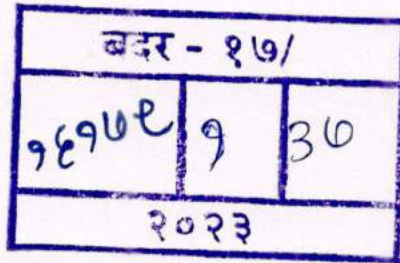




मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202311298553			29 November 2023,06:40:00 PM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	53-मजास ( अंधेरी )					
उप मूल्य विभाग	ओबेराय स्प्लेन्डर संकुलनातील मिळकती.					
सर्व्हे नंबर/न भू क्रमांक :	सि.टी.एस. नंबर#1					
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
107480	241100	277270	301380	241100	चौरस मीटर	
<b>बांधीव क्षेत्राची माहिती</b>						
बांधकाम क्षेत्र(Built Up)-	91.73चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 5th floor To 10th floor	बांधकामाचा दर -	Rs.30250/-	
रस्ता सन्मुख -	First Sale Date - 25/05/2009					
Sale Type - Resale	Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 105% apply to rate= Rs.253155/-						
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( (253155-107480) * (100 / 100 ) )+107480 ) = Rs.253155/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 253155 * 91.73 = Rs.23221908.15/-					
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94चौरस मीटर = 13.94 * ( 241100 * 25/100 ) = Rs.840233.5/-					
Applicable Rules	= ,10,4,16					
<b>एकत्रित अंतिम मूल्य</b>	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेशॅनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 23221908.15 + 0 + 0 + 0 + 840233.5 + 0 + 0 + 0 + 0 + 0 = Rs.24062141.65/-					

Home

Print





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

<b>PRN</b> 1123291418056	<b>Receipt Date</b> 29/11/2023
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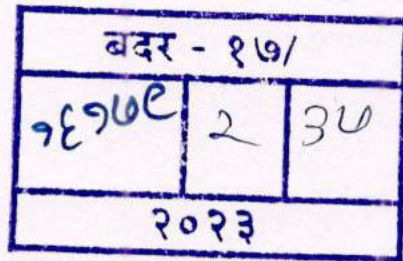
Received from DHC, Mobile number 9004359005, an amount of Rs.740/-, towards Document Handling Charges for the Document to be registered on Document No. 16179 dated 29/11/2023 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.



**Payment Details**

<b>Bank Name</b> SBIN	<b>Payment Date</b> 29/11/2023
<b>Bank CIN</b> 10004152023112917144	<b>REF No.</b> 333346954948
<b>Deface No</b> 1123291418056D	<b>Deface Date</b> 29/11/2023

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





CHALLAN  
MTR Form Number-6



GRN	MH011596955202324P	BARCODE		Date	29/11/2023-13:08:18	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	BDR16_JT SUB REGISTRAR ANDHERI 5	PAN No.(If Applicable)	AKEPB7567K				
Location	MUMBAI	Full Name	JAGDISH GANPAT BUDHA				
Year	2023-2024 One Time	Flat/Block No.	Flat No. 806, 8th Floor, Wing- F, Building No. 1,				
		Premises/Building	Oberoi Splendor in SPLENDOR COMPLEX CHS				

Account Head Details	Amount In Rs.	LTD						
0030045501 Stamp Duty	3240000.00	Road/Street	Jogeshwari Vikhroli Link Road, Opp. Majas Depot, Andheri East,					
0030063301 Registration Fee	30000.00	Area/Locality	Mumbai					
		Town/City/District						
		PIN	4	0	0	0	6	0
		Remarks (If Any)	PAN2=AFWPA3197D~SecondPartyName=MOHD BASEER~					
		Amount In	Thirty Two Lakh Seventy Thousand Rupees Only					
Total	32,70,000.00	Words						

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	10000502023112903254	7077604802918		
Cheque/DD No.		Bank Date	RBI Date	29/11/2023-13:09:15	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 9920846279  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलान फेवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-513-16179	0006089619202324	29/11/2023-18:58:50	JOR554	30000.00

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 २०२३



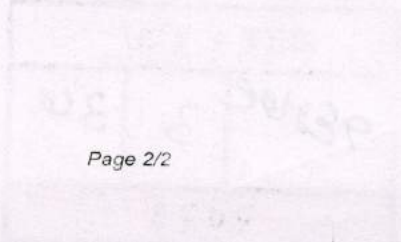
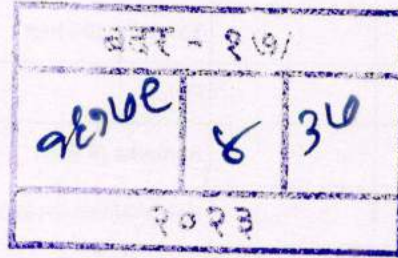
Print Date 29-11-2023 07:33:44

GRN : MH011596955202324P Amount : 32,70,000.00

Bank : STATE BANK OF INDIA

Date : 29/11/2023-13:08:18

2	(iS)-513-16179	0006089619202324	29/11/2023-18:58:50	IGR554	3240000.00
Total Defacement Amount					32,70,000.00





CHALLAN  
MTR Form Number-6



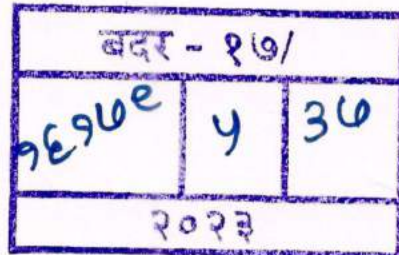
GRN	MH011596955202324P	BARCODE		Date	29/11/2023-13:08:18	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	BDR16__JT SUB REGISTRAR ANDHERI 5	PAN No.(If Applicable)	AKEPB7567K
Location	MUMBAI	Full Name	JAGDISH GANPAT BUDHA
Year	2023-2024 One Time	Flat/Block No.	Flat No. 806, 8th Floor, Wing- F, Building No. 1,
		Premises/Building	Oberoi Splendor in SPLENDOR COMPLEX CHS

Account Head Details	Amount In Rs.	Remarks (If Any)
0030045501 Stamp Duty	3240000.00	LTD
0030063301 Registration Fee	30000.00	Jogeshwari Vikhroli Link Road, Opp. Majas Depot, Andheri East,
		Area/Locality
		Mumbai
		Town/City/District
		PIN
		4 0 0 0 6 0
		Remarks (If Any)
		PAN2=AFWPA3197D~SecondPartyName=MOHD BASEER~
		Amount In
		Words
		Thirty Two Lakh Seventy Thousand Rupees Only
Total	32,70,000.00	

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	10000502023112903254 7077604802918
Cheque/DD No.	Bank Date	RBI Date	29/11/2023-13:09:15 Not Verified with RBI
Name of Bank	Bank-Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9920846279  
सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

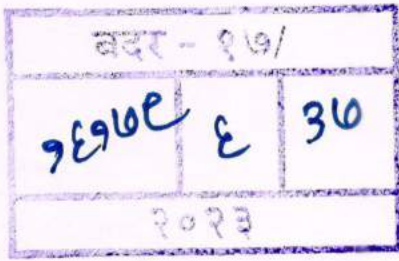




महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन -2023-2024

1. दस्ताचा प्रकार अदावनामा अनुच्छेद क्रमांक 24-ब
2. सादरकर्त्याचे नाव जगदीश गणपत बुधा
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ता
4. गावाचे नाव :- मणार
5. नगर भूमापन क्रमांक / सर्वेक्र. / अंतिम भूखंड क्रमांक :- 11BPT
6. मुल्य दर विभाग (झोन): 53 उपविभाग :- 251/A
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
— 2,41,100/— — —
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 91.73 कारपेट / बिल्ट अप चौ. मीटर / फूट
9. कारपार्किंग :- 13.94 गच्ची :- — पोटमाळा :- —
10. मजला क्रमांक :- 8 वा उद्वाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — घसारा :- —
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / कच्चे
13. बाजारमुल्य दरतक्त्यातील मार्गदर्शक सूचना क्र. - — ज्यान्वये दिलेली घट / वाढ
14. निर्धारित केलेले बाजारमुल्य :- 2,40,62,141/—
15. दस्तामध्ये दर्शिलेला मोबदला :- 5,40,00,000/—
16. देय मुद्रांक शुल्क :- 32,40,000/— भरलेले मुद्रांक शुल्क :- 32,40,000/—
17. देय नोंदणी फी :- 30,000/—

लिपीक



सह - दुय्यम निबंधक

$$\begin{aligned} \text{Flat} &: 2,41,100 + 5\% = 2,53,155 \times 91.73 \\ &= 2,32,21,908.15/- \\ \text{parking} &: 2,41,100 \times 25\% = 60,275 \times 13.94 \\ &= 8,40,233.5/- \\ \text{Total} &= 2,40,62,141/- \end{aligned}$$

बदर - १७/		
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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 29<sup>th</sup> day of Nov, 2023.

### BETWEEN

**MR. MOHD BASEER** aged: 53 years, an adult, Indian Inhabitant, residing at **Flat No. 305, B Wing, Priti Apartments CHS Ltd., Yari Road, Versova, Opp. Kalyan Complex, Andheri (West), Mumbai – 400 061**, hereinafter referred to as the “TRANSFEROR” (which expression it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART.

### AND

**MR. JAGDISH GANPAT BUDHA** aged: 50 years, an adult, Indian Inhabitant, residing at **Budha House, Budha Gally, Versova, Andheri (West), Mumbai – 400 061**, hereinafter referred to as the “TRANSFeree” (which expression unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the SECOND PART.



WHEREAS the TRANSFEROR is the registered member of **SPLENDOR COMPLEX** Co-operative Housing Society Ltd., registered with Dy. Registrar of Societies at Mumbai, under the Maharashtra Co – Operative Societies Act' 1960, vide Registration No. **MUM/WKE/HSG/TC/15295/2013-2014/ Year 2013** (hereinafter referred to as "**SAID SOCIETY**") and by virtue of being the member of the said society, he has been holding on ownership basis **Flat No. 806, 8th Floor, Wing - 'F', Building No. 1, Oberoi Splendor in SPLENDOR COMPLEX Co-operative Housing Society Ltd., situated at Jogeshwari Vikhroli Link Road, Opp. Majas Depot, Andheri (East), Mumbai - 400 060, admeasuring 863 square feet (carpet area) (approximately) equivalent to 987 square feet (built-up area) (approximately), along with 1 (One) Single Car Parking Space admeasuring about 120 square feet, hereinafter referred to as "SAID FLAT"**.

AND WHEREAS THE TRANSFEROR MR. MOHD BASEER had purchased the said Flat from M/s. OBEROI CONSTRUCTIONS PRIVATE LIMITED, therein having its registered office at International Business Park, Oberoi Garden City, Off. Western Express Highway, Goregaon (East), Mumbai – 400 063, therein referred to as "**THE DEVELOPER**" vide Premises Ownership Agreement dt. 25<sup>th</sup> day of May, 2009 registered with Joint Sub Registrar, Andheri-2, MSD under Serial No. BDR4-05050-2009 dt. 08<sup>th</sup> day of June, 2009 having Receipt No. 5059. The TRANSFEROR had complied with all his obligations and since then he is in lawful occupation of the said Flat as absolute owner thereof.

AND WHEREAS the TRANSFEROR has since paid the full and entire consideration thereof and is presently holding the said Flat admeasuring **863 square feet (carpet area) (approximately) equivalent to 987 square feet (built-up area) (approximately)**, on Ownership Basis.

AND WHEREAS by virtue of being the member of the said Society viz. **SPLENDOR COMPLEX** Co-operative Housing Society Ltd., the Society has issued Share Certificate No. **F-010**, for 10 (Ten) fully paid-up shares of Rs. 50/- each aggregating to total Rs. 500/- bearing distinctive nos. **F 91 to F 100 (Both Inclusive)**, Dt. **22nd day of October, 2016**, hereinafter referred to as "**SAID SHARES**".

बदर - १७/		
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AND WHEREAS the TRANSFEROR is absolutely seized and possessed off and well and sufficiently entitled to Said Flat and the Said Shares of the Society viz. **SPLENDOR COMPLEX CO – OPERATIVE HOUSING SOCIETY LTD.**

AND WHEREAS the TRANSFEROR has represented to the TRANSFEREE that he has been holding the Said Flat and the Said Shares as stated hereinabove and being the member of the said society, he is desirous of disposing off his rights, title and interest in the Said Flat and the membership of the said Society and the TRANSFEREE herein has agreed to acquire all the right, title and interest of the TRANSFEROR in the Said Flat along with the Said Shares and the membership along with the deposits, sinking fund of the said society on the following terms and conditions:-

***NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-***

1. The TRANSFEROR hereby agrees to sell transfer and assign all his rights, title and interest in the said Flat being **Flat No. 806, 8th Floor, Wing - 'F', Building No. 1, Oberoi Splendor in SPLENDOR COMPLEX Co-operative Housing Society Ltd., situated at Jogeshwari Vikhroli Link Road, Opp. Majas Depot, Andheri (East), Mumbai - 400 060, along with 1 (One) Single Car Parking Space**, and the TRANSFEREE has agreed to acquire all his rights, title and interest in the Said Flat along with the Ten shares and the membership of the Said Society.
2. The TRANSFEROR hereby agrees to transfer all his rights, title and interest in the Said Flat along with Ten shares of the said society in Share Certificate No. **F-010**, bearing distinctive nos. from **F 91 to F 100 (Both Inclusive)**, Dt. **22nd day of October, 2016**, pertaining to the use and occupation of the **Flat No. 806, 8th Floor, Wing - 'F', Building No. 1, Oberoi Splendor in SPLENDOR COMPLEX Co-operative Housing Society Ltd., situated at Jogeshwari Vikhroli Link Road, Opp. Majas Depot, Andheri (East), Mumbai - 400 060, along with 1 (One) Single Car Parking Space**, and the membership of the said society for a total consideration of **Rs. 5,40,00,000/- (Rupees Five Crores Forty**

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*[Handwritten signature]*

**Lakhs Only**) and the TRANSFEREE herein has agreed to acquire the same on payment of **Rs. 5,40,00,000/- (Rupees Five Crores Forty Lakhs Only)** being the total consideration.

3. The TRANSFEROR hereby agrees to sell and transfer all his beneficial rights, title and interest in respect of said **Flat No. 806, 8th Floor, Wing - 'F', Building No. 1, Oberoi Splendor in SPLENDOR COMPLEX Co-operative Housing Society Ltd., situated at Jogeshwari Vikhroli Link Road, Opp. Majas Depot, Andheri (East), Mumbai - 400 060, along with 1 (One) Single Car Parking Space**, for a total consideration of **Rs. 5,40,00,000/- (Rupees Five Crores Forty Lakhs Only)** being the total consideration payable as under:

Rs. 1,35,00,000/- Rupees One Crore Thirty Five Lakhs Only

Being the Part Payment Consideration has been paid through Self Funds before execution of this Agreement for Sale.

Rs. 4,05,00,000/- Rupees Four Crores Five Lakhs Only in which

- Rs. 5,40,000/- (Rupees Five Lakhs Forty Thousand Only)

Being 1% of the total consideration shall be deducted towards Tax Deducted at Source (TDS) under the Income Tax Act, &

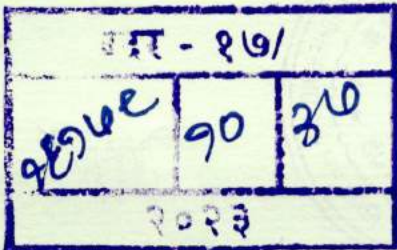
- Rs. 3,99,60,000/- (Rupees Three Crores Ninety Nine Lakhs Sixty Thousand Only)

Being the full and final balance consideration to be paid through Housing Loan from Bank / Financial Institution or through Self Funds within 15 (Fifteen) days from the date of execution of this Agreement for Sale i.e. on or before \_\_\_\_\_, against handing over Vacant and Peaceful Possession of the said Flat with all Original Documents, Original Agreement and Original Share Certificate, along with 1 (One) Single Car Parking Space.

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**Total Rs. 5,40,00,000/- Rupees Five Crores Forty Lakhs Only**

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4. The TRANSFEROR hereby agrees to arrange N.O.C. required by Bank and No Dues Letter from the said Society i.e. **SPLENDOR COMPLEX** Co – Operative Housing Society Ltd. for the TRANSFEREE to obtain / acquire the said Flat and the said Shares of the Society through loan from bank and/or financial institution.
5. The TRANSFEROR shall deliver to the TRANSFEREE vacant and peaceful possession of the Said Flat alongwith the permanent fixtures and fittings, against the completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove.
6. The TRANSFEROR undertakes to pay and clear off the charges payable to the Society by way of Municipal Taxes and other Society outgoings / dues or any other dues of any nature whatsoever relating to the Said Flat up to the date of handing over the possession of the Said Flat to the TRANSFEREE.
7. The TRANSFEREE hereby agrees to pay all charges payable by way of Municipal Taxes, and other Society outgoings / dues relating to the Said Flat from the date of taking over the possession of the said Flat and hereby declares and confirms that he will abide by the rules and regulations and bye – laws of the society, without any reservation whatsoever.
8. The TRANSFEROR shall also pay and clear the Electricity and Tata Telecom Services / Adani Electricity Mumbai Ltd. / Tata Power Company Ltd. / M.T.N.L., Mumbai, Mahanagar Gas Ltd., bills relating to the Said Flat up to the date of handing over the possession of the Said Flat to the TRANSFEREE and hereby agree to keep the TRANSFEREE indemnified against any such claims that may be made by the abovesaid Society, Tata Telecom Services / Adani Electricity Mumbai Ltd. / Tata Power Company Ltd. / M.T.N.L., Mahanagar Gas Ltd., or any person/s and / or party / parties in respect of the said Flat for the above period at a later date in respect of the said Flat.
9. The TRANSFEROR hereby covenants with the TRANSFEREE that notwithstanding any act, deed, matter or thing whatsoever by the TRANSFEROR

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*[Handwritten signature]*

or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the TRANSFEROR made, done, committed, omitted or knowingly suffered to the contrary, the TRANSFEROR has in himself good right, full power and absolute authority to sell and convey the Said Flat and the Said Shares in favour of the TRANSFEREE and that his ownership thereof is valid and subsisting in law for all purposes and in all respects and that the TRANSFEROR has not done, committed or omitted to do any act, deed, matter or thing whereby the ownership of the Said Flat and the Said Shares may be rendered void or voidable for any reasons or on any count.

10. The TRANSFEROR hereby declares that:

- a) He is the absolute owner of the Said Flat and the Said Shares including the rights, title, interest and benefits attached thereto and no one else has any right, title or interest in the Said Flat and the Said Shares;
- b) The Said Flat and the Said Shares are not subject to any charge, encumbrance, liability, litigation, adverse claim or lis pendens and prior to the execution hereof the TRANSFEROR has not entered into any Agreement for Sale, Sale Deed, Lease, currently valid Leave and License, Tenancy, presently the said Flat is Mortgage with IndusInd Bank having Loan contract nos. MWO00787N & MQL00625N in respect of the said Flat and the said Shares; (he has a Loan from IndusInd Bank), apart from this pending loan, there is NO other Loan against the said Flat and the said Shares;
- c) He has not done, committed or omitted to do any acts, deeds, things and matters whereby or by any reason whereof the TRANSFEROR is prevented or prohibited from dealing with, disposing off or transferring his right, title and interest in respect of the Said Flat and the Said Shares;
- d) The TRANSFEROR will at the request of the TRANSFEREE whenever required do and execute or cause to be done and execute all such acts, deeds, things and documents for more perfectly assuring the Said Flat and the Said Shares, and all the benefits attached thereto in favour of the TRANSFEREE;

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२०२३		



*[Handwritten signature]*

- e) The Said Flat and the Said Shares are not attached either before or after the Judgment or at the instance of any Taxation Authorities or any Authorities and he has not given any undertaking to the Taxation Authorities so as not to deal with or dispose off his right in the Said Flat and the Said Shares and he is fully competent and entitled to sell, transfer and convey the Said Flat and the Said Shares to the TRANSFEREE;
- f) There are no proceedings pending in any Court of Law touching or affecting the Said Flat and the Said Shares;
- g) There are no insolvency proceedings pending or contemplated against the TRANSFEROR;
- h) The title of the Said Flat and the Said Shares is clear, marketable and free from all encumbrances;
- i) That there is no impediment or restraint or injunction against the TRANSFEROR in respect of the Said Flat and the Said Shares whereby he has been prevented from selling or transferring the Said Flat and the Said Shares to the TRANSFEREE.
- j) The TRANSFEROR has taken a Loan from IndusInd Bank having Loan contract nos. MWO00787N & MQL00625N in respect of the said Flat and the said Shares and TRANSFEROR further hereby confirms and agrees that the TRANSFEROR's Loan from IndusInd Bank will be clear and paid by the TRANSFEREE's Bank / Financial Institution on behalf of the TRANSFEROR to clear the Loan from IndusInd Bank of the TRANSFEROR from the total consideration amount of Rs. 5,40,00,000/- (Rupees Five Crores Forty Lakhs Only) and the balance consideration amount will be paid to the TRANSFEROR after deducting 1% TDS, the TRANSFEROR admitting that such a payment to clear the Loan from IndusInd Bank of the TRANSFEROR will form a part of the consideration for the said Flat and the said Shares and the TRANSFEROR further confirms and agrees that he will give Foreclosure Letter / Loan Clearance Certificate / NOC / Original Agreement / Original Share Certificate / Original Documents from IndusInd Bank to the TRANSFEREE's Bank / Financial Institution and further states and confirms that he will give clear

बंदर - १७/		
१६७८९	१३	३०
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*[Handwritten Signature]*

and marketable title in respect of the said Flat and the said Shares to the TRANSFEREE;

- k) Relying upon the aforesaid declarations and representations of the TRANSFEROR and believing the same to be true and correct, the TRANSFEREE has agreed to purchase and acquire the Said Flat and the Said Shares from the TRANSFEROR.
11. The sale shall be completed on receipt of the full and final consideration by the TRANSFEROR as provided in Clause 3 hereinabove against the TRANSFEROR handing over the peaceful and vacant possession of the Said Flat to the TRANSFEREE. Any further documents that may be required to be executed for more perfectly transferring the rights, title and interest in respect of the Said Flat together with the benefits of the deposit money, sinking fund or any other deposits lying credited with the society / local authority in respect of the said Flat in favour of the TRANSFEREE shall be executed by the TRANSFEROR simultaneously with the receipt of full and final consideration and handing over possession of the said Flat.
12. On receiving full and final consideration the TRANSFEROR hereby relinquishes and surrenders all his rights, title and interest in the membership of the said Society, the Share Certificate and the Said Flat in favour of the TRANSFEREE forever.
13. On receiving full and final consideration the TRANSFEROR will hand over all his original documents, original Agreement along with the original Share Certificate pertaining to the said Flat to the TRANSFEREE.
14. The TRANSFEROR undertakes to execute any such documents, if any, required by the said society or any other authority or the TRANSFEREE for effectually transferring the Said Flat and the Said Shares unto the favour of the TRANSFEREE and the TRANSFEROR will also sign Society Transfer Forms which is required by the society for transferring the said flat and shares. However, in future, he undertakes to co-operate with the TRANSFEREE and will execute all

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१६७६	१४	३०
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*[Handwritten signature]*

such further papers / documents / writings whatsoever for the effective transfer of the Said Flat in the name of the TRANSFEREE.

15. Out of the said total consideration an amount of **Rs. 5,40,000/- (Rupees Five Lakhs Forty Thousand Only)** being 1% of the total consideration will be deducted by the TRANSFEREE as Tax Deduction at Source under the provisions of Section 194-I-A of the Income Tax Act, 1961. The TRANSFEREE will deposit this amount with Government of India and provide to the TRANSFEROR the relevant Tax Deduction Certificates - TDS Challan and the Form 26QB (with the TRANSFEROR admitting that such a payment of **Rs. 5,40,000/- (Rupees Five Lakhs Forty Thousand Only)** to the Government of India under the Income Tax Act, 1961 will form a part of the consideration for the said Flat).
16. The Society's transfer charges will be paid by the TRANSFEROR and the TRANSFEREE in equal proportion i.e. 50% each. However, the Stamp Duty and the Registration Charges on this Agreement for Sale will be borne and payable by the TRANSFEREE alone. The TRANSFEREE indemnifies the TRANSFEROR from any such claim laid in this respect.
17. The TRANSFEROR hereby agrees to indemnify and keep the TRANSFEREE indemnified, saved defended and harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the TRANSFEREE may suffer or incur on account of any claim or demand made or raised by any person or persons claiming by, through or in trust for the TRANSFEROR in respect of the Said Flat and the Said Shares in relation to the period prior to the execution hereof. The TRANSFEROR shall at his own cost and expenses get such claim, if any, released to the satisfaction of the TRANSFEREE.
18. The TRANSFEROR hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the Said Flat and the Said Shares have been made and / or created by the TRANSFEROR and / or any one claiming through them prior to this day, in favour of any person or persons other than the said TRANSFEREE, the same shall after the execution of THESE PRESENTS, be

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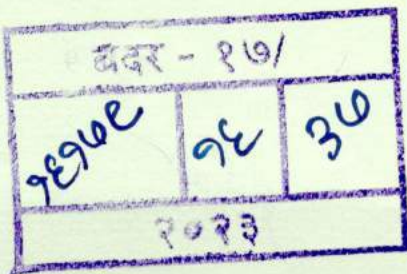


*[Handwritten signature]*



deemed to be null and void, in-operative, cancelled and deemed to be withdrawn and not binding upon the said society and / or the TRANSFEREE.

19. The TRANSFEROR hereby declares that no member either major or minor of the family has any right, title and interest in the said Shares and the said Flat in any manner whatsoever and that he is in exclusive use and / or occupation of the Said Flat in any manner whatsoever.
20. The TRANSFEROR hereby undertakes to execute any other documents, which may be required by the TRANSFEREE to make the title of the Said Flat complete and absolute without claiming any extra charges or compensation.
21. The TRANSFEROR also agrees and undertakes to co-operate with the TRANSFEREE and also to appear personally as and when required, for the Registration of this Agreement for Sale with the concerned authorities of Sub-Registrar of Assurances, Mumbai / Joint Sub-Registrar of Assurances, Mumbai.
22. The TRANSFEROR agrees to transfer Said Shares and his interest in the Said Flat to the TRANSFEREE and the TRANSFEREE is entitled to hold, possess, occupy and enjoy the Said Flat without any interruption from the TRANSFEROR or anyone else claiming through them. The TRANSFEROR hereby further declares that he has full right and absolute authority to enter into this Agreement for sale and transfer the Said Flat and that he has not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the TRANSFEREE may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour or whereby quiet and peaceful enjoyment possession of the TRANSFEREE in respect of the Said Flat may be disturbed.
23. This Agreement for Sale has been executed in Mumbai, the payments are made in Mumbai and the Said Flat is situated in Mumbai, hence it is subject to jurisdiction of Mumbai's court of law.



*[Handwritten signature]*

## SCHEDULE OF THE PROPERTY

ALL THAT Flat premises being Flat No. 806, 8th Floor, Wing - 'F', Building No. 1, Oberoi Splendor in SPLENDOR COMPLEX Co-operative Housing Society Ltd., lying, being and situated at piece or parcel of land bearing C.T.S. No. 1/B, of Village: Majas, Taluka: Andheri, situated at Jogeshwari Vikhroli Link Road, Opp. Majas Depot, Andheri (East), Mumbai - 400 060, along with 1 (One) Single Car Parking Space, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, within Greater Mumbai.

Year of Construction : \_\_\_\_\_  
Type of Construction : R. C. C.  
No. of floors : Basement + Stilt + Podium/Service Floor + 1<sup>st</sup> to 27<sup>th</sup> Floors (with Lift)  
Area of flat : 863 square feet (carpet area) (approximately) equivalent to 987 square feet (built-up area) (approximately)

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands on the day and the year first hereinabove mentioned.

SIGNED AND DELIVERED by the \_\_\_\_\_ )

withinnamed **TRANSFEROR** \_\_\_\_\_ )

**MR. MOHD BASEER** \_\_\_\_\_ )

PAN No. AFWPA3197D \_\_\_\_\_ )

in presence of \_\_\_\_\_ )

*Sabaq Thanga*



*[Handwritten signature]*



SIGNED AND DELIVERED by the \_\_\_\_\_ )

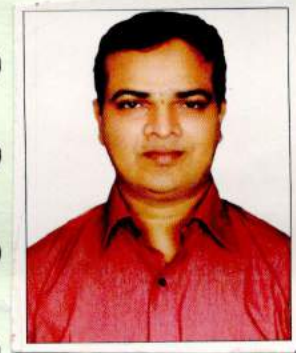
withinnamed **TRANSFeree** \_\_\_\_\_ )

**MR. JAGDISH GANPAT BUDHA** \_\_\_\_\_ )

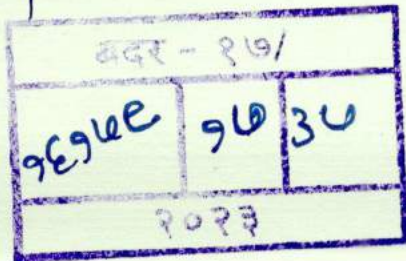
PAN No. AKEPB7567K \_\_\_\_\_ )

in presence of \_\_\_\_\_ )

*Sasfazz Khan.*



*[Handwritten signature]*



## RECEIPT

RECEIVED of and from the withinnamed TRANSFEREE, **MR. JAGDISH GANPAT BUDHA**, a sum of **Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only)** being the **Part Payment Consideration** for the sale and transfer of **Flat No. 806, 8th Floor, Wing - 'F', Building No. 1, Oberoi Splendor in SPLENDOR COMPLEX Co-operative Housing Society Ltd., situated at Jogeshwari Vikhroli Link Road, Opp. Majas Depot, Andheri (East), Mumbai - 400 060, along with 1 (One) Single Car Parking Space, as under:-**

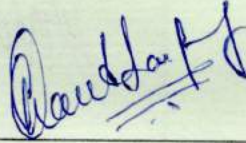
Sr. No.	Cheque / RTGS / NEFT No.	Dated	Drawn on / Bank	Amount
1)	000194	25.09.2023		Rs. 18,00,000/-
2)	000195	27.09.2023		Rs. 14,00,000/-
3)		03.10.2023		Rs. 14,00,000/-
4)	ICICR12023112201260871	22.11.2023		Rs. 52,00,000/-
5)	ICICR12023112401274071	24.11.2023		Rs. 37,00,000/-
<b>(Rupees One Crore Thirty Five Lakhs Only)</b>				<b>Rs. 1,35,00,000/-</b>

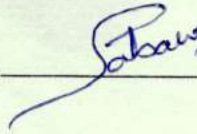
I SAY RECEIVED

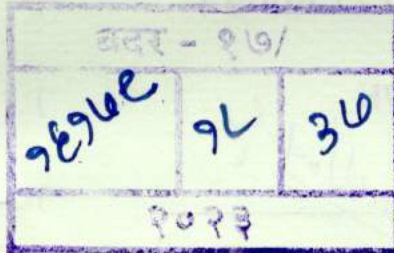


**MR. MOHD BASEER**  
**TRANSFEROR**

WITNESS:-

1. 

2. 



# SPLENDOR COMPLEX CO-OPERATIVE HOUSING SOCIETY LIMITED

C.T.S No.1/ Pt of Village Majas, Jogeshwari Vikhroli Link Road, Opp. Majas Depot, Mumbai - 400 060.

REG NO : MUM/WKE/HSG/TC/15295/2013-2014/2013 Dated May 28, 2013

Date: 29.11.2023

O/W.No.SCCHSL/NOC/SL/1691 /29.11.2023

## NOC for Sale of Flat Purpose Only

Dear Sir/Madam,

**Mr. Mohd Baseer** is the owner of Flat No. **806** Tower 'F', of Splendor Complex CHS Ltd., JVLR, Opp. Majas Depot, Andheri – East, Mumbai – 400.060. He wishes to sell his said flat to **Mr. Jagdish Ganpat Budha**. There are no maintenance related dues outstanding against the flat to the Society, till Q2 (2023-24).

**Our record indicates there is outstanding loan on this flat.**

The owner has requested for NOC to start the process related to the sale of his flat. This NOC is being issued for permitting to start the sale of the premises. Any outstanding loan is under the sole responsibility of **Mr. Mohd Baseer**.

**Share Certificate is prepared and has been issued to flat owner.**

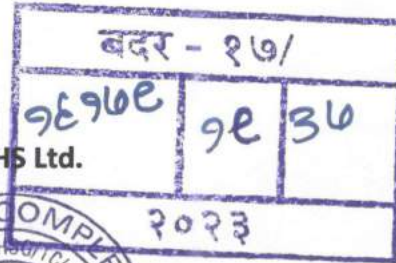
Please note that **Mr. Mohd Baseer** is solely responsible and liable to ensure proper documentation / Registration / payment of stamp duty/ Registration charges etc, are done as per laws. Society shall not take any responsibility for the same.

The NOC issued will be valid for a maximum period of **Three** months from the date of issuance. You shall proceed within the stipulated time.

Thanking You,

For and on behalf of Splendor Complex CHS Ltd.

  
Hon. Chairman / Secretary



# SPLENDOR COMPLEX CO-OP. HOUSING SOCIETY LTD

(Regd. No. MUM/WKE/HSG/TC/15295/2013-2014/ Year 2013  
Reg. Off: CTS No. 1/B part, Off. Village Majas, JVLR, Opp. Majas Depot, Andheri (East), Mumbai-400 060.  
(Registered under the Maharashtra Co-operative Society Act, 1960)



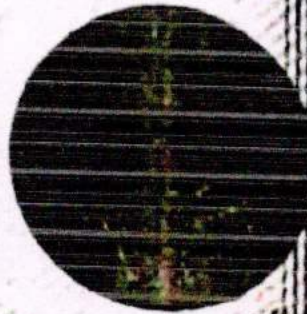
Share Certificate No. F- 010 Member's Reg. No.: 10  
(Authorised Share Capital Rs. 20,00,000/- divided into 40,000 shares of Rs. 50/- each)

This is to certify that Mr. / Mrs. / Ms. MOND - BASEER.

Owner of Flat No. 806 of Tower F is/are the Registered Holder/s of TEN fully paid up shares of Rs. FIFTY each numbered from F91 to F100 both inclusive in SPLENDOR COMPLEX CO-OP. HOUSING SOCIETY LTD., CTS No. 1/B part, off. Village Majas, JVLR, Opp. Majas Depot, Andheri (E), Mumbai - 400 060 subject to the Bye-Laws of the Society.

Given under the common seal of the said Society

on this 22<sup>ND</sup> day of OCTOBER 2016



Chairman

Secretary

Authorized  
M. C. Member



2016		
9890e	20	30
2023		



MEMORANDUM OF THE TRANSFERS OF THE WITHIN MEMORIED SOCIETY

Date of Transfer	Transfer No.	From No. of Transferee	To Within Memoried	Date of Transferee
			<p>Chairman Secretary</p> <p>Chairman Secretary</p> <p>Chairman Secretary</p>	
			<p>Chairman Secretary</p> <p>Chairman Secretary</p>	
			<p>Chairman Secretary</p> <p>Chairman Secretary</p>	



बदर - २७/  
 १९७६ २७ ३०  
 २०२३



मालमत्ता पत्रक

विभाग/मोजे -- मजस भाग-३

तालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

नगर नुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
१ब			७०८२५.२	क
सुविधाधिकार				
हक्काचा मूळ धारक वर्ष				
पट्टेदार				
इतर धार				
इतर शरे				

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा पार (भा)	साक्षात्कन
२६/०६/२००८	पॉटाविभाजनना मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा याचेकडील आदेश दि.१८/१२/२००६, मो.र.नं.२३८/०८ दि.३१/१२/२००८ इकडील आदेश दि.२४/४/२००८ अन्वये ७०८२५.२ चौ.मी. क्षेत्राची स्वतंत्र मिळकत पत्रिका उघडली व मत्ता प्रकार पूर्वी प्रमाणे कायम ठेवला.		धारक - में.ओबेरोय कन्स्ट्रक्शन प्रा.ली.	फेरफार क्र. १४८ प्रमाणे सही - २४/०४/२००८ न.भू.अ.अंधेरी

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.अंधेरी

मुंबई उपनगर जिल्हा

२५/११/०८  
२५/११/०८  
२५/११/०८  
२५/११/०८  
२५/११/०८  
२५/११/०८



प्रमाणपत्र

खरी नक्कल

नगर नुमापन कार्याधीन

मिळकत पत्रिकेच्या प्रमाणित प्रतीवर दाखल

क्षेत्र ... ७०८२५.२ ... चौ.मी. ... आदेश पत्रिकेविरुद्ध होत असून मत्ता ...

चौरस ... क्षेत्राच्या ...

अधीक्षक ... मुंबई उपनगर जिल्हा

बंदर - १७/		
२६७०६	२२	३४
२०२३		





बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक KE2804920371142	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16087732 202220BIL16087733	देयक दिनांक 01/10/2022
पक्षकाराचे नाव व पत्ता : Mohd Baseer  Block No. 806, F wing, A to F Wing,, Oberoi Splendor, Majas Village,, J. V. Link Road,, Jogeshwari (East),, Opp. Majas Depot,, , Mumbai, 400060, Maharashtra		प्रेषक - Asstt. Assessor & Collector, K East Ward, Municipal Office Building, Aazad Road, Gundavali, Andheri (East), Mumbai - 400 069.  ईमेल - aacke.ac@mcgm.gov.in दूरध्वनी क्र. 022 2684 3392	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. A to F Wing null Splendor null J. V. Link Road, Majas Village Opp. Majas Depot Jogeshwari (E) VILLAGE MAJAS Mumbai 400060 AMIT ARUN KHARA			
प्रथम करनिर्धारण दिनांक: 03/01/2012	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 4528415	
एकूण भांडवली मूल्य: ₹ Forty Five Lakh Twenty Eight Thousand Four Hundred Fifteen Only (अक्षरी)			
दि.31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाकी ₹ 31608		
देयक कालावधी: 01/04/2022	ते 31/03/2023		

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			2491			2491
जल कर			0			0
जल लाभ कर			1563			1563
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			971			971
म.न.पा. शिक्षण उपकर			906			906
राज्य शिक्षण उपकर			793			793
रोजगार हमी उपकर			0			0
वृक्ष उपकर			46			46
पथ कर			1132			1132
एकूण देयक रक्कम			7902			7902
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			7902			7902
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Seven Thousand Nine Hundred Two Only		₹ Seven Thousand Nine Hundred Two Only			
अंतिम देय दिनांक	31/12/2022		31/12/2022			

"To make payment through NEFT:  
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTKE2804920371142, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bill first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती वसविणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे 'प्रपत्र-ब' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.



सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यासापेक्ष जारी करण्यात येत आहे.

*Rif*

महेश पाटील  
करनिर्धारक व संकलक



## करदात्यांस सूचना

करदेयकात दर्शविलेल्या एक, अनेक अथवा सर्व करांविरुद्ध बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 217 अन्वये अपिल करण्यासाठी, देयक वजाविल्यापासून एकवीस दिवसांची मुदत आहे.

देय दिनांकापर्यंत थकवाकीसह चालू देयकाचे अधिदान न केल्यास महानगरपालिका अधिनियम कलम 202 अन्वये दरमहा २% शास्ती आकारण्यात येईल. संबंधित करांच्या पूर्ण रकमेचा भरणा होईपर्यंत उपरोक्त शास्ती देय असेल.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

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

करदात्यांस अधिकाधिक तत्पर सेवा पुरविण्याच्या अनुषंगाने, करदात्यांस आवाहन करण्यात येते की, त्यांनी आपली माहिती महापालिकेच्या [www.mcgm.gov.in](http://www.mcgm.gov.in) या संकेतस्थळावरील Property Tax (New) ह्या पर्यायाची निवड करून देयकावरील 15 अंकी लेखा क्रमांक नोंदविल्यानंतर KYC Form मध्ये आवश्यक तपशील भरून अद्ययावत करावी. तसेच, पत्रव्यवहाराच्या पत्त्यातील बदल कृपया ताबडतोब Change in Billing Name & Address या पर्यायाची निवड करून अद्ययावत करावा.

अधिदान महानगरपालिकेने विहित केलेल्या निवडक 10 दिवसांभ्यतिरिक्त रोज सकाळी 8.00 ते रात्री 8.00 या वेळेत विभाग कार्यालयातील नागरी सुविधा केंद्रावर स्वीकारले जाईल. मुंबईबाहेरील घनादेशांमध्ये महापालिकेने मंजूर केलेल्या दराने (त्यावरील सेवाकरासह) सेवाशुल्क अंतर्भूत करावे. देयकावर दाखवलेल्या थकवाकीत आदेशिका शुल्क (प्रोसेस फी) किंवा दंड (जर असेल तर) यांचा अंतर्भाव केलेला नाही. देयकाचे अधिदान महापालिकेच्या कुठल्याही केंद्रावर अथवा, ई-पेमेंटच्या माध्यमातून स्वीकारले जाईल. ह्या संबंधीची अधिक माहिती, महापालिकेच्या [www.mcgm.gov.in](http://www.mcgm.gov.in) या संकेतस्थळावर उपलब्ध आहे.

Whatsapp ChatBot No 89992 28999

## करांच्या दराचा तक्ता

सन 2022-2023 या वर्षासाठी लागू केलेले करांचे दर

कराचे नाव	करांची वर्गवारी		
	तक्ता क्र.1 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.2 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.3 मधील वापरकर्ता प्रवर्ग
सर्वसाधारण कर(अग्निशमन करासहीत)	0.110	0.270	0.500
जल कर	0.253	0.620	1.148
जल लाभ कर	0.069	0.170	0.315
मलनिःसारण कर	0.163	0.400	0.740
मलनिःसारण लाभ कर	0.043	0.105	0.195
महापालिका शिक्षण उपकर	0.040	0.100	0.190
राज्य शिक्षण उपकर	0.035	0.080	0.148
रोजगार हमी उपकर	0.000	0.020	0.042
वृक्ष उपकर	0.002	0.005	0.010
पथ कर	0.050	0.130	0.230

तक्ता क्र.1 ते 3 संबंधीची माहिती महापालिकेच्या [www.mcgm.gov.in](http://www.mcgm.gov.in) या संकेतस्थळावर उपलब्ध आहे.

मालमत्तेशी संबंधित यूजर कॅटेगरी बाबतचा तक्ता :-

Sr.No.	Legend	Specification
1	r	Residential units up to 46.45 m2 (500.00 Sq.ft.)
2	R	Residential units above 46.45 m2 (500.00 Sq.ft.)
3	nR	Residential unit not intended to be used for Residential Purpose. E.g.Porch, Refuge area etc.
4	C	Commercial
5	L	Land
6	I	Industrial

बृहन्मुंबई महानगरपालिका आपातकालीन व्यवस्थापन कक्ष व मध्यवर्ती तक्रार नोंदणी विभाग संपर्क क्र. 1916,22694727 कोविड19 साक्षीदरम्यान बेघर व गरजू व्यक्तींच्या मदतीसाठी दुरध्वनी सेवा क्र. 1800 22 1292 लहान व गरजू मुलांच्या मदतीसाठी 24 तास तात्काळ सेवा दुरध्वनी क्र.1098

Though Hon.HC in W.P.No.2592/2013 has struck down 20,21 & 22 of the CV Rules, the present bill has been raised on protective basis





## - : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक : एमएएम/इस्युकेड/एचएसजी/टीसी/१५२१/२०१३-२०१४/सन २०१३

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,  
"सिलेंडर कॉम्प्लेक्स को.ऑपरेटिव्ह होसिंग सोसायटी लि.,  
सीटीएस नं. १/बी (पाट), ऑफ व्हिलेज मजास,  
जोगेश्वरी विक्रोली लिंक रोड, मजास डेपोसमोर,  
अंधेरी (पूर्व), मुंबई ४०० ०६०."

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १ (१) व  
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात  
आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र  
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे  
वर्गीकरण "गृहनिर्माण संस्था"

असून उप-वर्गीकरण "भाडेकर सहभागीदारी गृहनिर्माण संस्था"

आहे.



सही

( जयंत डी पाटील )

इस

जयंत डी पाटील  
सहकारी प्रमुख (के.पू.सं. विभाग)  
मुंबई

स्थळ : मुंबई

दिनांक : २८/४/२०१३

१६१०६ २५ ३०  
२०१३



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No: CE/8712/WS/AK

18 JUL 2011

**FULL OCCUPATION CERTIFICATE**

To  
Shri Vikas Oberoi,  
Director of Oberoi Construction Pvt. Ltd.,  
3<sup>rd</sup>, Commerz International Business Park,  
Oberoi Garden City, Off W.E. Highway,  
Goregaon (E), Mumbai-400 063.

Ex. Engineer Bldg. Proposal (W  
H and K Wards  
Municipal Office, R. K. Patkar Marg,  
Bandra (West), Mumbai - 400 050

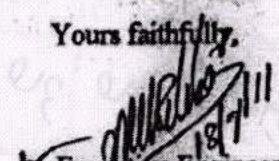
Sir,

The full development work of residential building consists of Wing A to Wing F comprising of Basement + Stilt + Podium/Service Floor + 1<sup>st</sup> to 27<sup>th</sup> upper floors on plot bearing CTS No.1/B of Village Majas, situated at Jogshwari-Vikhroli Link Road, Jogeshwari (East), Mumbai is completed under the supervision of Shri. Shashank Kokil. Licensed Architect, License No. CA/85/9400 may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

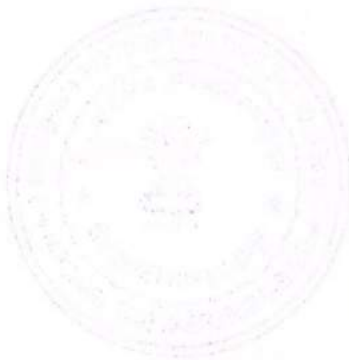
Yours faithfully,

  
Executive Engineer  
(Bldg. Proposals) W.S.[K Ward]

बंदर - १७/		
१६७८	२६	३५
२०२३		



बंद - १७/		
१६१७६	२७	३०
२०२३		



बंद - ३३/		
०८	३८	३०८३९
२०२३		



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28-11-2023

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contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : अंधेरी 2 (अंधेरी)

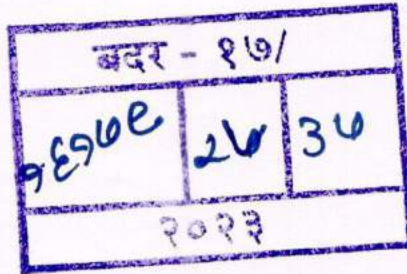
दस्त क्रमांक : 5050/2009

नोंदणी :

Regn:63m

## गावाचे नाव : मजास

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.10487925
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 4211920
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मजास ( अंधेरी ), उपविभागाचे नाव - 53/250 - भुभाग: उत्तरेस गाव सीमा, पुर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे लाईन. सदर मिळकत सि.टी.एस. नंबर - 1 मध्ये आहे. ---फ्लॉट नं. 806, 8 वा मजला , एफ विंग , बिल्डींग नं 1 , ऑबेरॉय स्लॅंडर , जोगेश्वरी विक्रोळी लिंक रोड , जोगेश्वरी पू ., मुं आणि कारपार्किंग
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 91.73 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ऑबेरॉय कंस्ट्र. प्रा लि चे अॅथो . सिग्रेटरी मासूम शिराझी व प्रदीप परमार तर्फे मुखत्यार दिनेश सुवर्णा AAACO१८०५E -- वय:-38पत्ता:- बिझनेस पार्क , ऑबेरॉय गार्डन सीटी , गौरगाव पू पिन कोड:-पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-मोहम्मद बस्सीर -- वय:-39पत्ता:-१२२२, ४ था मजला , डी सी बी बिल्डींग , क्रॉफिड मार्केट , मुं शपिन कोड:-पॅन नं:-AFWPA3197D
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/05/2009
(10)दस्त नोंदणी केल्याचा दिनांक	08/06/2009
(11)अनुक्रमांक,खंड व पृष्ठ	5050/2009
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	507050
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-



पुणे जिल्हा न्यायालय  
 न्यायालयीन प्रकरण क्र. १००२/२०२३  
 दिनांक  
 २०२३

द.क. क्र. ३

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 contact courtroom 200 office

सामान्य न्याय : न्यायालय

क्र. १)	सामान्य न्याय	२०२३/१००२
क्र. २)	सामान्य न्याय	२०२३/१००२
क्र. ३)	सामान्य न्याय	२०२३/१००२
क्र. ४)	सामान्य न्याय	२०२३/१००२
क्र. ५)	सामान्य न्याय	२०२३/१००२
क्र. ६)	सामान्य न्याय	२०२३/१००२
क्र. ७)	सामान्य न्याय	२०२३/१००२
क्र. ८)	सामान्य न्याय	२०२३/१००२
क्र. ९)	सामान्य न्याय	२०२३/१००२
क्र. १०)	सामान्य न्याय	२०२३/१००२
क्र. ११)	सामान्य न्याय	२०२३/१००२
क्र. १२)	सामान्य न्याय	२०२३/१००२
क्र. १३)	सामान्य न्याय	२०२३/१००२
क्र. १४)	सामान्य न्याय	२०२३/१००२
क्र. १५)	सामान्य न्याय	२०२३/१००२

बदर - १७/  
 १९५६ २६ ३०  
 २०२३



१७३ - १९५६  
 १९५६ २६ ३०  
 २०२३

**आयकर विभाग**  **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
**JAGDISH GANPAT BUDHA**  
**GANPAT KASHINATH BUDHA**  
**27/04/1973**  
 Permanent Account Number  
**AKEPB7567K**  
  
 Signature 

*Jagdish Budha*

बदर - १७/		
१६९०६	३०	३०
२०२३		



१७/ - ३३		
०६	३६	३०९३९
६९०९		





भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 0651/50357/81713

To  
Jagdish Ganpat Budha

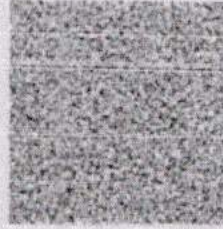
S/O: Ganpat Kashinath Budha,  
Budha House, Budha Gally,  
Versova, Andheri West,  
VTC: Mumbai, PO: Vesava,  
Sub District: Mumbai, District: Mumbai,  
State: Maharashtra, PIN Code: 400061,  
Mobile: 9920846279

30/04/2013

10619061



KF108190612F1



आपका आधार क्रमांक / Your Aadhaar No. :

**3297 2237 2380**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Jagdish Ganpat Budha

DOB: 27/04/1973

Male

3297 2237 2380

मेरा आधार, मेरी पहचान

*Jagdish Budha*

बदर - १७/		
१६९७६	३९	३७
२०२३		





**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

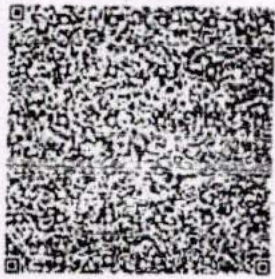


**स्थायी लेखा संख्या कार्ड**  
Permanent Account Number Card  
**AFWPA3197D**

नाम/Name  
**MOHAMMED BASEER MOHAMMED ZUBAIR SHAIKH**  
पिता का नाम/Father's Name  
**MOHAMMED ZUBAIR AHMED**

जन्म की तारीख/  
Date of Birth  
**06/07/1970**

हस्ताक्षर/Signature



21072021

Scanned with CamScanner

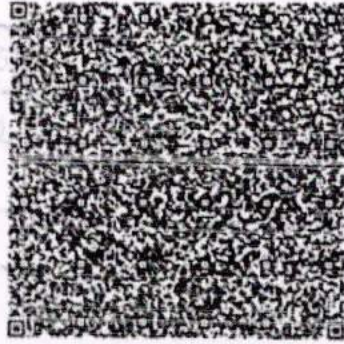


**भारतीय विशिष्ट पहचान प्राधिकरण**  
Unique Identification Authority of India



पता:  
नाईनद बी राउड, डी विंग फ्लॉट 305 पीएचडी अपार्टमेंट्स चस  
कॉम्प्लेक्स, यारी रोड, वेस्ट, कल्याण कॉम्प्लेक्स अंधेरी वेस्ट  
सुबर्बान, कल्याण कॉम्प्लेक्स सुबर्बान, अंधेरी (व्हेस्ट) मुंबई, मुंबई,  
महाराष्ट्र - 400061

Address:  
C/D Mohammed B Shaikh, B Wing Flat 305  
Prtu Apartments Chs Ltd, Yari Road, Versova  
Opp Kalyan Complex Andheri West, Opp  
Kalyan Complex, Andheri (w) Mumbai,  
Mumbai, Mumbai Suburban,  
Maharashtra - 400061



**6518 0313 4891**



1947



help@uidai.gov.in



www.uidai.gov.in

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**भारत सरकार**  
Government of India



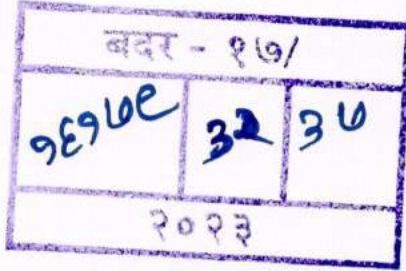
**मोहम्मद बशीर मोहम्मद सुबीर शेख**  
Mohammed Baseer Mohammed Zubair Shaikh  
जन्म तारीख/DOB: 06/07/1970  
पुरुष/ MALE  
Mobile No: 9004078753

Issue Date: 08/10/2011

**6518 0313 4891**  
VID : 9192 5993 2175 1446

**मेरा आधार, मेरी पहचान**

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*Handwritten signature*

Download Date: 05/11/2022



1011 - 1011		
9876E	33	30

बदर - १७/		
९८७६९	३३	३०
२०२३		



पुणे नगरपालिका, नगर कार्यपालिका

Mobile No: 8004018123  
 2218 0313 4881

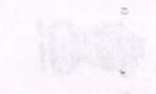


पुणे नगरपालिका, नगर कार्यपालिका

Mobile No: 8004018123  
 2218 0313 4881



पुणे नगरपालिका, नगर कार्यपालिका



पुणे नगरपालिका, नगर कार्यपालिका



पुणे नगरपालिका, नगर कार्यपालिका

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No. MH02 20080052383 DOI: 13-12-1995  
 Valid Till : 07-04-2033 (NT)

10-05-2023  
 AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DOI  
 LMV 13-12-1995  
 MCWG 06-10-2005

FORM 7  
 RULE 16 (2)

DOB: 08-04-1973 BG:

Name: SARFARAZ KHAN  
 S/DW of: ASMAT KHAN  
 Add: FLAT NO.42, 4TH FLR., JUBILEE DARSHAN CHS LTD.,  
 YARI RD., VARSOVA, ANDHERI (W), M  
 GREATER MUMBAI, MUMBAI SUBURBAN  
 PIN: 400061

Signature & ID Of Issuing Authority MH02

Signature/Thumb Impression of Holder

*Sarfraz Khan*

बंदर - १७/  
 ९६९७९ ३४ ३७  
 २०२३



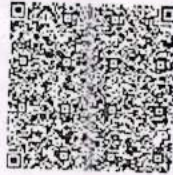
नोंदविण्याचा क्रमांक / Enrollment No 1218/61003/16246

To,  
 सावना अशाप्पा धनगर  
 Sabanna Ashappa Dhangar  
 Juhu Galli, Dhangar Wadi  
 Gilbert Hill Road  
 Near Municipal Kannada School Andheri West  
 Andheri Railway Station  
 Andheri Railway Station Mumbai Mumbai  
 Maharashtra 400058  
 9004359005

Ref: 1904 / 13L / 47426 / 47489 / P



UE696743030IN



आपला आधार क्रमांक / Your Aadhaar No. :

**5843 8876 5137**

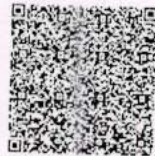
**आधार - सामान्य माणसाचा अधिकार**



भारत सरकार  
 GOVERNMENT OF INDIA



सावना अशाप्पा धनगर  
 Sabanna Ashappa Dhangar  
 जन्म वर्ष / Year of Birth : 1992  
 पुरुष / Male



**5843 8876 5137**

*Sabanna*

*[Faint handwritten signature]*

*[Faint, illegible text]*



109 - 37E		
08	48	30/30
6909		

बदर - १७/		
१६१७९	३५	३७
२०२३		



513/16179

बुधवार, 29 नोव्हेंबर 2023 6:59 म.नं.

दस्त गोंपवारा भाग-1

बदर 17

दस्त क्रमांक: 16179/2023

दस्त क्रमांक: बदर 17 /16179/2023

वाजार मूल्य: रु. 2,40,62,142/-

मोबदला: रु. 5,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.32,40,000/-

द. नि. मह. दु. नि. बदर 17 यांचे कार्यालयाने

पावती: 17493

पावती दिनांक: 29/11/2023

अ. क्र. 16179 वर दि. 29-11-2023

सादरकरणाराचे नाव: जगदीश गणपत बुधा - -

रोजी 6:58 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण: 30740.00

दस्त हजर करणाऱ्याची मही:

सह. मुख्य निबंधक, अंधेरी - ६  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 29 / 11 / 2023 06 : 58 : 07 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 29 / 11 / 2023 06 : 58 : 42 PM ची वेळ: (फी)

सह. मुख्य निबंधक, अंधेरी - ६  
मुंबई उपनगर जिल्हा.

**प्रतिज्ञापत्र**

सदर \* १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी दाखल केलेल्या दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व अनुसंधारक जे संपूर्णपणे जबाबदार राहतील

लिहून देणारे (निष्पादक/साक्षरी)

लिहून घेणारे (दिनांकासहीत रु)

बदर - १७/

१६१७९ ३६ ३७

२०२३



प्रमाणित करणारे वरिष्ठ का. अ.  
दस्तामध्ये एकूण ३७...पाने आहेत

सह. मुख्य निबंधक, अंधेरी क्र. ६  
मुंबई उपनगर जिल्हा





दस्त गोपवारा भाग-2

बदर 17

दस्त क्रमांक:16179/2023

29/11/2023 7 33:04 PM





दस्त क्रमांक :बदर17/16179/2023  
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मोहम्मद बस्मीर - - पत्ता:प्लॉट नं: ३०५ बी विंग, माळा नं: -, इमारतीचे नाव: प्रीती अपार्टमेंट सी एच एस ली, ब्लॉक नं: कल्याण कॉम्प्लेक्सच्या समोर वसोवा अंधेरी पश्चिम, रोड नं: यारी रोड, महाराष्ट्र, पिन नंबर:AFWPA3197D	लिहून देणार वय :-53 स्वाक्षरी:-		
2	नाव:जगदीश गणपत बुधा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बुधा हाऊस, ब्लॉक नं: वसोवा अंधेरी पश्चिम, रोड नं: बुधा गल्ली, महाराष्ट्र, पिन नंबर:AKEPB7567K	लिहून घेणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:29 / 11 / 2023 07 : 32 : 04 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:सर्फराज खान - - वय:50 पत्ता:४२ ज्युबिली दर्शन सी एच एस ली यारी रोड वसोवा अंधेरी पश्चिम पिन कोड:400061		
2	नाव:साबण्णा ए धनगर - - वय:31 पत्ता:जुहू गल्ली कन्नडा स्कूल अंधेरी पश्चिम पिन कोड:400058		

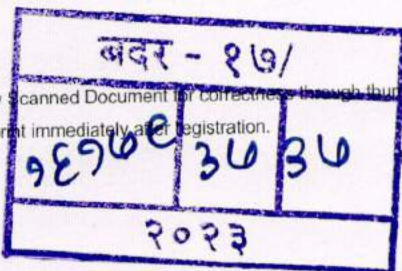
शिक्का क्र.4 ची वेळ:29 / 11 / 2023 07 : 32 : 59 PM

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

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JAGDISH GANPAT BUDHA	eChallan	10000502023112903254	MH011596955202324P	3240000.00	SD	0006089619202324	29/11/2023
2		DHC		1123291418056	740	RF	1123291418056D	29/11/2023
3	JAGDISH GANPAT BUDHA	eChallan		MH011596955202324P	30000	RF	0006089619202324	29/11/2023

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

16179 /2023



बदर-१७/१६१७९/२०२३  
पुस्तक क्रमांक १, क्रमांक १६१७९/२०२३  
नोंदला.  
दिनांक: २९ नोवेंबर २०२३

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2. Get print immediately after registration.

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



29/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 16179/2023

नोंदणी :

Regn:63m

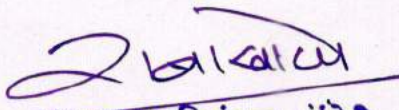
गावाचे नाव : मजास

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	54000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24062141.65
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 806 विंग एफ बिल्डिंग नं 1, माळा नं: 8 वा मजला, इमारतीचे नाव: ओबेरॉय स्प्लेंडर इन स्प्लेंडर कॉम्प्लेक्स सीएचएसली, ब्लॉक नं: मजास डेपोच्या समोर अंधेरी पूर्व मुंबई 400060, रोड : जोगेश्वरी विक्रोळी लिंक रोड, इतर माहिती: सोबत एक कार पार्किंग स्पेस....(झोन - 53/251A ) PUI: KE2804920371142 (( C.T.S. Number : 1/B PART ; ) )
(5) क्षेत्रफळ	1) 91.73 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:-मोहम्मद बस्सीर -- वय:-53; पत्ता:-प्लॉट नं: ३०५ बी विंग, माळा नं: -, इमारतीचे नाव: प्रीती अपार्टमेंट सी एच एस ली, ब्लॉक नं: कल्याण कॉम्प्लेक्सच्या समोर बसोवा अंधेरी पश्चिम, रोड नं: यारी रोड, महाराष्ट्र, . पिन कोड:-400061 पॅन नं:-AFWPA3197D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जगदीश गणरत बुधा -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बुधा हाऊस, ब्लॉक नं: बसोवा अंधेरी पश्चिम, रोड नं: बुधा गल्ली, महाराष्ट्र, . पिन कोड:-400061 पॅन नं:-AKEPB7567K
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	29/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16179/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3240000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

  
सह. दुय्यम निबंधक, अंधेरी - 6  
मुंबई उपनगर जिल्हा.



Pre-Registration summary(नोंदणी पूर्व गोषवारा )

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JAGDISH GANPAT BUDHA	eChallan	10000502023112903254	MH011596955202324P	3240000.00	SD	0006089619202324	29/11/2023
2		DHC		1123291418056	740	RF	1123291418056D	29/11/2023
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



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