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Friday, December 27, 2013  
6:50 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 13387 दिनांक: 27/12/2013

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल3-10499-2013

दस्तऐवजाचा प्रकार: ट्रान्सफर डीड

सादर करणाऱ्याचे नाव: सुरज विजय कुलकर्णी

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1360.00

पृष्ठांची संख्या: 68

एकूण:

₹. 31360.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंकित 7:06 PM ह्या वेळेस मिळेल.

KRL3

बाजार मुल्य: ₹.6786000/-

भरलेले मुद्रांक शुल्क: ₹. 855000/-

मोबदला: ₹.17100000/-

सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/घनादेश/वे ऑर्डर क्रमांक: MH000984735201314M दिनांक: 24/12/2013

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash. रकम: ₹ 1360/-



मूळ दस्त, स्कॅंड प्रिंट व सि.डी. मिळाली



कार्यालय - 3  
 90200 99  
 2013 १८



**DEED OF TRANSFER**

This Deed of Transfer ("Deed") is executed at Mumbai on this 27<sup>th</sup> day of December 2013 by and between:



S.V. Kulkarni  
 Pradhikar

S.V. Kulkarni  
 Pradhikar

SKS REALTY LLP (earlier known as SKS Realty Private Limited), a limited liability partnership registered under the provisions of the Limited Liability Partnership Act, 2008, having its office at 5<sup>th</sup> Floor, Diamond Square, C.S.T. Road, Kalina, Santacruz (East), Mumbai 400 098, represented by its Authorised Signatory Mr. Siddharth Shah, hereinafter referred to as "Transferor" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners for the time being of the firm and heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART;



**For SKS REALTY LLP**  
 Partner / Authorized Signatory





**SHRI VIKRAM KULKARNI & MRS. MADHUMITA SURAJ MANNA KULKARNI**,  
 both of Mumbai, Indian Inhabitant, residing at C-11, Greenville Co-  
 operative Housing Society, L.B.S. Marg, Ghatkopar (West), Mumbai - 400  
 086 and hereinafter collectively referred to as "**Transferees**" (which  
 expression shall unless it be repugnant to the context or meaning thereof  
 be deemed to mean and include their respective heirs, executors,  
 administrators and assigns) of the **Other Part**.

The Transferor and the Transferees are hereinafter for sake of brevity,  
 individually referred to as "**Party**" and collectively referred to as "**Parties**".

**WHEREAS**

A. By and under an Agreement dated June 22, 2007, registered at the  
 office of the Sub-Registrar, Kurla, under Serial No. 4972 of 2007, Mr.  
 Umesh Manohar Joshi (being the proprietor of M/s. Kohinoor  
 Developers) transferred and conveyed all his right, title and  
 interest in Flat No. 876 admeasuring 657 square feet (carpet area)  
 ("Flat") on the seventh floor of the building no. 8 ("**Building**") in the  
 locality known as "Kohinoor City" with Covered / Open Parking  
 area under stairs / open space at land bearing C.T.S. No.  
 697,698,699,693, 697,700,753,755,756,757,758 of Village Kurla - II,  
 situate, lying and being at Kohinoor City, Kirol Road, Off L.B.S. Marg,  
 Kurla (West), Mumbai- 400 070 in favour of SKS Realty Private  
 Limited, for the consideration and on the terms and conditions  
 contained therein. The Flat is more particularly delineated in colour  
 blue on the plan annexed hereto as **Annexure "1"** and **Annexure  
 "2"** respectively. The Flat hereinafter is referred to as "**Premises**".

B. The Municipal Corporation of Greater Mumbai has issued the full  
 occupation certificate dated 20/10/2007, bearing Ref No:  
 CE/3413/BPES/AL, certifying that the Building is ready for use and  
 occupation. A copy of the full occupation certificate is annexed  
 hereto as **Annexure "3"**.

C. Thereafter, the owners / occupants of the Building came together  
 and formed themselves into a co-operative housing society known  
 as Kohinoor City 'A' Co-operative Housing Society Limited, being a  
 society registered under the provisions of the Maharashtra Co-  
 operative Societies Act, 1960 under Registration No.



*V. Kulkarni*  
*Madhumita*



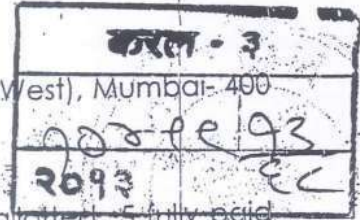
*V. Kulkarni*  
*Madhumita*

For SKS REALTY LLP

*Parties / Authorized Signatory*



Kohinoor City, Kirol Road, Off L.B.S. Marg, Kurla (West), Mumbai- 400 070 ("Society")



- D. As member of the Society, the Transferor was allotted 5 fully paid up shares of the face value of Rs. 50/- (Rupees Fifty only) each, aggregating to Rs. 250/- (Rupees Two Hundred and Fifty only) bearing distinctive numbers 1886 to 1890 (both inclusive) ("Shares") represented by share certificate bearing No. 378 dated January 23, 2011 by the Society (copy whereof is annexed hereto and marked as Annexure "4").



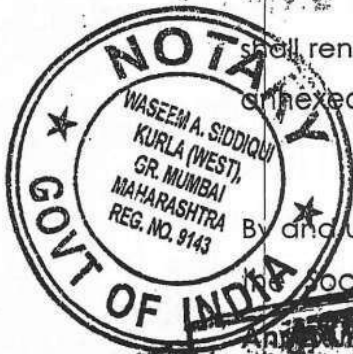
Subsequently, vide a Certificate of Conversion dated December 2011, SRS Realty Private Limited was duly converted to SRS Realty LLP (being the Transferor herein) under the provisions of the Limited Liability Partnership Act, 2008 and was given the Identification Number AA-7117. The Certificate of Registration on Conversion is attached herewith as Annexure "5"

- F. After conversion, as member of Society, the Transferor has been allotted the aforesaid shares mentioned above, being 5 fully paid up shares of the face value of Rs. 50/- (Rupees Fifty only) each, aggregating to Rs. 250/- (Rupees Two Hundred and Fifty only) bearing distinctive numbers 1886 to 1890 (both inclusive) ("Shares") represented by share certificate bearing No. 378 as updated on December 19, 2013 by the Society (copy whereof is annexed hereto and marked as Annexure "6" and hereinafter referred to as "Share Certificate"). The Shares and the Premises are hereinafter collectively referred to as the "Property" and more particularly described in the **First Schedule** hereunder written.
- G. As such member and shareholder of the Society, the Transferor is seized and possessed of and/or otherwise well and sufficiently entitled to the use, occupation and possession of the Property.
- H. The Transferor has obtained a letter / certificate dated 9/12/13 issued by its Chartered Accountant that there are no revenue proceedings pending under the Income Tax Act, 1960 or arrears (demands in default) remains payable after completion of the proceedings under the act for which the notice under Rule 2 of the Second Schedule to the Income Tax Act, 1960 may be served by the Tax Recovery Officer or the concerned Assessing Officer which

*Handwritten signature*

S. Vikulkarni

For SRS REALTY LLP  
Partnership Firm  
*Handwritten signature*



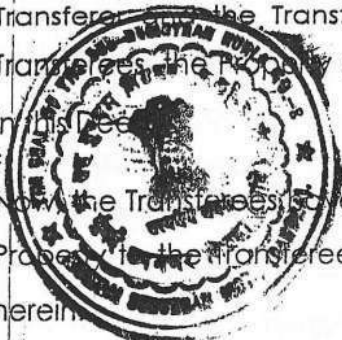
shall render the transfer (as stipulated herein) void (copy whereof is annexed hereto and marked as Annexure "7").

By and under a 'No Objection Certificate' dated 17/12/13 issued by the Society (copy whereof is annexed hereto and marked as Annexure "8"), the Society has given its No Objection for transfer of the Property by the Transferor to the Transferees and the Society has further confirmed that there are no outstanding dues payable by the Transferor to the Society in respect of the Property.

J. The Transferees have investigated the title of the Transferors to the said Property and have accepted the same as clear and marketable.

K. Pursuant to the discussions and negotiations between the Parties and relying upon the representations made herein by the Transferor, the Transferees have agreed to purchase / acquire from the Transferor and the Transferor has agreed to sell / transfer to the Transferees the Property on such terms and conditions as recorded in this Deed.

L. Now the Transferees have called upon the Transferor to transfer the Property to the Transferees on the terms and conditions contained herein.



**NOW THIS TRANSFER DEED WITNESSETH AS UNDER:**

1. The Transferor has represented to the Transferees that the Recital above records the accurate and complete facts regarding the Property and it has not suppressed any relevant facts pertaining thereto. The Transferees have investigated the title of the Transferors to the said Property and have accepted the same as clear and marketable. The Transferor agrees and acknowledges that the Transferees have agreed to enter into this Deed, relying upon the representations made by the Transferor.

*S. V. Kulkarni*

*Shadham*  
*S. V. Kulkarni*

2. The Transferor hereby sells, transfers and assigns to the Transferees, and the Transferees hereby purchase, acquire and take over from the Transferor, all the Transferor's share, right, title and interest in the Shares, the Premises and the sinking fund, lying to the credit of the Transferor in the record of the Society (hereinafter collectively

**For SKS REALTY LLP**

*S. V. Kulkarni*  
Partner, Statutory



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referred to as "the said Property"), free from all encumbrances, lien, charges or claims whatsoever, for the total and final consideration of Rs. 171,00,000 /- (Rupees One Hundred & Seventy One Lacs only) ("Consideration") on the terms and conditions hereinafter appearing:



(a) a sum of Rs. 10,00,000/- (Rupees Ten lacs only) has been paid by the Transferees to the Transferor by cheque dated 27/10/13 bearing no. 429300 and drawn on CI B on or before execution hereof (the payment and receipt whereof the Transferor hereby admits and acknowledges and of and from the same and every part thereof does hereby forever acquit, release and discharge the Transferees); and



Radhika S. V. Kulkarni

(b) A sum of Rs. 29,29,000/- (Rupees Twenty Nine Lacs & Twenty Nine thousand only) has been paid by the Transferees to the transferor by pay order dated 27/12/13 bearing no. 041694 and drawn on Standard Chartered Bank simultaneously on execution and registration hereof (the payment and receipt whereof the transferor hereby admits and acknowledges and of and from the same and every part thereof does hereby forever acquit, release and discharge the Transferees).



Radhika S. V. Kulkarni

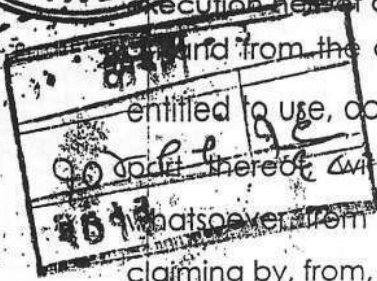
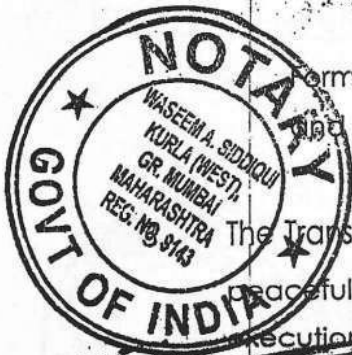
(c) A sum of Rs. 130,00,000/- (Rupees One Hundred & Thirty Lacs only) has been paid by the Transferees to the Transferor by pay order dated 27/12/13 bearing no. 237056 and drawn on Standard Chartered Bank simultaneously on execution and registration hereof (the payment and receipt whereof the Transferor hereby admits and acknowledges and of and from the same and every part thereof does hereby forever acquit, release and discharge the Transferees).



Radhika S. V. Kulkarni

(d) The Transferees have paid the Consideration to the Transferor after deducting therefrom a sum of Rs. 1,71,000/- (Rupees One lac Seventy One Only) towards TDS under the provisions of Section 194-IA of the Income Tax Act, 1961 and deposited the said amount to the credit of Central Government and shall issue a TDS Certificate favouring the Transferor in the prescribed

For SRS REALTY LLP  
Partner/Authorized Signatory



Form No. 16B for the same within 90 days from the execution and registration of this Deed.

The Transferor confirms having put the Transferees in quiet, vacant, peaceful and undisputed possession of the Premises on the date of execution hereof and further confirms, warrants and covenants that and from the date of this Deed, the Transferees alone shall be entitled to use, occupy, possess and enjoy the Premises and every good thereof without any suit, interruption, claim or demand whatsoever from or by the Transferor or any person or persons claiming by, from, through under or in trust for the Transferor.

4. The Transferor confirms having handed over to the Transferees all the original title deeds in respect of the said Property a list whereof is set out in the **Second Schedule** hereunder written on the date of execution hereof.
5. The Transferor hereby represents and warrants to the Transferees as follows



The Transferor is the absolute owner of and/or well and sufficiently entitled to the said Property as a member of the Society and no other person (whomsoever) has any right, title or interest in or upon the Property or any part thereof;

- (b) The Transferor has a clear and marketable title to the said Property, free from all mortgages, doubts, encumbrances, lien or charges whatsoever;
- (c) The Transferor has good right, full power and absolute authority to sell / transfer the said Property;
- (d) The Transferor has duly complied with, observed and performed all the rules, regulations and bye-laws of the Society and has neither received any notice from the Society for or in relation to any breach of any of the rules, regulations or bye-laws of the Society nor are there any actions or proceedings pending against the Transferor instituted by the Society or any member of the Society in respect of the said

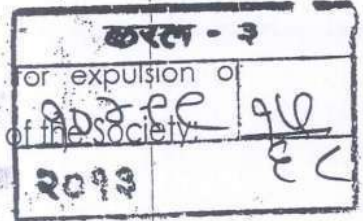
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S. V. Kulkarni

**For SKS REALTY LLP**

*Handwritten signature:*  
Partner / Authorized Signatory



Property including any notice or action for expulsion or termination of the Transferor as the member of the Society;



(e) No notice/s, either from local authorities or from the Government or otherwise for requisition and/or acquisition of the said Property or any part thereof, has been received by the Transferor;

(f) Neither the Transferor nor anyone on its behalf has otherwise created any adverse rights in respect of the said Property and/or any part thereof;

(g) There are no prohibitory order(s) and/or any attachment order(s) of or otherwise any liabilities in respect of the said Property and/or any part thereof;



There are no income tax, wealth tax, sales tax, excise or other direct or indirect taxation proceedings whether for recovery or otherwise initiated by any taxation authorities or local authorities pending or adjudicated whereby the said Property and/or any part thereof is in any way affected and/or jeopardized;

(i) All municipal taxes, land revenue, water charges, etc., payable to the Municipal Corporation of Greater Mumbai ("MCGM"), State or Central Government and Reliance Energy Limited, and any other concerned authority in respect of the said Property are paid up to date;

(j) There are no outstandings or arrears payable to Mahanagar Telephone Nigam Limited and/or any other telephone service provider in respect of telephones installed in the Flats and charges / bills payable by the Transferor in respect of the same are upto date;

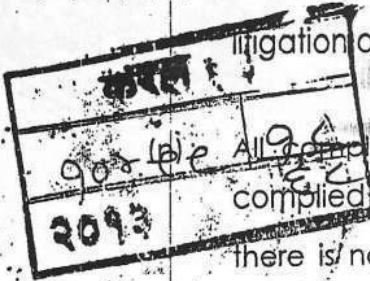
(k) All outgoings in respect of the said Property to the Society or otherwise have been paid upto date;

*Radhika*  
(k)  
S. Vikulkarni

For SRS REALTY LLP  
*[Signature]*  
Partner / Authorized Signatory

(l) There are no pending disputes or other proceedings whether for recovery or otherwise initiated by any statutory authorities or local authorities pending whereby the said Property is in any way affected and/or jeopardized;

(m) The said Property is not the subject of any pending suit or litigation or attachment before or after judgment; and



All compliances in relation to the said Property has been complied with under applicable laws and regulations, and there is no reason for the Transferor to believe that there is any outstanding claim or liability (crystallized or potential) against the Transferor that may affect the said Property in terms of its further usage for residential purposes



For removal of doubts, it is clarified that, if there is any retrospective imposition of existing taxes, cess, levies or any dues whether by the municipal authority or any government or society through a notice, post execution of this Deed, pertaining to the said Property for the period prior to the execution of this Sale Deed, then the Transferor shall be responsible only to the extent of such retrospective imposition of tax, cess, levies that was existing prior to the execution of this said Deed. It is also clarified that, such notice to the Transferor pertaining to the said Property in context of the retrospective imposition of taxes, cess, levies or any dues prior to the execution of this Sale Deed, will not make the transfer void. Further, the Transferee shall be solely responsible for the current (after execution & registration of this agreement) as well as new tax / cess / levies (including but not limited to retrospective imposition of such new tax /cess /levies) that has been imposed or introduced after the execution of this Sale Deed, pertaining to the said Property.



*Aradhana...*  
S. V. Kulkarni

(p) It is clarified that, the representation and warranties as given by the Transferor to Transferee is limited, restricted and pertains to the Said Property only. The representations and warranties as given by the Transferor to the Transferee does

For SPC REALTY LLP

Partner, Authorized Signatory



not pertain to the Land on which the Said Property <sup>अस्तित्व</sup> exists.

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6. The Transferor further explicitly warrants and confirms that all rents, rates, taxes, assessments, Society outgoings and other charges and amounts whatsoever payable to the Government, Municipality and/or the Society in respect of the said Property have been paid upto the date hereof, it being the intention of the Parties that the Transferor shall be bound and liable to pay the same for the period upto the date hereof, and the Transferor hereby indemnifies and keeps indemnified the Transferees against non-payment thereof. The Transferees shall be liable to bear and pay the said taxes, assessments, Society outgoings and other charges in respect of the Premises for the period on and from the date hereof.



7. The Transferor covenants that the Transferees shall and may at all times hereafter peaceably and quietly hold, occupy, possess and enjoy the Premises with all rights incidental thereto without any claim, interruption or demand from the Transferor or any person or persons lawfully or equitably claiming through, under or in trust for the Transferor.

8. The Transferor hereby indemnifies and shall continue to keep indemnified and hold harmless to the fullest extent by law, the Transferees and each of their respective heirs / successors, from any and all actual and direct losses, expenses, claims, demands and all other actual and direct liabilities and/or costs incurred in connection with any litigation or any income tax liability which arises directly from, as a result of, or in connection with the Transferor's obligations under the transaction contemplated hereunder including, but not limited to, claims arising out of breach of any representation, warranty, obligation and covenant made by the Transferor as contained in this Deed.

The Transferor agrees to do all such further acts, deeds, matters and things and execute all such further writings as may be reasonably required to give effect to the provisions of these presents and effect the sale and transfer of the Premises in the name and favour of the Transferees at the cost, charge and expense of the Transferees.

*S.V. Kulkarni*  
S.V. Kulkarni

For SUREALTY LLP  
*[Signature]*  
Partner / Authorized Signatory



10. The Transferor further covenants to extend full co-operation to the Transferees to obtain the necessary permissions / approvals / consents / no-objections from the Society for having the Transferees name recorded as member of the Society and having the Share Certificate along with the Shares transferred in the name and favour of the Transferees and for such purposes to sign such letters, forms, affidavits, declarations, documents or writings as may be required.

11. The transfer fees / donation/ repair fund / other charges / deposit (by whatever name called) payable to the Society for the transfer of the Premises, whether payable by the Transferor or the Transferees, shall be borne and paid by the Transferor and the Transferees equally.

12. All costs, charges and expenses of and incidental to this Deed, including stamp duty and registration charges, if any, shall be borne and paid by the Transferees alone.

13. In the event of any difference or dispute between the Parties with respect to this Deed and in event breach of any of the provisions of this Deed, the same shall be referred to arbitration. Such arbitration shall be held in Mumbai and be governed by the provisions of the Arbitration and Conciliation Act, 1996 or any re-enactment or modification thereto.

14. This Deed is subject to the jurisdiction of the Courts of Mumbai and no other Courts shall have jurisdiction over any dispute or difference arising hereunder.

15. The Permanent Account Numbers of the Parties are as follows:

Serial No.	Name of the Party	PAN Card Details
1.	SKS Realty LLP (Transferor)	ACCFS4223P
2.	Mr. Suraj Vijay Kulkarni	AEBPK5973P
3.	Mrs. Madhumita Suraj Manna Kulkarni	AMDPK9776E

*Handwritten signature*  
V. Kulkarni

**FOR SKS REALTY LLP**  
*Handwritten signature*  
Partner / Authorized Signatory



THE FIRST SCHEDULE REFERRED TO ABOVE  
(Description of the said property )

करल - 3	
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२०१३	६८

Building No : 8

Complex : " Kohinoor City"

Society Name : "Kohinoor City "A" Co-operative Housing Society Ltd"

Apartment No : 876 on 7<sup>th</sup> floor

Carpet area : 657 sq. ft.

at land bearing C.T.S. No. 7(pt), 638,639,693, 697,700,753,755

Village Kurla - II, situate, lying and being at Kohinoor City, Kiro Road

L.B.S. Marg, Kurla (West), Mumbai- 400 070



All that 5 fully paid up shares of the face value of Rs. 50/- (Rupees Fifty only) each, aggregating to Rs. 250/- (Rupees Two Hundred and Fifty only) bearing distinctive numbers 1886 to 1890 (both inclusive) represented by the Share Certificate No.378 dated 23<sup>rd</sup> January 2011 as updated on 19<sup>th</sup> December 2013, as issued by Kohinoor City 'A' Co-operative Housing Society Limited along with Flat No. 876 admeasuring 657 square feet (carpet area) on the seventh floor of the building no: 8 in the complex known as " Kohinoor City" situated at land bearing C.T.S: No7(pt), 638,639,693, 697,700,753,755,756,757,758 of Village Kurla - II, situate, lying and being at Kohinoor City, Kiro Road, Off L.B.S. Marg, Kurla (West),



THE SECOND SCHEDULE REFERRED TO ABOVE  
(Details of original documents)

1. Agreement for Sale dated June 22, 2007 and registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No. 4972 of 2007 and executed between Mr. Unmesh Manohar Joshi (being the proprietor of M/s. Kohinoor Developers) and SKS Realty Private Limited, along with registration receipt; and
2. Whatever available original receipts for payments made by Transferor to Mr. Unmesh Manohar Joshi (being the proprietor of M/s. Kohinoor Developers) while acquiring / purchasing the Premises.
3. Share Certificate no. 378 dated 23<sup>rd</sup> January 2011 as updated on 19<sup>th</sup> December 2013, as issued by the Society.

*Radhika*  
S.V. Kulkarni

For SKS REALTY LLP  
Partner / Authorized Signatory



4. Letter of Possession from the Developer (Kohinoor Developer) to the transferor
5. Whatever available receipts & communication between Kohinoor Developer & the transferor

6. ~~Bank~~ Resolution in original from the transferor authorizing Mr. Siddharth Shah as a authorised signatory for execution of this



*S.V. Kulkarni*  
*Madhumita*

7. NOC for transfer by the said Society

SIGNED and DELIVERED by SKS REALTY LLP

Transferor herein represented by its Authorised Signatory Mr. Siddharth Shah duly appointed vide Resolution dated 13/11/13 in presence of



For SKS REALTY LLP  
*[Signature]*  
Partner / Authorised Signatory



Witness:

Signature: Rajiv Kumar  
Name : D.K. Rajpoot  
Address : 405 Nalanda Bldg, Nulkanth Kingdom Vidyavihar (W), Mum- 86

SIGNED and DELIVERED by MR. SURAJ VIJAY KULKARNI AND MRS. S.V. Kulkarni MADHUMITA SURAJ MANNA KULKARNI, the Transferees herein in the presence of



Witness:

Signature: Rajiv Kumar  
Name : D.K. Rajpoot  
Address :

*[Signature]*





RECEIPT

करल - ३	
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२०१३	६८

RECEIVED of and from the within named Transferees the sum of Rs. 159,29,000/- /- (Rupees One Hundred & Fifty Nine Lacs & Twenty Nine Thousand only) in the manner mentioned above in the Deed.

WE SAY RECEIVED

For SKS REALTY LLP,



(Authorised Signatory)



कुरला - ३	
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२०१९	६८

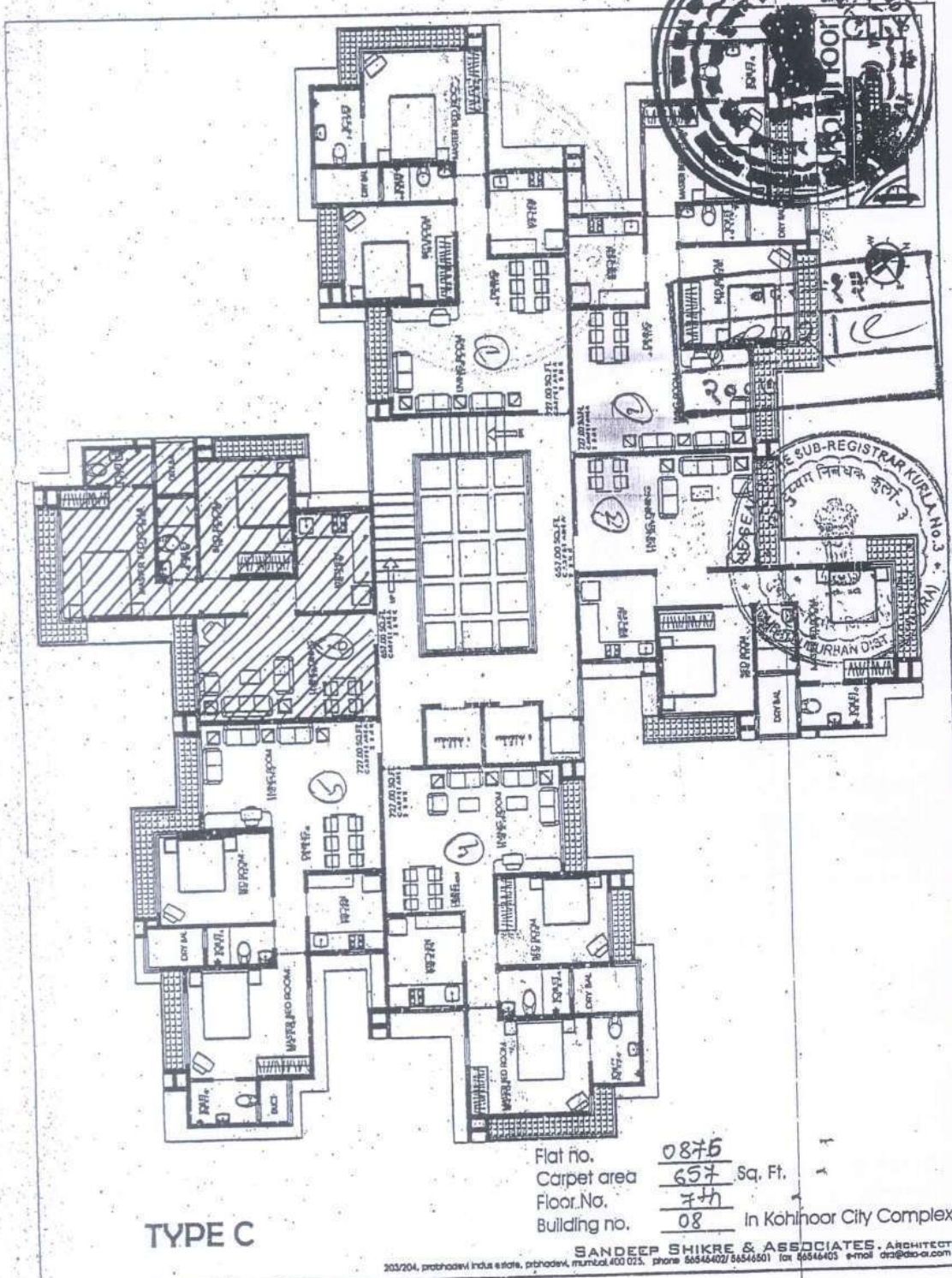






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२०१३	

Annexure - 1



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leaf

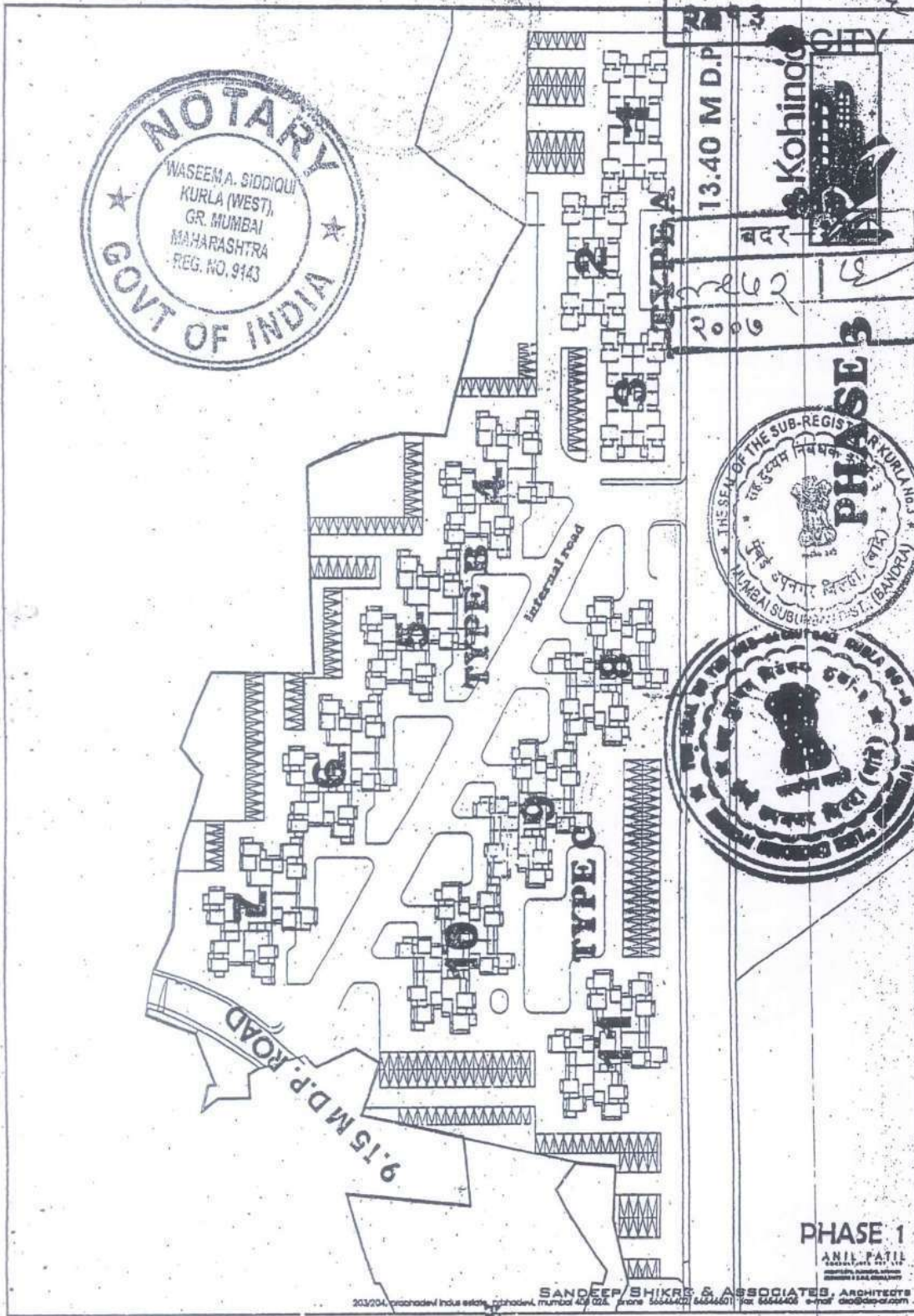
पत्र - ३  
परे २९  
२०१३ ए८







करला - 3  
Annexure 2  
पॉले 210  
रजि. 3  
एल



13.40 M.D.P.  
Kohinoor CITY  
बंदर  
पॉले 14  
2006



PHASE 1  
ANIL PATIL  
ARCHITECTS

SANDEEP SHIKRE & ASSOCIATES, ARCHITECTS  
203/204, Grandview Indus Estate, Grandview, Mumbai 400 022. Phone: 66664402, 66664401. Fax: 66664403. Email: ds@sdca.com

Handwritten signature and initials.



करल - ३	
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२०१३	२५ EC













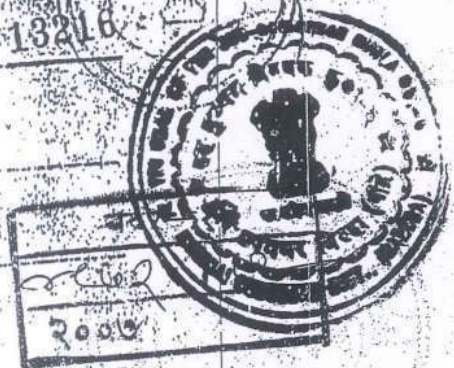




करल - ३  
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 २०१३

मुद्रा साग-२  
 Ruled Card  
 13216

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धर्म अल्पाची तारीख	२३/११/९९	समवेत वापसी	११/११/९९	खरी मुफ्त
शफकत तयार वारिख	२६/११/९९	पुस्तक		संगत सामापन अंतर्गत कर्तव्य
शफकत दिवस				
तयार करणार				
वापसी करणार	३१/११			



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कुरल - 3  
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 २०१३ EC

Y. P. F. - 1,00,000 - 1-64 - WGA - (Car)  
 G. B., B. D., No. 8216, dated 10-9-2013

कुरल मागा-२  
 RULED CARD

वै. सं. १०४९२३७  
 दि. १०/०९/२०१३



१०४९२३७  
 २०१३

वै. सं. १०४९२३७



वै. सं.	१०४९२३७	दि.	१०/०९/२०१३
पक्ष	श्री. अशोक रामदास	विरुद्ध	श्री. अशोक रामदास
वै. सं.	१०४९२३७	दि.	१०/०९/२०१३
पक्ष	श्री. अशोक रामदास	विरुद्ध	श्री. अशोक रामदास
वै. सं.	१०४९२३७	दि.	१०/०९/२०१३
पक्ष	श्री. अशोक रामदास	विरुद्ध	श्री. अशोक रामदास
वै. सं.	१०४९२३७	दि.	१०/०९/२०१३
पक्ष	श्री. अशोक रामदास	विरुद्ध	श्री. अशोक रामदास



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Floor Space Index in the locality or additional Floor Space Index becoming available on account of acquisition of Transferable of Development Rights or otherwise howsoever then and in any such case the Developer shall be entitled and be at liberty to amend vary & the sanctioned plans provided the location of the said Building No. 08 on the said portion of the Portion "A" is not changed.

करम - ३  
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The Flat Purchaser hereby consents to the above and the consent shall for all purposes be considered as Flat Purchaser's consent so long as the total area of the Flat and the amenities, fixtures and fittings are not reduced. The consent contemplated hereunder shall for all purposes be considered as Flat Purchaser's consent under the provisions of Section 71(1) of the Maharashtra Act and the other applicable provisions of the said Act.



2. The Flat Purchaser hereby agrees to purchase and purchase from the Developer and the Developer hereby agrees to sell to the Flat Purchaser the Flat No. 0876 having, containing

Square Feet equivalent to 61.04 Square Feet (which is inclusive of the full area of balconies) on 7th Floor as shown on the floor plan thereof hereto annexed and marked as Annexure No. "6" in wing of the said Building No. 08 in the complex known as "Kohinoor City" with Covered/Open Parking Space No. under stilts/in the open space (hereinafter referred to as 'the Flat') at or for the price of Rs. (Rupees ) which is inclusive

of a sum of Rs. Nil as the proportionate price of the common and limited common areas and facilities appurtenant to the Flat the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Fourth Schedule hereunder written. As incidental to the sale of the Flat but only upon the execution of the Conveyance in pursuance of this Agreement and upon and subject to the terms and conditions hereinafter contained the Developer will also provide to the Flat Purchaser membership of the Club proposed be constructed by the said Owner on the said Amenity Open Space and Recreation Open Space of Industrial Area if and only if the said Amenity Open Space and Recreation Open Space of Industrial



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22/06/2007

दुय्यम निबंधकः

11:14:38 am

सह दु.नि.का-कुर्ला 3

दस्त गोषवारा भाग-1

वदर13

दस्त क्र 4972/2007

दस्त क्रमांक : 4972/2007

दस्ताचा प्रकार : करारनामा

करल - 3

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मेसर्स कोहिनुर डेव्हलपर्स चे प्रॉपायटर उन्मेष मनोहर जोशी तर्फे मुखत्या श्री जगदीश सावंत  
ACJJPJ 9493 M -  
पत्ता: घर/फ्लॅट नं: कोहीनुर भवन, सेनापती बापट मार्ग दादर मुं 28  
गल्ली/रस्ता: -  
इ

लिहून देणार

वय 43

सही



2 नाव: एसकेएस रिअल्टी प्रा. लि. तर्फे प्राधिकृत व्यक्ती श्री. जतीन चोकशी -  
पत्ता: घर/फ्लॅट नं: डायमंड स्वयेअर, 5 वा मजला, सीएसटी रोड, कलिना, सांताक्रुज पूर्व मुं 98.  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमा

लिहून घेणार

वय 49

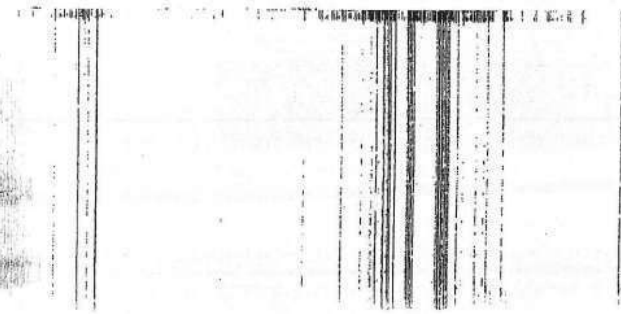
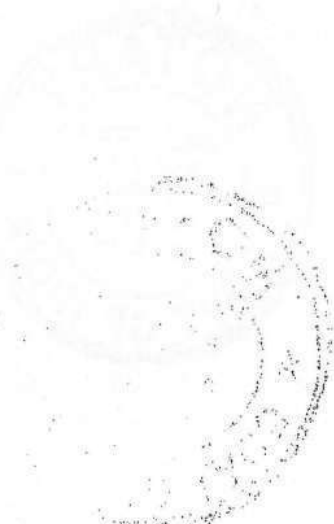
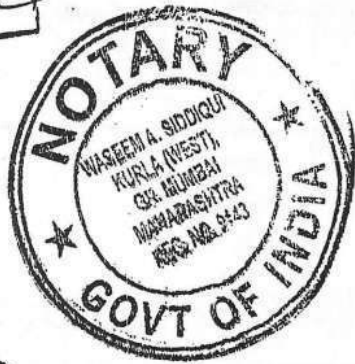
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Jatin Chokshi



फॉर्म - 3  
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Annexure - 3

Phase I

BRIHANMUMBAI MAHANAGARPALIKA  
No CE/3413/BPES/AL

20 OCT 2007

करल - 3	
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To:  
Shri. Umesh M. Joshi,  
M/s. Kohinoor Planet Constructions Pvt.Ltd.,  
Kohinoor Bhavan,  
Senapati Bapat Marg, Dadar,  
Mumbai-400 028

Subj:- Full Occupation permission (i.e. only for Stilt + 7 upper floors) to Bldg. No. C1, C2 & C3 on land bearing CTS No 637(Pt) and Ors. village Kurla - II at Kurla (W).

Sir,

The Full development work of Building No.C1 C2 & C3 (i.e. only for Stilt + 7 upper floors) on land bearing CTS No.637 (Pt) and Ors. of village Kurla - II at Kurla (W) is completed under the supervision of Shri Anil R. Patil, Licensed Architect having license No.CA/78/4616 and Shri S.W.Mone, Licensed Structural Engineer having license No STR/M/108 may be occupied on the following conditions.



1. That the certificate under Sec 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.
2. That the balance (OD/ Layout conditions shall be complied with before asking occupation of other buildings in layout.

One set of certified completion plans duly signed and stamped is returned herewith in token of Municipal approval.

Note -This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

*[Signature]*  
Executive Engineer  
(Building Proposals)(E.S)



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कुरल - ३	
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Share Certificate No. 378 Member's Regn. No. 378 No. of Shares 5

Flat No. 0876

# Share Certificate

KOHINOOR CITY A CO-OPERATIVE HOUSING SOCIETY LTD.

Kohinoor City, Kiroi Road, Off L.B. S, Marg Kurla (W), Mumbai-400070

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

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

Registration No. MUM-2/WL/HSG/(TC)/10044/2010-2011 YEAR 2010 Date 04-Nov-10

This is to certify that Shri/Smt./M/s. M/s. SKS Realty Pvt. Ltd.

is the Registered Holder of 5 fully paid up shares of Rs. FIFTY each numbered from 1886 to 1890 both inclusive, in

KOHINOOR CITY A CO-OPERATIVE HSG. SOCIETY LTD., MUMBAI-400070

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at KURLA MUMBAI-400070  
this 23 day of JAN 2011



*[Signature]*  
Authorised  
M.C. Member

*[Signature]*  
Secretary

*[Signature]*  
Chairman

P.T.O.



*[Signature]*  
2.12.2012



*[Handwritten mark]*

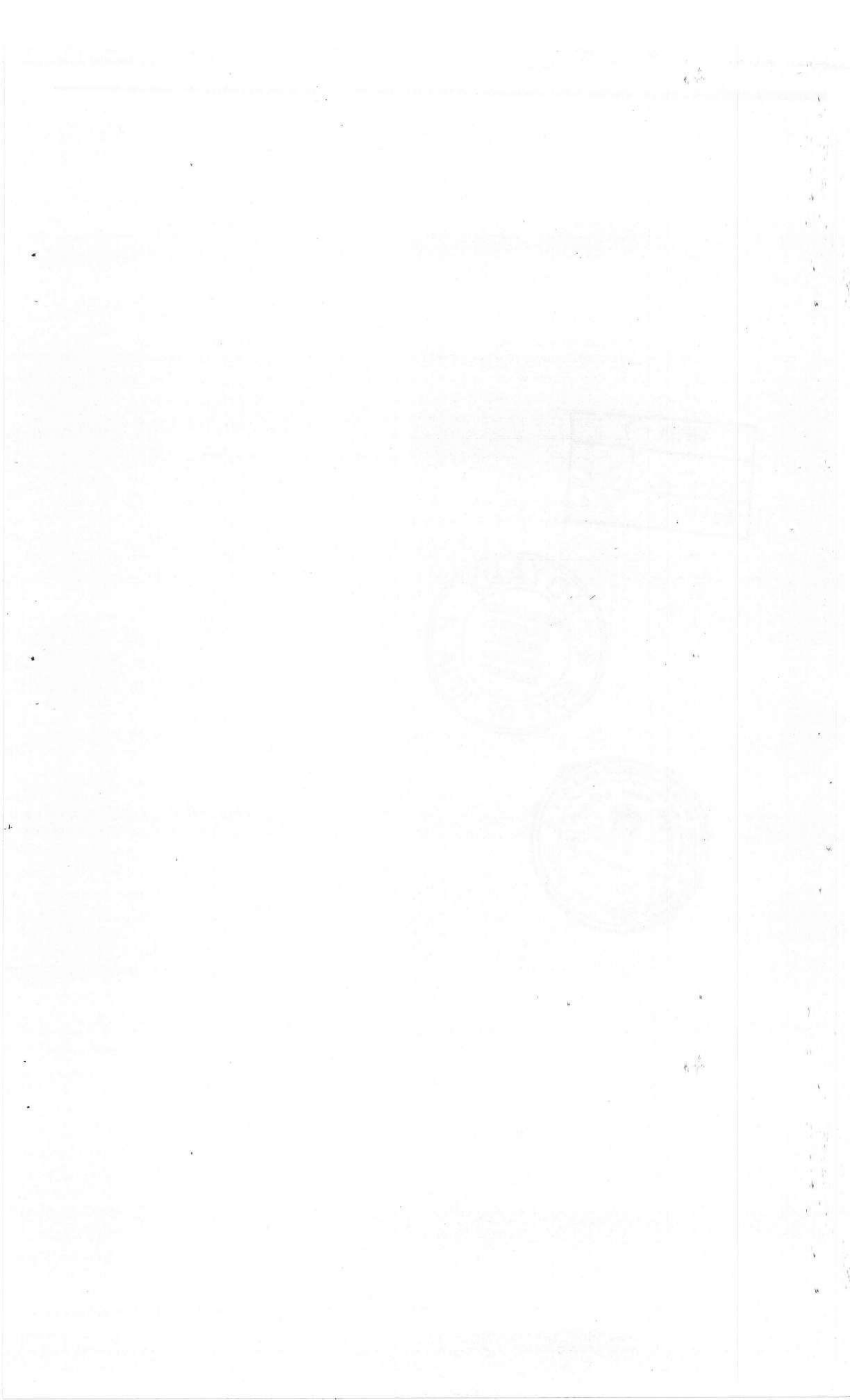
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प्ररूप 19

(अधिनियम की धारा 32(1) देखें)

SKS REALTY PRIVATE LIMITED

को

SKS Realty LLP

में

संपरिवर्तित करने संबंधी रजिस्ट्रीकरण प्रमाण पत्र

एलएलपी पहचान संख्या : AAA-7117

में प्रमाणित करता हूँ कि

SKS Realty LLP

को आज सीमित दायित्व भागीदारी अधिनियम, 2008 की धारा 58(1) के अनुसरण में आज रजिस्ट्रीकृत किया गया है।  
मेरे हस्ताक्षर से दिल्ली पर आज 1st day of December, Two Thousand Eleven को दिया गया।

Form 19

[See Rule 32 (1)]

Certificate of Registration on Conversion

OF

SKS REALTY PRIVATE LIMITED

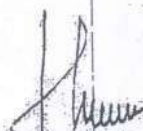
to

SKS Realty LLP

LLP Identity Number : AAA-7117

I hereby certify that SKS Realty LLP is this day registered pursuant to section 58(1) of the Limited Liability Partnership Act, 2008.

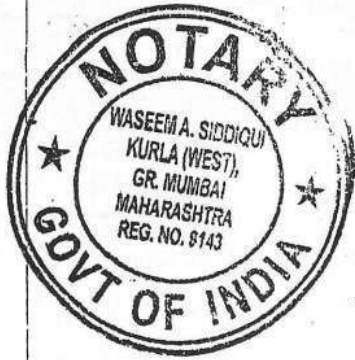
Given under my hand at Delhi this 1st day of December, Two Thousand Eleven.

  
 (Santosh Kumar)  
 Registrar

Address:-

SKS Realty LLP

5th FLOOR, DIAMOND SQUARE  
C.S.T. ROAD, KALINA, SANTACRUZ (EAST)  
MUMBAI, MUMBAI  
Maharashtra-400098



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Member's Regn. No. 378 No. of Shares 5

# Share Certificate

KOHINOOR CITY CO-OPERATIVE HOUSING SOCIETY LTD.  
Kohinoor City, 1st Floor, Off L. B. S. Marg Kurla (W), Mumbai-400070

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

Authorised Share Capital Rs. 5,00,000/- Divided into 10,000 Shares of Rs. 50/- each  
 Registration No. MUM-2WL/HSG/(TC)/10044/2010-2011 YEAR 2010 Date 04-Nov-10



This is to certify that Shri/Smt./M/s. M/s SKS Realty Pvt. Ltd. LLP  
 is the Registered Holder of 5 fully paid up shares

of Rs. FIFTY each numbered from 1886 to 1890 both inclusive, in

KOHINOOR CITY CO-OPERATIVE HSG. SOCIETY LTD., MUMBAI-400070

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at KURLA MUMBAI-400070

this 23 day of JAN 2011 20

*[Signature]*  
 Authorised  
 M.C. Member

*[Signature]*  
 Secretary

*[Signature]*  
 Chairman

P.T.O.



Annexure - 6

MEMORANDUM OF TRANSFER OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Authorised	To Whom Transferred	Regn. No. of Transferee
		Authorised M.C. Member	Chairman Secretary	
		Authorised M.C. Member	Chairman Secretary	
		Authorised M.C. Member	Chairman Secretary	
		Authorised M.C. Member	Chairman Secretary	



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C C Dangi & Associates  
Chartered Accountants

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TO WHOMSOEVER IT MAY CONCERN

We have been informed by M/s. "SKS Realty LLP" formerly known as SKS Realty Pvt. Ltd that it is in the process of selling all its right, title, share, interest and benefit in respect of 60 (Ten) fully paid up shares of Rs.500/- (Rupees Five Hundred only) each bearing serial numbers 1881 to 1890 (both inclusive) represented by Share Certificate No.377 & 378 issued by Kohnoor City A Co-Operative Housing Society Ltd by virtue of which the said M/s. "SKS Realty LLP" formerly known as SKS Realty Pvt. Ltd is exclusively entitled to and absolutely satisfied in possession of Flat No.875 & 876 admeasuring 727 & 657 square feet carpet area on the 7th floor of the building known as 'Kohnoor City Building No.08' standing on land bearing Survey No. & City Survey No. As per Annexure - I (Page No.44 to 51) being in the Revenue Village of Kurla Kiroli-II, Mumbai - 400 070, Registration and Sub Registration District of Mumbai Suburban (hereinafter collectively referred to as "Premises").

We hereby report that we have verified the Income Tax Returns filed by M/s. "SKS Realty LLP" formerly known as SKS Realty Pvt. Ltd having PAN No.ACCFS4223P. We have also taken search on the Income Tax portal and based thereupon and information and explanations tendered by M/s. "SKS Realty LLP" formerly known as SKS Realty Pvt. Ltd, we certify that there was neither the pendency of any proceedings under the Income Tax Act, 1960 nor the arrears (demands in default) remained payable after completion of the proceedings under the act for which the notice under Rule 2 of the Second Schedule to the Income Tax Act, 1960 may be served by the Tax Recovery Officer or the concerned Assessing Officer which shall render the transfer void provided the same is made for adequate consideration as per Section 281 of the Income Tax Act, 1960.



For C C Dangi & Associates  
Chartered Accountants  
Firm Reg. No.102105W

C.C. Dangi  
Partner

Membership No.036074

Mumbai, 9th December, 2013





44  
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THE FIRST SCHEDULE ABOVE REFERRED TO  
 (Said Larger Property) 127/21506 Square Metres  
 (Red Colour Boundary)

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All those pieces and parcels of land or ground hereditaments and premises together with buildings and structures standing thereon situate in Village Kurla II, Taluka Kurla, District Mumbai Suburban Registration District and Sub-District of Mumbai Suburban, measuring in the aggregate 127,215.06 Square Metres and bearing the following particulars:



Sr. No.	Survey No.	City Survey No.	Area in Sq. Mtr.
1	SSI-17(P)	637/1	102,576.50
2	SSI-17(P)	637/1	92.80
3	SSI-17(P)	637/2	152.50
4	SSI-17(P)	637/3	23.40
5	SSI-17(P)	637/4	22.50
6	SSI-17(P)	637/5	21.80
7	SSI-17(P)	637/5	21.80
8	SSI-17(P)	637/7	21.40
9	SSI-17(P)	637/8	23.20
10	SSI-17(P)	637/9	21.80
11	SSI-17(P)	637/10	23.20
12	SSI-17(P)	637/10	21.40
13	SSI-17(P)	637/12	23.20
14	SSI-17(P)	637/13	34.20
15	SSI-17(P)	637/14	78.10
16	SSI-17(P)	637/15	91.50
17	SSI-17(P)	637/16	87.70
18	SSI-17(P)	637/17	91.50
19	SSI-17(P)	637/18	85.50
20	SSI-17(P)	637/19	306.10
21	SSI-17(P)	637/20	62.40
22	SSI-17(P)	637/21	17.00
23	SSI-17(P)	637/22	179.50
24	SSI-17(P)	637/23	147.10
25	SSI-17(P)	637/24	66.00
26	SSI-17(P)	637/25	262.80
27	SSI-17(P)	637/26	171.50
28	SSI-17(P)	637/27	280.40
29	SSI-17(P)	637/28	40.30
30	SSI-17(P)	637/29	172.70
31	SSI-17(P)	637/30	40.50





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Sr. No.	Survey No.	City Survey No.	Area (sq. ft.)
32	SSI-17(P)	637/31	43.80
33	SSI-17(P)	637/32	47.10
34	SSI-17(P)	637/33	93.00
35	SSI-17(P)	637/34	64.80
36	SSI-17(P)	637/35	95.20
37	SSI-17(P)	637/36	166.20
38	SSI-17(P)	637/37	166.40
39	SSI-17(P)	637/38	51.70
40	SSI-17(P)	637/39	94.00
41	SSI-17(P)	637/40	68.60
42	SSI-17(P)	637/41	64.40
43	SSI-17(P)	637/42	70.00
44	SSI-17(P)	637/43	68.90
45	SSI-17(P)	637/47	106.30
46	SSI-17(P)	637/48	91.80
47	SSI-17(P)	637/49B	283.30
48	SSI-17(P)	637/50	225.50
49	SSI-17(P)	637/51	297.60
50	SSI-17(P)	637/52	286.80
51	SSI-17(P)	637/53B	94.20
52	SSI-17(P)	637/57	154.00
53	SSI-17(P)	637/58B	178.10
54	SSI-17(P)	637/79	59.00
55	SSI-17(P)	637/80	142.00
56	SSI-17(P)	637/81	26.50
57	SSI-17(P)	637/82	487.00
58	SSI-17(P)	637/83	208.00
59	SSI-17(P)	637/84	99.40
60	SSI-17(P)	637/85	23.20
61	SSI-17(P)	637/167	21.40
62	SSI-17(P)	637/168	21.40
63	SSI-17(P)	637/169	21.40
64	SSI-17(P)	637/170	21.40
65	SSI-17(P)	637/171	21.40
66	SSI-17(P)	637/172	21.40
67	SSI-17(P)	637/173	21.40
68	SSI-17(P)	637/174	21.40



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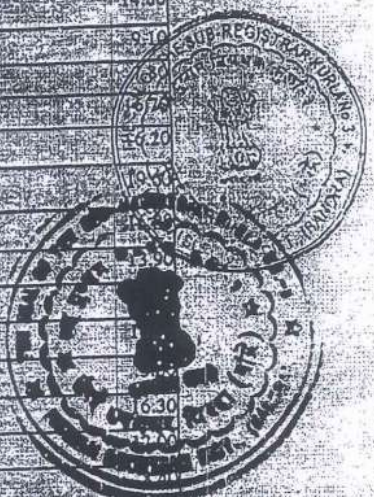




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Sr.No.	Survey No.	G/Survey No.	Area
110	SSI-17(P)	637/214	9.40
111	SSI-17(P)	637/215	14.80
112	SSI-17(P)	637/216	14.80
113	SSI-17(P)	637/217	9.10
114	SSI-17(P)	637/218	8.80
115	SSI-17(P)	637/219	9.70
116	SSI-17(P)	637/220	16.20
117	SSI-17(P)	637/221	10.10
118	SSI-17(P)	637/222	10.10
119	SSI-17(P)	637/223	10.10
120	SSI-17(P)	637/224	10.10
121	SSI-17(P)	637/225	10.10
122	SSI-17(P)	637/226	10.10
123	SSI-17(P)	637/227	10.10
124	SSI-17(P)	637/228	10.10
125	SSI-17(P)	637/229	10.10
126	SSI-17(P)	637/230	19.10
127	SSI-17(P)	637/231	28.40
128	SSI-17(P)	637/232	28.20
129	SSI-17(P)	637/233	37.60
130	SSI-17(P)	637/234	36.60
131	SSI-17(P)	637/235	70.80
132	SSI-17(P)	637/236	40.80
133	SSI-17(P)	637/237	40.80
134	SSI-17(P)	637/238	40.80
135	SSI-17(P)	637/239	40.80
136	SSI-17(P)	637/240	40.80
137	SSI-17(P)	637/241	36.60
138	SSI-17(P)	637/242	36.60
139	SSI-17(P)	637/243	40.80
140	SSI-17(P)	637/244	40.80
141	SSI-17(P)	637/245	40.80
142	SSI-17(P)	637/246	40.80
143	SSI-17(P)	637/247	40.80
144	SSI-17(P)	637/248	40.80
145	SSI-17(P)	637/249	36.60
146	SSI-17(P)	638	254.90
147	SSI-17(P)	638/1	19.40
148	SSI-17(P)	638/2	40.20



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Sr. No.	Survey No.	City Survey No.	Area
148	SSI-17(P)	638/1	40.20
149	SSI-17(P)	638/2	40.20
150	SSI-17(P)	638/3	40.20
151	SSI-17(P)	638/4	40.20
152	SSI-17(P)	638/5	40.20
153	SSI-17(P)	638/6	40.20
154	SSI-17(P)	638/7	40.20
155	SSI-17(P)	638/8	40.20
156	SSI-17(P)	638/9	40.20
157	SSI-17(P)	638/10	40.20
158	SSI-17(P)	638/11	40.20
159	SSI-17(P)	638/12	40.20
160	SSI-17(P)	638/13	40.20
161	SSI-17(P)	638/14	40.20
162	SSI-17(P)	638/15	40.20
163	SSI-17(P)	638/16	39.40
164	SSI-17(P)	638/17	39.40
165	SSI-17(P)	638/18	40.20
166	SSI-17(P)	638/19	40.20
167	SSI-17(P)	638/20	40.20
168	SSI-17(P)	638/21	40.20
169	SSI-17(P)	638/22	40.20
170	SSI-17(P)	638/23	40.20
171	SSI-17(P)	638/24	39.40
172	SSI-17(P)	638/25	39.40
173	SSI-17(P)	638/26	40.20
174	SSI-17(P)	638/27	40.20
175	SSI-17(P)	638/28	41.20
176	SSI-17(P)	638/29	41.20
177	SSI-17(P)	638/30	40.20
178	SSI-17(P)	638/31	40.20
179	SSI-17(P)	638/32	39.40
180	SSI-17(P)	639	2,608.20
181	SSI-17(P)	639/1	36.50
182	SSI-17(P)	639/2	40.20
183	SSI-17(P)	639/3	40.20
184	SSI-17(P)	639/4	41.40
185	SSI-17(P)	639/5	41.40
186	SSI-17(P)	639/6	40.20
187	SSI-17(P)	639/7	40.20
188	SSI-17(P)	639/8	39.40



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करल - ३

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Sl. No.	Survey No.	City/Survey	Area
188	SSI-17(P)	639/9	39.40
189	SSI-17(P)	639/10	40.20
190	SSI-17(P)	639/11	40.20
191	SSI-17(P)	639/12	
192	SSI-17(P)	639/13	
193	SSI-17(P)	639/14	40.20
194	SSI-17(P)	639/15	40.20
195	SSI-17(P)	639/16	40.20
196	SSI-17(P)	639/17	40.20
197	SSI-17(P)	639/18	70
198	152/10	693	00
199	152/3, 152/6/2, 152/6/1	697	
200	152/5	700	
201	146/2, 146/4, 146/6	753	
202	146/8	755	
203	145/3/1	758	3,999.50
204	146/5	754	462.70
205	146/9	756	239.80
		TOTAL	127,215.06



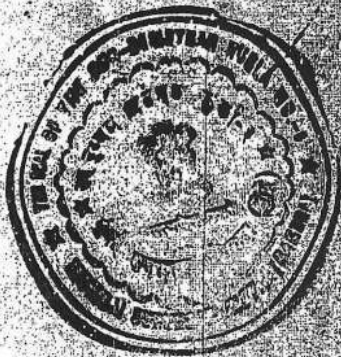


THE SECOND SCHEDULE ABOVE REFERRED  
(Portion - A - 36,814.92 Square Meters)  
(Shown Hatched on Plan)

All those pieces and parcels of land or ground hereditaments premises together with buildings and structures standing thereon situated at Village Kuria-II Taluka Kuria District Mumbai Suburban in Registration District and Sub-District of Mumbai City Mumbai Suburban admeasuring in the aggregate 36,814.92 Square Meters or the equivalent and bearing the following particulars:-

Sl. No.	Survey No.	City Survey No.	Area in Sq.Mtr.
1	SSI-17(P)	637/25	25,565.82
2	SSI-17(P)	637/26	77.50
3	SSI-17(P)	637/27	280.40
4	SSI-17(P)	637/28	40.30
5	SSI-17(P)	637/29	172.70
6	SSI-17(P)	637/30	40.50
7	SSI-17(P)	637/31	43.80
8	SSI-17(P)	637/32	47.10
9	SSI-17(P)	637/33	93.40
10	SSI-17(P)	637/34	64.80
11	SSI-17(P)	637/35	64.80
12	SSI-17(P)	637/36	95.20
13	SSI-17(P)	637/37	166.20
14	SSI-17(P)	637/38	66.40
15	SSI-17(P)	637/39	91.30
16	SSI-17(P)	637/40	94.00
17	SSI-17(P)	637/41	68.30
18	SSI-17(P)	637/42	66.40
19	SSI-17(P)	637/43	96.70
20	SSI-17(P)	637/231	28.40
21	SSI-17(P)	637/232	38.20
22	SSI-17(P)	637/233	27.60
23	SSI-17(P)	637/234	36.60
24	SSI-17(P)	637/235	40.80
25	SSI-17(P)	637/236	40.80
26	SSI-17(P)	637/237	40.80
27	SSI-17(P)	637/238	40.80
28	SSI-17(P)	637/239	40.80
29	SSI-17(P)	637/240	40.80
30	SSI-17(P)	637/241	38.60
31	SSI-17(P)	637/242	38.60

कुरी - ३  
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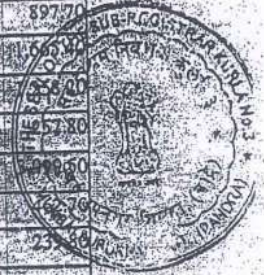




करल - ३  
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 १९९

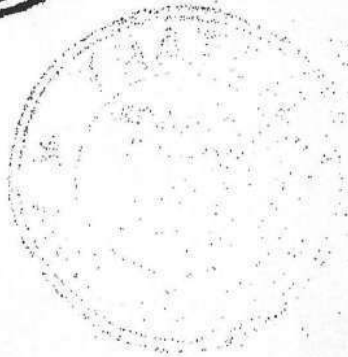
Sr. No.	Survey No.	City Survey No.	Area Sq.Mtr.
32	SS17(P)	637/243	40.80
33	SS17(P)	637/244	40.80
34	152/0	693	268.00
35	147/6/1, 147/6/1	697	897.70
36	147/5	700	1166.80
37	146/2, 146/4, 146/6	753	658.00
38	145/8	755	4657.80
39	145/3/1	758	119.60
40	146/5	754	
41	146/9	756	232.80
TOTAL			36,814.92





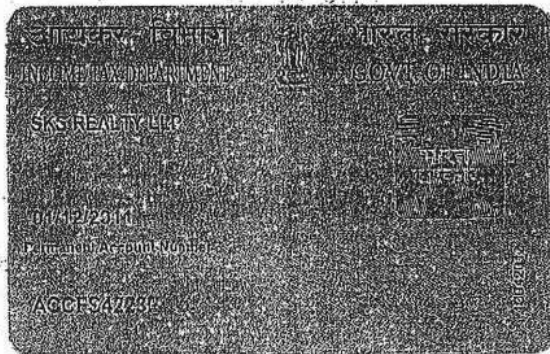
~~करल - ३~~  
~~१०००० ६०~~  
~~२०१३ ६०~~

करल - ३  
१०००० ६०  
२०१३

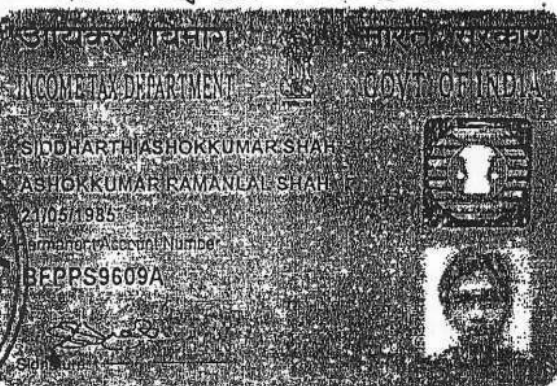








SKS Realty LLP Pan Card



SBS Realty LLP authorize signatory

करल - 3  
goree  
2007



witness 2



witness 2









Summary1 (GoshwaraBhag-1)

शुक्रवार, 27 डिसेंबर 2013 6:50 म.नं.

दस्त गोश्वारा भाग-1

करल3

दस्त क्रमांक: 10499/2013

दस्त क्रमांक: करल3 /10499/2013

बाजार मूल्य: रु. 67,86,000/-

मोबदला: रु. 1,71,00,000/-

भरलेले मुद्रांक शुल्क: रु.8,55,000/-

करल - 3

90000/10000

2013

दु. नि. सह. दु. नि. करल3 यांचे कार्यालयात

पावती: 13387

पावती दिनांक: 27/12/2013

अ. क्र. 10499 वर दि.27-12-2013

सादरकरणाचे नाव: सुरज विजय कुलकर्णी

रोजी 6:47 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 68

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एकूण: 31360.00

S.V.Kulkarni

दस्त हजर करणाऱ्याची सही:

सह. मुख्यम निबंधक  
कुर्ला-3 (बर्ग-2)



KRL3  
सह. मुख्यम निबंधक  
कुर्ला-3 (बर्ग-2)

दस्ताचा प्रकार: ट्रान्सफर डीड

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

शिक्षा क्र. 1 27 / 12 / 2013 06 : 43 : 53 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 27 / 12 / 2013 06 : 46 : 12 PM ची वेळ: (फी)



प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

१)  
२)

लिहून घेणारे :

१)  
२)



Handwritten text, possibly a date or reference number, located in the upper right quadrant of the page.

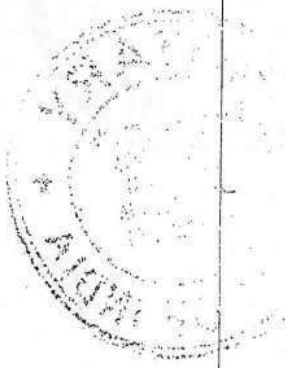


Table structure at the bottom of the page, consisting of several vertical columns and horizontal lines. The content within the cells is mostly illegible due to the quality of the scan.





Summary-2( दस्त गोषवारा भाग - २ )



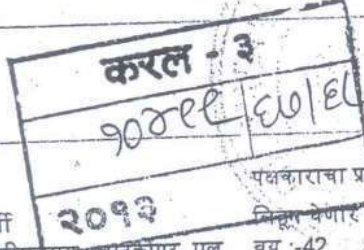
27/12/2013 6 52:57 PM

दस्त गोषवारा भाग-2

करल3

दस्त क्रमांक:10499/2013

दस्त क्रमांक :करल3/10499/2013  
दस्ताचा प्रकार :-ट्रान्सफर डीड



- | अनु क्र. | पक्षकाराचे नाव व पत्ता   | पक्षकाराचा प्रकार                                     | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|---|-----------|---------------|
| 1        | नाव:सुरज विजय कुलकर्णी<br>पत्ता:सी 11, ,, ग्रीन्विल सीएचएस, घाटकोपर, एल<br>बी एस मार्ग, घाटकोपर वेस्ट, Maharashtra,<br>Mumbai, Non-Government.<br>पिन नंबर:  | लिहून घेणार<br>वय :-42<br>स्वाक्षरी:-<br>S.V.Kulkarni |           |               |
| 2        | नाव:मधुमिता सुरज मन्ना कुलकर्णी<br>पत्ता:सी 11, ,, ग्रीन्विल सीएचएस, घाटकोपर, एल<br>बी एस मार्ग, घाटकोपर वेस्ट, Maharashtra,<br>Mumbai, Non-Government.<br>पिन नंबर:                               | लिहून घेणार<br>वय :-40<br>स्वाक्षरी:-<br>Madhukar     |           |               |
| 3        | नाव:एसकेएस रियलिटी एल एल पी तर्फे प्राधिकृत<br>व्यक्ती सिद्धार्थ शाह . .<br>पत्ता:., 5, डायमंड स्केव्हर, कलीना, सी.एस टी रोड,<br>विद्यानगरी, Maharashtra, Mumbai, Non-<br>Government.<br>पिन नंबर: | लिहून घेणार<br>वय :-28<br>स्वाक्षरी:-<br>Siddharth    |           |               |

वरील दस्तऐवज करून देणार तथाकथित ट्रान्सफर डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:27/12/2013 06:47:43 PM

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

- | अनु क्र. | पक्षकाराचे नाव व पत्ता   | छायाचित्र                | अंगठ्याचा ठसा |  |
|----------|--|--------------------------|---------------|--|
| 1        | नाव:दलीप .<br>वय:38<br>पत्ता:कोहिनूर सिटी, कर्ला<br>पिन कोड:400070 | स्वाक्षरी<br>Dilip Kumar |               |  |
| 2        | नाव:धीरज . परिह<br>वय:26<br>पत्ता:सदर<br>पिन कोड:400070            | स्वाक्षरी<br>Dhiraj      |               |  |



शिकका क्र.4 ची वेळ:27 / 12 / 2013 06 : 48 : 16 PM

शिकका क्र.5 ची वेळ:27 / 12 / 2013 06 : 48 : 33 PM नोंदणी पुस्तक 1 मध्ये

Summary-2( दस्त गोषवारा भाग - २ )

स. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)

करल - ३	
१००११	६६६

10499 /2013

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प्रमाणित करण्यात येते कि या दस्तामध्ये  
एकूण १००११...६६६ पाने आहेत.  
करल-३/ १००११ /२०१३  
पुस्तक क्रमांक १ क्रमांकावर  
नोंदला २०/१२  
दिनांक

स. दुय्यम निबंधक कुर्ला-३.  
मुंबई उपनगर जिल्हा.



30 December, 2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3  
दस्त क्रमांक : 10499/2013  
नोंदणी 63  
Regn. 63m

- गावाचे नाव : कुर्ला
- (1) विलेखाचा प्रकार  
(2) मोबदला  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)  
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)  
(5) क्षेत्रफळ  
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

ट्रान्सफर डीड  
रु.17,100,000/-  
रु.6,786,000/-

638,639,693,697,700,753,755,756,757,758, गालिकेचे नाव: मुंबई मनपा इतर वर्णन : सबनिका नं: 876, माळा नं: 7, इमारतीचे नाव: वील्डींग नं 8,कोहिनूर सिटी, ब्लॉक नं: कोहिनूर सिटी ए सीएचएस लिमिटेड,किरोल रोड , रोड नं: कुर्ला वेस्ट 400070  
657.00 चौ.फूट

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

1) नाव: एल.ए.एस.रिप्लिटी,एल.एल.पी तर्फे प्राधिकृत व्यक्ती सिद्धार्थ शाह ... ,वय: 28;  
पत्ता: 5,रायमल्ह स्केव्हर,कलीना, सी एस टी रोड, विद्यानगरी, Maharashtra, Mumbai, Non-Govern  
पिन कोड: 400098  
पॅन नंबर:

2) नाव: मधुसूता सुरज मन्ना कुलकर्णी , वय: 42;  
पत्ता: सी.टी. ग्रीन्वेल सीएचएस , घादकोपर,एल बी एस मार्ग, घादकोपर वेस्ट Maharashtra, Mumbai, Non-Government.  
पिन कोड: 400086  
पॅन नं:

2) नाव: मधुसूता सुरज मन्ना कुलकर्णी , वय: 40;  
पत्ता: सी.टी. ग्रीन्वेल सीएचएस , घादकोपर, एल बी एस मार्ग, घादकोपर वेस्ट Maharashtra, Mumbai, Non-Government.  
पिन कोड: 400086  
पॅन नं: ;

- (9) दस्तऐवज करून दिल्याचा दिनांक  
(10) दस्त नोंदणी केल्याचा दिनांक  
(11) अनुक्रमांक,खंड व पृष्ठ  
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क  
(13) बाजारभावाप्रमाणे नोंदणी शुल्क  
(14) शेरा

27/12/2013  
27/12/2013  
10499/2013  
WASEEM A. SIDDIQUI  
KURLA (WEST),  
GR. MUMBAI  
REG. NO. 9143

सह. दुय्यम निबंधक  
कुर्ला-3 (विद्युत)



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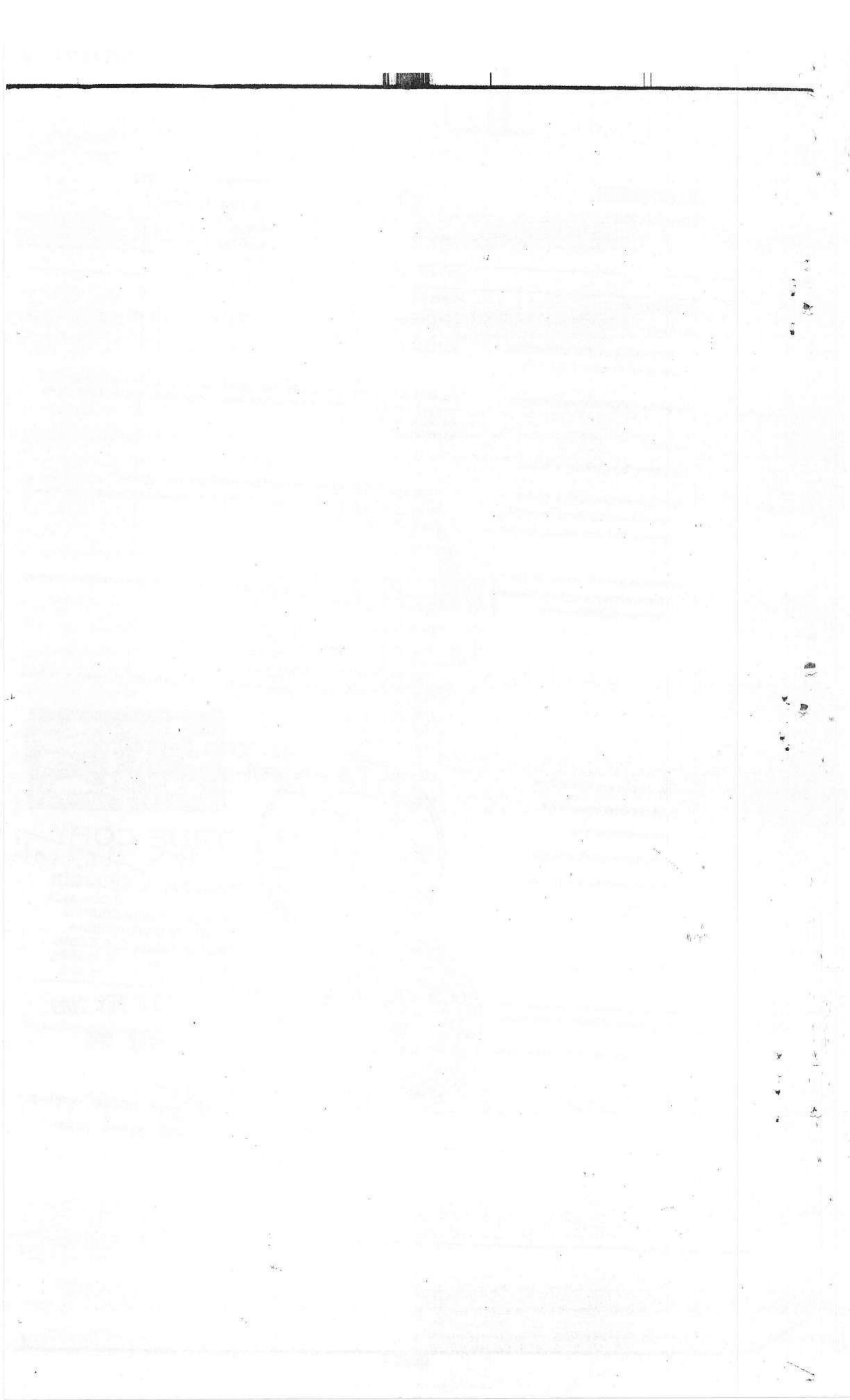
WASEEM A. SIDDIQUI  
B.Com., LL.B  
ADVOCATE HIGH COURT &  
NOTARY GOVT. OF INDIA  
109, Panchsheet, G. K. Estate,  
Opp. BEST Depot, L. B. S. Marg,  
Kurla-(W), Mumbai - 400 070,



मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

13 DEC 2013  
बारी प्रत

सह. दुय्यम निबंधक, कुर्ला-3  
मुंबई उपनगर (विद्युत)







CHALLAN  
MTR Form Number-6

करल - ३

GRN	MH000984735201314M	BARCODE			Date	24/12/2013	Form ID	3106
Department	Inspector General of Registration	<b>DEFACED FOR RS:30000.00</b>		REMARKS	390-2029	Payer Details	JGR199/KL-3	
Type of Payment	Registration Fee	AMOUNT	30000.00		DATE	27/12/2013		
Sr.No.	000057316201314	Amount in words: Thirty Thousand Rupees Only		PAN No. (If Applicable)	AEBPK5973P			
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			Full Name	Suraj Vijay Kulkarni			
Location	MUMBAI			Flat/Block No.	Flat No. 876			
Year	2013-2014 One Time			Premises/Building	Kohinoor City Phase-1			
Account Head Details	0030063301	Amount of Tax	30000.00	Road/Street	Kurla W Mumbai			
				Area/Locality	Kurla W Mumbai			
				Town/City/District	Mumbai			
				PIN	4	0	0	0 7 0
				Remarks (If Any)	PAN No. AEBPK5973P Property LLP-C			
Total		30000.00	Words	Thirty Thousand Rupees Only				
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	REF No.	02300042013122476718	136208586	
Cheque/DD No				Date	24/12/2013-19:04:07			
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch	Validity unknown			Scroll No. , Date	31226 , 26/12/2013			

Mobile No. : 99300175

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CHAVAN  
Date: 2013.12.27  
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Document  
Location: India

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WASEEM A. SIDDIQUI  
B.Com., LL.B

ADVOCATE HIGH COURT &  
NOTARY GOVT. OF INDIA  
100, Panchsheet, G. K. Estate,  
Opp. BEST Depot, L. B. S. Marg,  
Kurla (W), Mumbai - 400 070.

130 DEC 2013



90000	2
2010	62



2010 2157

MAHARASHTRA STATE EMBLEM  
MAHARASHTRA

MAHARASHTRA STATE EMBLEM







CHALLAN  
MTR Form Number-6

करल - ३	
१०२९९	३
२०१३	६८

GRN	MH000984518201314M	BARCODE	[Barcode]		Date	24/12/2013	Form ID	25.2
Department	Inspector General of Registration		DEFACED FOR RS. 855000.00		DATE	27/12/2013	REMARK	390-14029 Payer Details
Type of Payment	Non-Judicial Customer Direct Payment		AMOUNT	855000.00	FAX ID (if Any)			
Sr.No.	Deface Number 0000257317201314		Amount in words: Eight Lakh Fifty Five Thousand and Rupees Only		PAN No. (If Applicable)	AEBPK5973P		
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3		Full Name		Suraj Vijay kulkarni			
Location	MUMBAI		Flat/Block No.		CTS 638			
Year	2013-2014 One Time		Premises/Building		657 Sq.ft. carpet			
Account Head Details	0030045501 Sale of NonJudicial Stamp		Amount In Rs.	855000.00	Area/Locality	kurla 2		
					Town/City/District	7 0		
					PIN	Remarks (if Any)		
					ACCFS PNs RRs Realty LLP-C			
Total			855000.00	Amount In	Eight Lakh Fifty Five Thousand Rupees Only			
				Words				
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	REF No.	02300042013122475811	136147342		
Cheque/DD No			Date	24/12/2013-15:30:53				
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch	Validity unknown		Scroll No. , Date	31226 , 26/12/2013				



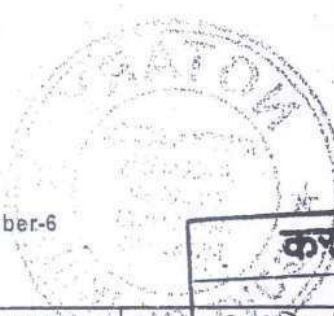
Mobile No. : 97696995

Digitally signed by  
**PRAKASH NAVASO CHAVAN**  
 Date: 2013.12.27  
 18:50:44 +05:30  
 Reason: See Document  
 Location: India

करल - ३	
१००००	२
२०१३	६८







MAHARASHTRA  
KURLA  
MTR Form Number-6

कपल - ३  
2013  
EC

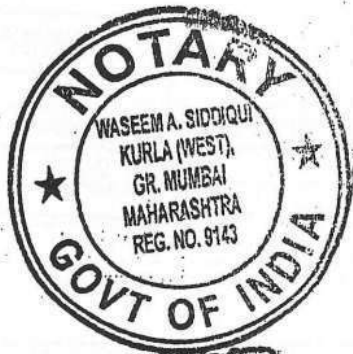
GRN	MH 000 984518 201314M	BARCODE	Date 24/12/2013		Form ID 25.2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Non-Judicial Customer-Direct Payment		TAX ID (If Any)		
Office Name	KRL3_JT SUB REGISTRAR KURLA.NO 3		PAN No.(If Applicable)	AEBPK5973P	
Location	MUMBAI		Full Name	Suraj Vijay kulkarni	
Year	2013-2014 One Time		Flat/Block no,	CTS 638	
Account Head Details		Amount in Rs.	Premises/Bldg		
0030045501	Sale of NonJudicial Stamp		Road/Street	657 Sq.ft. carpet	
		855000.00	Area/Locality	kurla 2	
			Town/City/District		
			PIN	4	
REMARKS			PAN2=ACC... 17100000		
(If Any)			Make payment at any of the listed branches of BANK OF MAHARASHTRA for handling Government Business Before 31/12/2013.		
Total	855000.00				
Amount In Words	Eight Lakh Fifty Five Thousand Rupees Only				
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.		
Cheque/DD No.		Date			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. ,Date			



Mobile No. : 9769699519

Bank Copy

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करल = ३	
१०२६६	६
२०१३	६२







CHALLAN  
MTR Form Number-6

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करल - ३	
१०००००	६

GRN	MH 000 984735 201314M	BARCODE	Date: 24/12/2013 13:06		Form ID	६
Department			Inspector General Of Registration			
Type of	Registration Fees		TAX ID (If Any)			
Payment			PAN No.(If Applicable)	AEBPK5873P		
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3		Full Name	Suraj Vijay Kulkarni		
Location	MUMBAI		Flat/Block no,	Flat No. 876		
Year	2013-2014 One Time		Premises/Bldg			
Account Head Details		Amount In Rs.	Road/Street	Kohinoor Chambers		
0030063301	Amount of Tax	30000.00	Area/Localiy	Kurla, Mumbai		
			Town/City/District			
			PIN	400 004		
			REMARKS	PAN2=ACCFS 22 P P S K S 5 0 1 1 A 1 1 0 0 0 0		
			(If Any)			
			Make payment at any of the branches of BANK OF MAHARASHTRA handling Government of Maharashtra Business Before 31/12/2013			
Total	30000.00					
Amount In	Thirty Thousand Rupees Only					
Words						
Payment Details			FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA			Bank CIN	REF No.		
Cheque-DD Details			Date			
Cheque/DD No.			Bank-Branch	BANK OF MAHARASHTRA		
Name of Bank			Scroll No. ,Date			
Name of Branch						

24 DEC 2013  
CASH RECEIVED

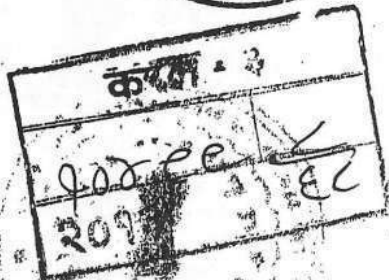
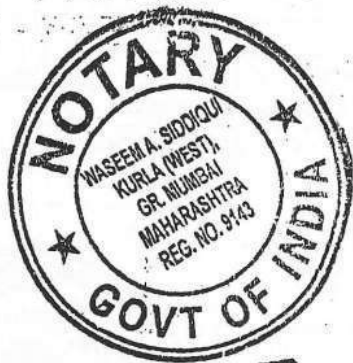


Mobile No. : 9930017573

कृते बँक ऑफ महाराष्ट्र  
For BANK OF MAHARASHTRA

प्राधिकृत अधिकारी/Authorised Official  
घाटकोपर (प) शाखा, मुंबई - ८६.  
Ghatkopar (W) Branch, Mumbai - 86.

Bank of Maharashtra - Cut Here-----

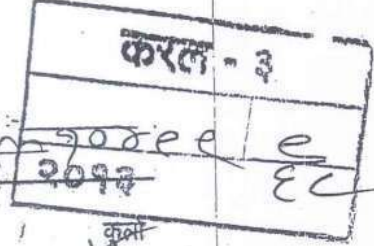






महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अदालत सन २०१३



1. दस्ताचा प्रकार :- ट्रान्सफर डी.डी. अनुच्छेद क्रमांक :- ३००६६६
2. सादरकर्त्याचे नाव :- सुरज विजय कुमठार २०१३ ६८
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ली
4. गावाचे नाव :- कुर्ली
5. नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम मुखंड क्रमांक :- ६३७, ६३८, ६३९, ६९३, ६९७, ७००, ७५३, ७५५, ७५६, ७५७, ७५८
6. मुल्य दरविभाग (झोन) :- १०६ / ५१०
7. मिळकतीचा प्रकार :- खुली जमीन / नियामी / कार्यालय / दुकान / औद्योगिक  
प्रति चौ. मी. दर :- ८५५००
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ६५७ कारपेट / बिल्ट अप चौ मीटर
9. कारपार्किंग :- गच्ची :- पोटमाळा :-
10. मजला क्रमांक :- ७<sup>th</sup> उदकाहन सुविधा अपे / नाही
11. बांधकाम वर्ष :- घसारा :-
12. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्थ पक्के / कच्चे
13. बाजार मुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :-
  1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
  2. नवीन इमारतीत दिलेले क्षेत्र :-
  3. भाड्याची रक्कम :-
15. लिट्ट अँड लायसन्सचा दस्त :-
  1. प्रतिमाह भाडे रक्कम :-
  2. अनामत रक्कम / आगाऊ रक्कम :-
  3. कालावधी :-
16. निर्धारित केलेले बाजार मुल्य :- ८५५०००
17. दस्तामध्ये दर्शविलेला मोबदला :- १७१०००००
18. देय मुद्रांक शुल्क :- ८,५५,००० भरलेले मुद्रांक शुल्क :- ८,५५,०००
19. देय नोंदणी फी :- ३०,०००



लिपीक

सुरज विजय कुमठार निबंधक  
कुर्ली-३ (वर्ग-२)

करल - ३  
१६  
१८

