



Thursday, July 05, 2018
3:46 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8660 दिनांक: 05/07/2018

गावाचे नाव: पवई
दस्तऐवजाचा अनुक्रमांक: करल3-7963-2018
दस्तऐवजाचा प्रकार : सेल डीड
सादर करणाऱ्याचे नाव: रणवीर कुमार . .

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 560.00
पृष्ठांची संख्या: 28

DELIVERED

एकूण: ₹. 30560.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
3:56 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला / ३

बाजार मूल्य: ₹.12232990.5 /-
मोबदला ₹.12500000/-
भरलेले मुद्रांक शुल्क : ₹. 625000/-

सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003593019201819S दिनांक: 05/07/2018
बँकेचे नाव व पत्ता: UNITED BANK OF INDIA
2) देयकाचा प्रकार: By Cash रक्कम: ₹ 560/-

मूळ दस्त, स्कॅन्ड प्रिंट

मिळाली

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14083356718694



Bank/Branch: HIRANANDANI GARDENS POWAI

Pmt Txn Id : S85672542

Pmt DtTime : 04-07-2018 12:23:35

District : 7101/MUMBAI

ChallanIdNo: 02901790307201821401

Stationery No : 14083356718694

Print DtTime : 04-07-2018 13:01:49

Office Name : IGR197/KRL1_JT SUB

REGISTRAR KU

GRAS GRN : MH003593019201819S

GRN Date : 04/07/2018

StDuty Schm: 0030045501

StDuty Amt : Rs 6,25,000/-

(RS SIX LAKH TWENTY FIVE THOUSAND ONLY)

RgnFee Schm: 0030063301

RgnFee Amt : Rs 30,000/-

(RS THIRTY THOUSAND ONLY)

कॉपी-3		
६२६३	३	२५
२०१८		

Article : A25/CONVEYANCE/SALE/TRANSFER

Prop Mvblty: IMMOVABLE

Prop Descr : 404-A GLENCROFT CHS LTD CLIFF AVENUE HIRANANDANI GARDENS POWAI MUMBAI 400076

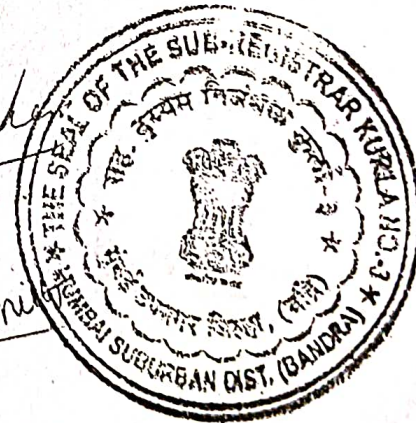
CONSIDERATION : 12500000

Duty Payer : PAN-AMHPB8327N, MR RANVEER KUMAR

Other Party: PAN-AWGPD9884M, MS ROHINI DUTT

Sheela Sachidanandan
Bank official1 Name & Signature

Sumit Swamkar
Bank official2 Name & Signature

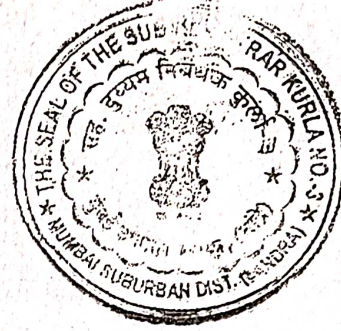


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SALE DEED

This Deed of Sale is made and entered into at Mumbai, on the 5th day of July, year Two Thousand and Eighteen.

BETWEEN

a) **MS. ROHINI DUTT** Aged 45 years, approx having PAN No. AWGPD9884M adult Indian inhabitants residing at FLAT # 404-A, GLEN CROFT C.H.S. LTD, CLIFF AVENUE, HIRANANDANI GARDENS, POWAI, MUMBAI - 400 076 hereinafter collectively called "**The Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors and administrators) of the One Part

And

b) **MR. RANVEER KUMAR BADSHAH** Aged 36 years approx having PAN AMHPB8327N, adult Indian Inhabitants residing at Plot no - 200, Flat no - 5, Sai Manorath C.H.S. Ltd, Sher-e-Punjab Society, Near Guru Nanak school, Andheri (East), Mumbai- 400093, hereinafter called "**The Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the Other Part;

RO

Ranveer Kumar Badshah

करल-३		
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WHEREAS the Vendor is a member of **GLEN CROFT CO-OPERATIVE HOUSING SOCIETY LTD**, registered under **Registration No. BOM/W-S/HSG/TC/8834** dated **06/09/2003**, (hereinafter referred to as "the said Society") and as a member of the said Society, the Vendor herein were allotted five fully-paid-up shares of the said Society of the face value of Rs. 50/- (Rupees Fifty Only) each bearing distinctive Nos. **111 to 115** (both inclusive) for Flat **404-A** admeasuring about 530 sq ft Built up under share certificate No. **021** (hereinafter referred to as "the said Shares") on 4th floor of building known as "GLEN CROFT" (hereinafter referred to as "the said Building") belonging to Flat # 404-A, Glen Croft C.H.S. Ltd., Cliff Avenue, Hiranandani Gardens, Powai, Mumbai - 400 076, (hereinafter referred to as "the said Flat") along with the one podium car parking space bearing no. 16, in the building premises, more particularly described in the schedule annexed hereto;

AND WHEREAS the Vendor is now absolutely seised and possessed of and is otherwise well and sufficiently entitled to the said Flat in the said Building of the said Society;

AND WHEREAS the Purchaser has expressed a desire to purchase the said flat on the terms & conditions mentioned below in this agreement

AND WHEREAS the Vendor herein has agreed to transfer and the Purchaser has agreed to acquire all right, title and interest of the Vendor in the said Flat and the said Shares with all legal consequences including the right of occupation of the said Flat in the said building of the said Society including their right, title and interest in the said Flat for a total consideration of **Rs. 1,25,00,000/- (Rupees One Crore Twenty-Five Lakhs only)**;

AND WHEREAS the Parties hereto have agreed to reduce into writing the Terms and Conditions on which the Vendor has agreed to transfer and the Purchaser has agreed to purchase and acquire the right, title and interest of the Vendor in the said Flat including the entire interest of the Vendor in the said Society;

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Vendor doth hereby agree to transfer unto the Purchaser and the Purchaser doth hereby agree to purchase and acquire all the rights, title and interest of the Vendor in the said Society including the said Flat admeasuring about **530 Square Feet** of built up area on the 4th Floor of the building known

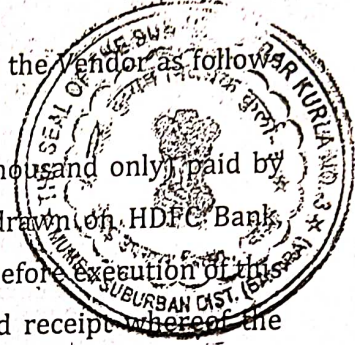
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[Handwritten Signature]

as "GLEN CROFT" belonging to the Glen Croft Co-operative Housing Society Limited situated at Cliff Avenue, Hiranandani Gardens, Powai, Mumbai - 400 076, together with the said Shares bearing distinctive Nos. 111 to 115 (both inclusive) for Flat 404-A under share certificate No. 021 respectively and all the right of the Vendor as to the use, occupation and enjoyment and ownership of the said Flat together with all rights, title and interest of the Vendor in the said Society for a total consideration of **Rs. 1,25,00,000 /- (Rupees One Crore Twenty-Five Lakhs only)** subject to tax deduction at source to be paid by the Purchaser to the Vendor in the manner hereinafter mentioned.

2. The said consideration will be paid by the Purchaser to the Vendor as follows that is to say:

- a. **Rs. 12,50,000/-** (Rupees Twelve Lakhs Fifty Thousand only) paid by cheque no. 000030 dated **23rd March, 2018**, drawn on HDFC Bank Powai in favour of **Ms. Rohini Dutt** the Vendor before execution of this agreement as Earnest Money, (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and acquit, release and discharge the Purchaser from the payment and receipt thereof and every part thereof);
- b. **Rs. 12,50,000/-** (Rupees Twelve Lakhs Fifty Thousand only) paid by cheque no. 000031, dated **27rd March, 2018**, drawn on HDFC Bank, Powai in favour of **Ms. Rohini Dutt** the Vendor, (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and acquit, release and discharge the Purchaser from the payment and receipt thereof and every part thereof);
- c. **Rs. 25,00,000/-** (Rupees Twenty-Five Lakhs only) paid by cheque no. 000080 dated **25th May, 2018** in favour of **Ms. Rohini Dutt** the Vendor, (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and acquit, release and discharge the Purchaser from the payment and receipt thereof and every part thereof);
- d. **Rs. 45,00,000/-** (Rupees Forty-Five Lakhs only) paid by cheque no. 000086 dated **25th June, 2018** in favour of **Ms. Rohini Dutt** the Vendor, (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and acquit, release and discharge the Purchaser from the payment and receipt thereof and every part thereof);
- e. **Rs. 28,75,000/-** (Rupees Twenty-Eight Lakhs Seventy-Five Thousand only) paid by cheque no. 000088, dated **1st July, 2018** in favour of **Ms.**



[Handwritten Signature]

करल-३		
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Rohini Dutt the Vendor, (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and acquit, release and discharge the Purchaser from the payment and receipt thereof and every part thereof).

f. Rs. 1,25,000/- (Rupees One Lakh Twenty-Five Thousand only) by way of TDS @ 1% of the Sale value deposited with the Income Tax Department of India, as part of payment, (the payment and receipt whereof the Vendor doth hereby admits and acknowledges).

g. The Vendor hereby declares that the title of the Vendor is free from any lien, claim, income tax acquisition proceedings or encumbrances of any nature whatsoever and therefore is freely transferable to the

3. The Vendor declare that the said premises is the absolute property of the Vendor and the same is in exclusive ownership and the same is not sold, mortgaged or charged to any third party.

4. The Vendor declares that no suit or any court of revenue proceedings are pending against them or the premises and no attachment before or after judgment is levied on the said premises.

5. The Vendor doth hereby declare and covenant with the Purchaser that the said Flat is free from all encumbrances of any nature whatsoever and that the Vendor has full right, title and interest in the said Flat and has full right and authority to assign and transfer his entire interest in the said Society including the said Flat and the said Shares to the Purchaser.

6. The Vendor has represented to the Purchaser :-

a. The Vendor declares that all dues to the Society and Municipal Taxes and other charges to the authorities in respect of the said premises till the date of completion of sale by execution hereof and handing over the said flat to the Purchaser has been fully paid and thereafter shall be borne by the Purchaser.

b. that the said Flat is free from all encumbrances.

c. that the said Flat belongs to the Vendor absolutely and that no other person or persons have any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise in the said shares / said flat.

AB

[Handwritten Signature]

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SCHEDULE

Five shares bearing Distinctive Nos. **111 to 115** (both inclusive) of the Glen Croft Co-operative Housing Society Ltd as per share certificate No. **021** by the said Society together with the Flat No. **404-A**, admeasuring about **530** square feet, Built up area on 4th floor of "GLEN CROFT" situated in Hiranandani Gardens, Cliff Avenue, Powai, Mumbai 400 076, along with **one podium** car parking space bearing no. 16 in the said flat constructed on land bearing CTS No **22/1, 22/2 & 22/3** of Village **Tirandaz**, in the Registration District and Sub District of Bombay City and Bombay Suburban.

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

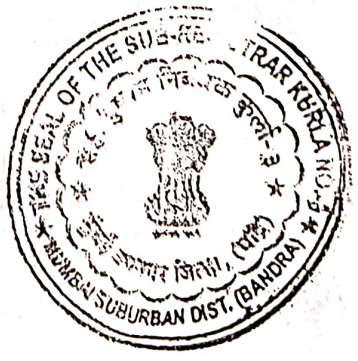
SIGNED AND DELIVERED by the }
 within named "Vendor" }
Ms. Rohini Dutt *Rohini Dutt* }
 in the presence of: }
 1. **Suman Choudhary** - *Suman Choudhary* }
 2. **AJAY SODHI** *Ajay Sodhi* }

Rohini Dutt



SIGNED AND DELIVERED by the }
 within named "Purchaser" }
Mr. Ranveer Kumar Badshah *Ranveer Kumar Badshah* }
 in the presence of: }
 1. **Suman Choudhary** *Suman Choudhary* }
 2. **AJAY SODHI** *Ajay Sodhi* }

Ranveer Kumar Badshah



करल-3		
५२६३	१४	२५
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RECEIPT

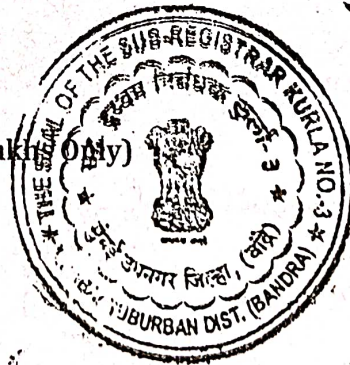
RECEIVED from the withinnamed PURCHASER a sum of Rs. 1,25,00,000/- (Rupees: One Crore Twenty-Five Lakhs Only) being the full and final payment towards sale of Flat No. 404-A on the 4th Floor, consisting of Stilt + Podium + 2nd to 27th upper floors building, admeasuring 530 Sq. ft. Built up area along with one podium car parking No. 16 in the building known as GLEN CROFT Co-operative Housing Society Ltd, situated at Hiranandani Gardens, Powai, Mumbai- 400076 on C.T.S No. 22/1, 22/2 & 22/3, of Village Tirandaz Powai, in the Registration District and Sub District of Bombay City and Bombay Suburban.

Sr. No	Amount (Rs)	Cheque No./DD No.	Dated	Bank/Branch	Favoring
1.	12,50,000/-		23/03/2018	HDFC Bank, Powai	Ms. Rohini Dutt
2.	12,50,000/-	000031	27/03/2018	HDFC Bank, Powai	Ms. Rohini Dutt
3.	25,00,000/-	000080	25/05/2018	HDFC Bank, Powai	Ms. Rohini Dutt
4.	45,00,000/-	000086	25/06/2018	HDFC Bank, Powai	Ms. Rohini Dutt
5.	28,75,000/-	000088	01/07/2018	HDFC Bank, Powai	Ms. Rohini Dutt
6.	1,25,000/-	TDS			
Total	1,25,00,000/-				

I SAY RECEIVED

Rs. 1,25,00,000/-

(Rupees: One Crore Twenty-Five Lakhs Only)



(Withinnamed Vendor)

Rohini Dutt

Ms. Rohini Dutt

in the presence of:

1. *Sumant Choudry*

Sumant

2. *AJAY SODHI*

Ajay Sodhi

POSSESSION LETTER

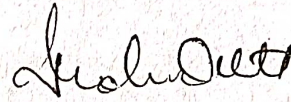
KNOW ALL MEN that I **MS. ROHINI DUTT** have given vacant and peaceful possession of Flat No. 404-A, on the 4th floor in the building know as "GLEN CROFT Co-operative Housing Society Limited", situated at Cliff Avenue, Hiranandani Gardens, Powai, Mumbai - 400 076 to the within named TRANSFEREE **MR. RANVEER KUMAR BADSHAH** after receiving the full and final consideration amount of Rs. 1,25,00,000/- (Rupees: **One Crore Twenty Five Lakhs only**) from the said TRANSFEREE towards sale and transfer of the said premises as per the terms and conditions set under the SALE DEED dated 05072018 duly stamped and registered.



I hereby declare that I hereby discharge the said TRANSFEREE forever and that I have no claim/s of any nature whatsoever on the said TRANSFEREE and that he/they are now the absolute owner of the said premises and I have no rights or interest thereon of any nature whatsoever forthwith and that the said TRANSFEREE are hereby entitled to physically occupy the same as absolute owners and enjoy the club facilities, incidental to the said flat, absolutely without any claim or interruption from me or anybody claiming through me.



I hereby forthwith resign from the membership of the said society and have no claim/s on the said society of any nature whatsoever.

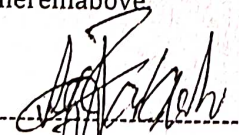


MS. ROHINI DUTT
(TRANSFEROR)

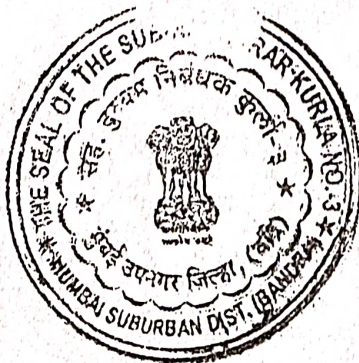
Place : Mumbai
Date : 05072018

DECLARATION IN SUPPORT OF THE ABOVE POSSESSION:

I **MR. RANVEER KUMAR BADSHAH** the within named TRANSFEREE hereby confirm having received quiet, peaceful and vacant physical possession of the said Premises as referred hereinabove



Signed by the within named TRANSFEREE.



करल-३		
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MUMBAI FIRE BRIGADE
E' Ward Central Office
Municipal Corporation of Gr. Mumbai
10, Shaikh Hafeezuddin Marg,
Byculla, MUMBAI-400 008

6000-3
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No: H37718/501/441

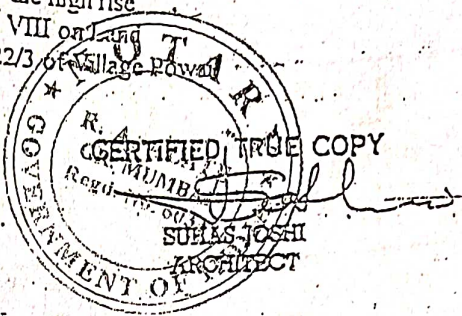
Date: 10/12/2001

Sub: Grant of Occupation Certificate for the high rise
Residential building No. 4 in Sector VIII on Land
Bearing CTS Nos. 22/1, 22/2 and 22/3 of Village Powai

Ref: Letter dated 28/11/2001 from
M/s. Architect Hafeez Contractor.

MFB No. M/S/441 dated 1/12/2001.

E.E.B.P.(E.S.)



In this case, please refer to this office N.O.C issued under no : FB/1757599-3374-3 dated 19/11/1999 stipulating fire protection and fire fighting requirements for the construction of highrise building having ground floor on stilts, podium at first floor with slit of Double height and 26 residential floors, with a total height of 87.15 mtrs upto the terrace level.

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Now the architect vide his letter under reference has reported completion of construction work and compliance of the fire safety measures and has also requested to issues N.O.C of this office to occupy and use the building.

On receipt of letter from architect, a senior officer of this department visited the building to inspect, verify and ensure the compliance of the fire protection and fire fighting requirements stipulated by this Department vide above referred N.O.C.s. It was observed that the party has completed the construction work and complied with all fire safety measures in that respect such as, underground water storage tank, overhead water storage tank, wet riser, fire pump and booster pump, jockey pump, external hydrants, alternate source of power supply, portable fire extinguishers, manual fire alarm system, refuge area on 7th, 14th, 21st floor were tested and found to be working satisfactorily. A certificate to that effect issues by the installer of the equipments to be submitted by the party.

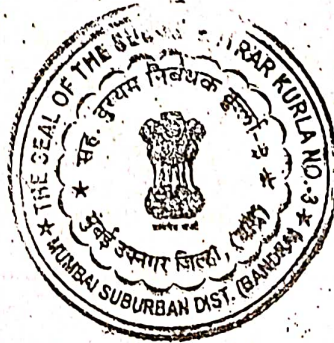


In view of the above, as far as the department concerned there is no objection to occupy and use the said building. However, it would be the responsibility of the owner/occupiers to maintain the fire fighting equipments installed in the building in good working condition at all time.

Chief. Fire. Officer. i/c
Mumbai Fire Brigade

CERTIFIED TRUE COPY.

Suhas Joshi
SUHAS JOSHI
ARCHITECT



VALID UP TO 31/10/2000

Rot: 3000 (Gen-79, 6.5.95) - Dy. Ch. E. (BP) ES L.P.

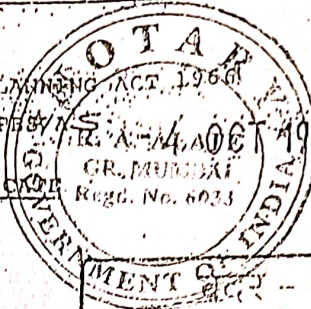
MUNICIPAL CORPORATION OF GREATER BOMBAY

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 722 / BOMBAY

COMMENCEMENT CERTIFICATE

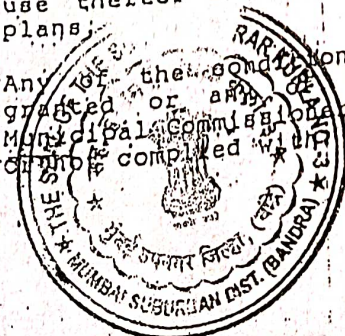


TO: Shri. Surendra Pishchandani

sir,

With reference to your application No. 350 dated 17.8.99 for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act, 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act, 1888 to erect a building in Building No. 4 on plot No. Sector - 8 C.T.S. No. 22/1703 Divn/Village/Town Planning Scheme No. Powai situated at Road/Street _____ Ward 9 the Commencement Certificate/ Building permit is granted on the following conditions:

1. The land vacated in consequence of the enforcement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of issue of the certificate/permission.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if:
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans;
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened.



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Gen-79

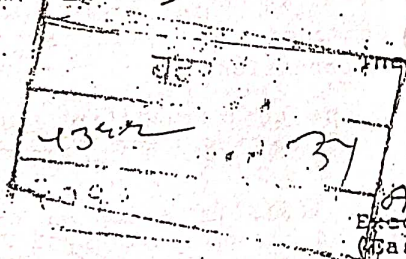
(b) The Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant and through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the developments work in contravention of section 15 of the Maharashtra Regional & Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Hadawale Executive Engineer to exercise his powers and functions of the Planning Authority under section 15 of the said Act.

This C.C. is valid upto 31/12/2000
C.C. up to 3rd floor, 1st slab including podium slab)

For and on behalf of Local Authority
Municipal Corporation of Greater Bombay.



Shri. Hadawale
Executive Engineer, Building Proposals
(Eastern Suburbs) S.E.T.
FOR

RESID. 6. JAN. 2000
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.



Shri. Hadawale
Assistant Engineer Building Proposals
Eastern Suburbs (S. & T. Ward)

करल-3		
4043	22	25
2086		

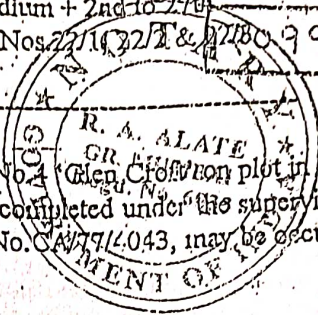


26 FEB 2002

Shri Surendra Hiranandani,
Olympia, Central Avenue Rd.,
Hiranandani garden Powai,
MUMBAI - 400 076.

बदर - 3
23
23
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Sub: Full occupation permission for residential building No. 'Glen Croft' comprised of stilt + podium + 2nd to 27th upper floors in Sector VIII on CTS Nos. 22/1, 22/2 & 22/3 of village Powai, 'S' Ward.



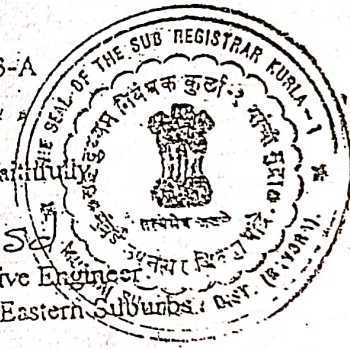
Sir, The full development work of residential building No. 4 'Glen Croft' on plot in Sector VIII, situated at village Powai, C.T.S. Nos. 22/1, 22/2 & 22/3, completed under the supervision of Shri Hafeez Contractor, Licensed Architect, bearing Licence No. CA/77/4043, may be occupied on the following conditions :-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the reservation of open space shall be handed over to M.C.G.M. within 6 months or before requesting for B.C.C., whichever is earlier.
3. That the remaining terms & conditions of layout on plot under reference shall be complied with before requesting for B.C.C.
4. That the completion from Superintendent of Garden shall be submitted within three months.

A set of certified completion plans is returned herewith.

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

Yours faithfully,



Executive Engineer
(Bldg. Proposals) Eastern Suburbs.

26 FEB 2002

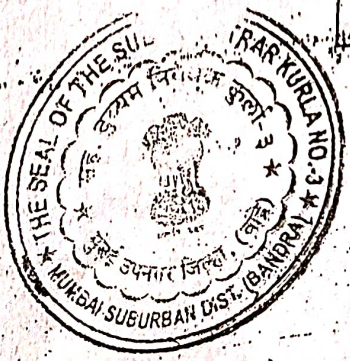
Copy forwarded for information to architect Shri Hafeez Contractor.

CERTIFIED TRUE COPY

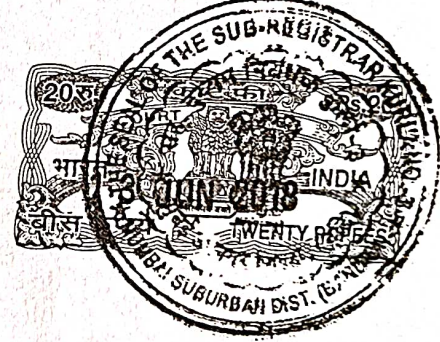
Suhas
SUHAS JOSHI
ARCHITECT

R. A. Alate
26/02/2002
Executive Engineer
(Bldg. Proposals) (Eastern Suburbs)

करल-3
643 23 25
2002



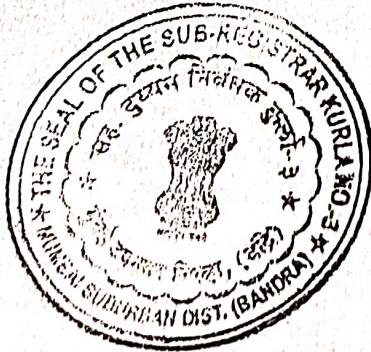
गावाचे नाव : पवई	
(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदलः	रु.12,500,000/-
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.12,232,991/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	22/1,22/2,22/3, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं.404/ए, माळा नं: 4 था मजला, इमारतीचे नाव: ग्लेनक्रॉफ्ट को-ऑपरेटिव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: पवई, मुंबई - 400076, रोड नं: हिलसाईड वेंवेन्यू, ए.एस. मार्ग, इतर माहिती: क्षेत्रफळ 530 चौरस फूट विल्ड-अप, एक पोडियम पार्किंग स्पेस नं. 16 सहित 530.00 चौ.फूट
(5) क्षेत्रफळ	
(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:- रोहिणी . दत्त ;वय: 45; पत्ता :-फ्लॉट नं: फ्लॉट नं. ए/404, माळा नं: 4 था मजला, इमारतीचे नाव: ग्लेनक्रॉफ्ट सी.एच.एस. लिमिटेड, ब्लॉक नं: मुंबई, रोड नं: विलेखा वेंवेन्यू, ए.एस. मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:- 400076 पॅन नंबर:- AWGPD9884M.
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2) नाव:- रणवीर कुमार ; वय: 36; पत्ता:-फ्लॉट नं. 5, .. साई मनोरथ सीएचएस लिमिटेड, शेर-ए-पंजाब सोसायटी, अंधेरी (पूर्व), मुंबई, फ्लॉट नं - 200 नानक शाळेच्या जवळ, कःआक्राळा 0ईडक, MAHARASHTRA, MUMBAI, Non-Government; पिन कोड:- 400093; पॅन नं:- AMHPB8327N;
(9) दस्तऐवज करून दिल्याचा दिनांक	05/07/2018
(10) दस्त नोंदणी केल्याचा दिनांक	05/07/2018
(11) अनुक्रमांक, खंड व पृष्ठ	7963/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.625,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(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.



खारी प्रत

सह. दुय्यम निबंधक, कुर्ला-3
मुंबई उपनगर जिल्हा.

GLEN CROFT CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registration No. BOM/WS/HSG/TC/8834 Dt. 06-09-2003)

Date: 03.07.2018

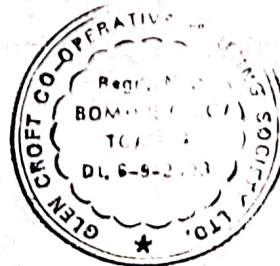
To,

Mrs. Rohini Dutt
Flat No 404/A&B
Cliff Avenue,
Hiranandani Gardens,
Powai, Mumbai- 400 076.

Dear Madam.

The Society is in receipt of your letter dated 30.06.2018 for issue of NO OBJECTION CERTIFICATE for sale of your flat No 404/A & B prime facie, the society has No objection on your selling above mentioned flat to Mr, Ranveer Kumar Badshah subject to the provision of the act, the rules and the Bye-laws of the Society and are required to apply in prescribed manner and as per Bye-laws of the Society. The documents listed below are needed for the said transfer.

1. Copy of the Sale agreement.
2. Copy of the Stamp Duty Receipt.
3. Copy of the Registration Receipt.
4. Form No. 20A/B
5. Form No. 21.
6. Form No. 23.
7. Form No. 25 on 100 rupees stamp paper.
8. 26 on 100 rupees stamp paper.
9. Form No. 4 on 200 rupees stamp paper.
10. Possession Letter Flat.
11. Transfer Cheque
12. Resignation letter of outgoing members.
13. Indemnity Bond



Cliff Avenue, Hiranandani Gardens, Powai, Mumbai - 400 076.
Ph. : 66943267, 40055030, 66924755

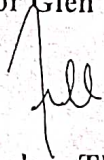
The NOC will become valid if all your dues are paid, however we confirm that there are no dues (Society maintenance charges & property Tax charges) pending against this flat as on date.

The said flat shall be used for residential purpose only, no other purpose whatsoever.

Thanking you

Yours. Faithfully

For Glen Croft CHS LTD.



Farhan Thakur

Hon. Secretary

