/1984
Permanent Account Number
BBTPP7080A

शिंदे
Signature



भारत सरकार
GOVT. OF INDIA



Summary1 (GoshwaraBhag-1)

369/8338

शुक्रवार, 23 ऑक्टोबर 2020 11:23

म.पू.

दस्त गोषवारा भाग-1

करल1

दस्त क्रमांक: 8338/2020

दस्त क्रमांक: करल1 /8338/2020

बाजार मूल्य: रु. 1,72,41,341/- मोबदला: रु. 2,91,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,82,000/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

पावती:9411

पावती दिनांक: 23/10/2020

अ. क्र. 8338 वर दि.23-10-2020

सादरकरणाचे नाव: राजेश शिंदे

रोजी 10:58 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

एकुण: 30780.00

दस्त हजर करणाऱ्याची सही:

सहीबुध्दामनिबंधक

कुर्ला-१ (वर्ग-३)

दस्ताचा प्रकार: अॅग्रीमेंट दू सेल

द निबंधक करल 1

सह. दुय्यम निबंधक

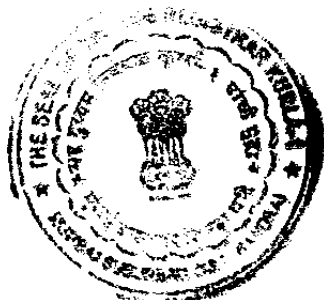
कुर्ला-१ (वर्ग-३)

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 क्र. 1 23 / 10 / 2020 10 : 58 : 05 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 23 / 10 / 2020 10 : 59 : 49 AM ची वेळ: (फी)

करल - १		
८३३८	३८	३९
२०२०		



Summary-2(दस्त गोषवारा भाग - २)



23/10/2020 11 08:37 AM

दस्त गोषवारा भाग-2

करन 1

दस्त क्रमांक:8338/2020

दस्त क्रमांक : करन 1/8338/2020

दस्ताचा प्रकार :- अॅप्रीमेट टू सेल

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश शिंदे पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: एरंड , ब्लॉक नं: अकोला महाराष्ट्र, रोड नं: .., महाराष्ट्र, AKOLA. पॅन नंबर:BLIPS0247M	विहून घेणार वय :-38 स्वाधरी:- <i>शिंदे</i>		
2	नाव:शीतल शिंदे पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: एरंड, ब्लॉक नं: अकोला, रोड नं: .., महाराष्ट्र, अकोला. पॅन नंबर:BBTPP7080A	विहून घेणार वय :-36 स्वाधरी:- <i>शिंदे</i>		
3	नाव:वीरव अष्टवाल पत्ता:प्लॉट नं: 601, माळा नं: 6 वा मजला, इमारतीचे नाव: टॉवर बी मॅजी पार्क सीएचएएम लीमीटेड, ब्लॉक नं: चेंबूर मुंबई, रोड नं: सायन ट्रॉम्बे, महाराष्ट्र, मुंबई. पॅन नंबर:ADFFA5446C	विहून देणार वय :-45 स्वाधरी:- <i>Lasfameel</i>		
4	नाव:शुनि अष्टवाल पत्ता:प्लॉट नं: 601, माळा नं: 6 वा मजला, इमारतीचे नाव: टॉवर बी मॅजी पार्क सीएचएएम लीमीटेड, ब्लॉक नं: चेंबूर मुंबई, रोड नं: सायन ट्रॉम्बे, महाराष्ट्र, मुंबई. पॅन नंबर:AAHPA2145D	विहून देणार वय :-42 स्वाधरी:- <i>Shunil Ashwal</i>		

वर्गीत दस्तगोबज करून देणार तथाकथीत अॅप्रीमेट टू सेल चा दस्त ऐवज करून दिल्याचे कवुल करवाना.
थिक्का क्र.3 ची वेळ:23 / 10 / 2020 11 : 05 : 02 AM

ओळख:-

शासनीय दस्तम असे निवेदीन करवाना की ते दस्तगोबज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पत्रकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नितिन की जाधव वय:48 पत्ता:ओफिस न 3 प्लाट नं 39 मोती महल सायन पश्चिम मुंबई पिन कोड:400022	 स्वाधरी <i>Nitinn</i>	
2	नाव:वामनराव मोमजी पख्वाले वय:68 पत्ता:प्लाट नं 13 एस आर पी एक कंपनी बहाळी नाका अंक्वेटेश कॉलनी अमरावती महाराष्ट्र पिन कोड:444602	 स्वाधरी <i>V. Pakhale</i>	

थिक्का क्र.4 ची वेळ:23 / 10 / 2020 11 : 05 : 56 AM

थिक्का क्र.5 ची वेळ:23 / 10 / 2020 11 : 06 : 10 AM नोंदणी पुस्तक 1 मध्ये

दस्तगोबज निबंधक

पुस्तक क्र. 9

करल - 9		
C33C	3e	3e
2020		

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DR RAJESH S SHINDE AND ORS	eChallan	03006172020102000533	MH005846199202021M	582000.00	SD	0002679113202021	23/10/2020
2		DHC		2210202006334	780	RF	2210202006334D	23/10/2020
3	DR RAJESH S SHINDE AND ORS	eChallan		MH005846199202021M	30000	RF	0002679113202021	23/10/2020

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

प्रमाणित करण्यात येते कि या दस्तामध्ये 8338 /2020

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iSarita v

करल 9/ mail.com C33C /2020

पुस्तक क्रमांक 9 क्रमांकावर नोंदला :

दिनांक : 23/10/2020

Shunil
वि. सो. कोतकर
सह. दुय्यम निबंधक, कुर्ली-9
मुंबई उपनगर, जिल्हा.

