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पावती

Original/Duplicate

Thursday, July 05, 2018

नोंदणी क्र. :39म

3:58 PM

Regn.:39M

पावती क्र.: 8662 दिनांक: 05/07/2018

गावाचे नाव: पवई

दस्तऐवजाचा अनुक्रमांक: करल3-7965-2018

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: रणवीर कुमार . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

**DELIVERED**

एकूण:

रु. 30560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:08 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - ३

बाजार मुल्य: रु.11974218 /-

मोबदला रु.12500000/-

भरलेले मुद्रांक शुल्क : रु. 625000/-

**DELIVERED**

सह दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003591955201819S दिनांक: 05/07/2018

बँकेचे नाव व पत्ता: Union Bank Of India

2) देयकाचा प्रकार: By Cash रक्कम: रु 560/-



मूळ दस्त, स्कॅन्ड प्रिंट

मिळाली



महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
ई-सुरक्षित बैंक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14083356671519

Bank/Branch: HIRANANDANI GARDENS POWAI  
Pmt Txn Id : S85674410 Stationery No : 14083356671519  
Pmt DtTime : 04-07-2018 12:23:50 Print DtTime : 04-07-2018 13:20:40  
District : 7101/MUMBAI Office Name : IGR197/KRL1\_JT SUB  
REGISTRAR KU  
ChallanIdNo: 02901790307201821402 GRAS GRN : MH003591955201819S  
GRN Date : 04/07/2018

S:Duty Schm: 0030045501  
S:Duty Amt : Rs 6,25,000/- (RS SIX LAKH TWENTY FIVE THOUSAND ONLY)

RgnFee Schm: 0030063301  
RgnFee Amt : Rs 30,000/- (RS THIRTY THOUSAND ONLY)

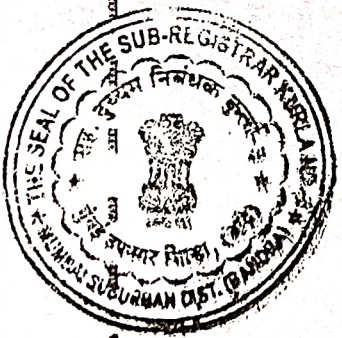
Article : A25/CONVEYANCE/SALE/TRANSFER  
Prop Mvblty: IMMOVABLE CONSIDERATION : 12500000  
Prop Descr : 404-B GLENCROFT CHS LTD CLIFF AVENUE HIRANANDANI GARDENS POWAI MUMB  
BAI 400076

Duty Payer : PAN-AMHPB8327N,MR RANVEER KUMAR  
Other Party: PAN-AWGPD9884M,MS ROHINI DUTT

*Sheela Sachidanandan*  
Bank official1 Name & Signature

*Sunit Swarnkar*  
Bank official2 Name & Signature

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



*Jaludetti*

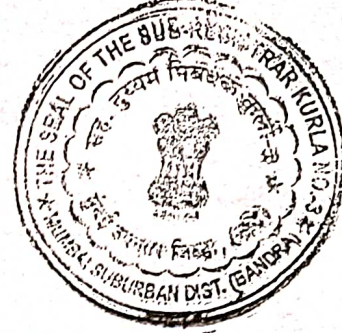
*Shirsah*

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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



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२०१८		



**SALE DEED**

This Deed of Sale is made and entered into at Mumbai, on the 5<sup>th</sup> 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-B, 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 No. **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

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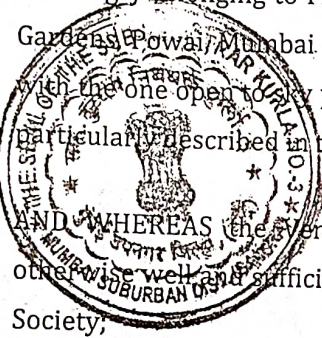
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be repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the Other Part;

WHEREAS the Vendor is a member of **GLEN CROFT Co-Operative Housing Society Ltd**, registered under **Registration No. BOM/WS/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. **116 to 120** (both inclusive) for Flat **404-B** admeasuring about **530 sq ft** Built up under share certificate No. **022** (hereinafter referred to as "the said Shares") on 4<sup>th</sup> floor of building known as "GLEN CROFT" (hereinafter referred to as "the said Building") belonging to Flat # 404-B, 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 open to sky parking space bearing no. 48 in the building premises, more particularly described in the schedule annexed hereto;



AND WHEREAS the Vendor is now absolutely seized 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:

*Handwritten signature/initials*

*Handwritten signature*



1. The Vendor doth hereby agree to transfer <sup>७२५५</sup> unto the Purchaser and the Purchaser doth hereby agree to purchase and <sup>७ २५</sup> 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 as "GLEN CROFT" belonging to the Glen Croft Co-operative Housing Society Limited situated at Hiranandani Gardens, Cliff Avenue, Powai, Mumbai - 400 076, together with the said Shares bearing distinctive Nos. 116 to 120 (both inclusive) for Flat 404-B under share certificate No. 022 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:

- Rs. 12,50,000/-** (Rupees Twelve Lakhs Fifty Thousand ~~only~~) paid by cheque no. 000030 dated **23<sup>rd</sup> 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);
- Rs. 12,50,000/-** (Rupees Twelve Lakhs Fifty Thousand only) paid by cheque no. 000031, dated **27<sup>rd</sup> 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);
- Rs. 25,00,000/-** (Rupees Twenty-Five Lakhs only) paid by cheque no. 000080 dated **25<sup>th</sup> 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);
- Rs. 45,00,000/-** (Rupees Forty-Five Lakhs only) paid by cheque no. 000086 dated **25<sup>th</sup> 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



*[Handwritten signature]*



2018-19	25
U 244	Purchaser from
2018	thereof);

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 1<sup>st</sup> July, 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).



Rs. 25,000/- (Rupees One Lakh Twenty-Five Thousand only) by way of 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).

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

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.

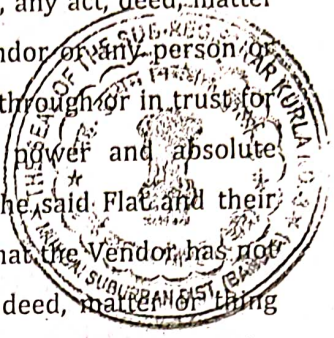
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*[Handwritten Signature]*



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- 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.
  - d. that notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Vendor or any person or persons lawfully or equitably claiming by from through or in trust for them, the Vendor has themselves full right, power and absolute authority to sell or transfer to the Purchaser the said Flat and their right, title and interest in the said Society and that the Vendor has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said Flat by the Vendor may be rendered illegal and/or unauthorised for any reason or on any account.
  - e. That the vendor shall without any delay cooperate with the Purchaser to register this agreement with the Sub- Registrar of Assurances, Mumbai.
  - f. That on payment of the full purchase price herein reserved, the Purchaser shall be entitled to the vacant and peaceful possession of the said Flat.
  - g. That they have obtained the NOC from the said society for the transfer of the said flat to the Purchaser.
7. The Vendor doth hereby agree to sign and execute any deed or writing as well as all other papers and documents as may be required by the Purchaser for transferring the said Flat and the said shares to the name of the Purchaser in pursuance of this Agreement.
8. The Purchaser doth hereby covenant with the Vendor that they shall always abide by the Rules, Regulations and By-laws of the said Society and shall pay the municipal taxes and maintenance charges in respect of the said Flat from the day the Vendor delivers possession of the said Flat to the Purchaser. It is specifically agreed by and between the parties that till the date of execution of this agreement, the Purchaser shall not be liable to pay any maintenance charges in respect of the said Flat to the said Society and the same shall be borne by the Vendor.



*[Handwritten signature]*



SCHEDULE

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Five shares bearing Distinctive Nos. 116 to 120 (both inclusive) of the Glen Croft Co-operative Housing Society Ltd as per share certificate No. 022 by the said Society together with the Flat No. 404-B, admeasuring about 530 square feet, Built up area on 4<sup>th</sup> floor of "GLEN CROFT" situated in Hiranandani Gardens, Cliff Avenue, Powai, Mumbai 400 076, along with one open to sky parking space bearing no. 48 (open to sky) in the said flat constructed on land bearing C.T.S No. 22/1, 22/2 & 22/3 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 }  
withinnamed "Vendor" }

Ms. Rohini Dutt *Rohini Dutt* }  
in the presence of: }

1. *Sumant Chaudhry* } *Sumant Chaudhry*
2. *AJAY SODHE* } *Ajay Sodhe*



SIGNED AND DELIVERED by the }  
withinnamed "Purchaser" }

Mr. Ranveer Kumar Badshah *Ranveer Kumar Badshah* }  
in the presence of: }

1. *Sumant Chaudhry* } *Sumant Chaudhry*
2. *AJAY SODHE* } *Ajay Sodhe*





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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-B on the 4<sup>th</sup> Floor, consisting of Stilt + Podium + 2<sup>nd</sup> to 27<sup>th</sup> upper floors building, admeasuring 530 Sq. ft. Built up area along with one open to sky parking No. 48 (open to sky) 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 Triandaz, 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 Choudhary*

2. *Amal Jaisankar*



*[Signatures]*



**POSSESSION LETTER**

KNOW ALL MEN that I **MS. ROHINI DUTT** have given vacant and peaceful possession of Flat No. 404-B, on the 4<sup>th</sup> 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 **PURCHASER 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 05/07/2018, duly stamped and registered.

I hereby declare that I hereby discharge the said **PURCHASER** forever and that I have no claim/s of any nature whatsoever on the said **PURCHASER** 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 **PURCHASER** 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**  
**(VENDOR)**

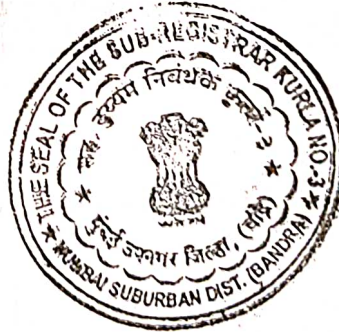
Place : Mumbai  
Date : 05/07/2018

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**DECLARATION IN SUPPORT OF THE ABOVE POSSESSION:**

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

Signed by the within named **PURCHASER**.





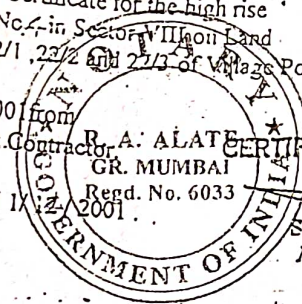
Office of the Chief Fire Officer  
 MUMBAI FIRE BRIGADE  
 'E' Ward Control Office  
 Municipal Corporation of Gr. Mumbai  
 10, Shaikh Hafizuddin Marg,  
 Byculla, MUMBAI-400 008

BLD-40-7

No: F1379/S/501/441  
 Date: 10/12/2001

Sub : Grant of Occupation Certificate for the high rise  
 Residential building No. 4 in Sector VII 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 12/2/2001



R. A. ALATE CERTIFIED TRUE COPY  
 GR. MUMBAI  
 Regd. No. 6033  
 SUHAS JOSHI  
 ARCHITECT

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

In this case, please refer to this office N.O.C issued under no : FBM/S/599/374 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 207.5 m upto the terrace level.

करल - 3	
13/12	32
2001	

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 issue 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. 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, fire alarm system, refuge area on 7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup> floor were tested and found working satisfactorily. A certificate to that effect issued by the installer of the equipment as be submitted by the party.

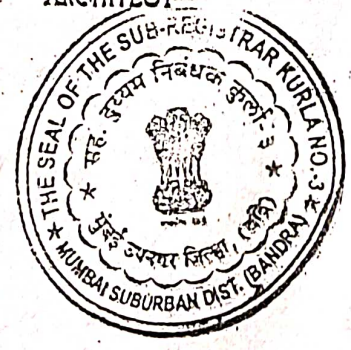


In view of the above, as far as the department concerned there is no objection to copy and use the said building. However, it would be the responsibility of the owner/occupiers to maintain the fire fighting equipments installed in the building in good working condition at all time.

Chief Fire Officer i/c  
 Mumbai Fire Brigade

CERTIFIED TRUE COPY

*Suhas Joshi*  
 SUHAS JOSHI  
 ARCHITECT



करल-3		
10/12	97	25
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MUNICIPAL CORPORATION OF GREATER BOMBAY

FORM "A"

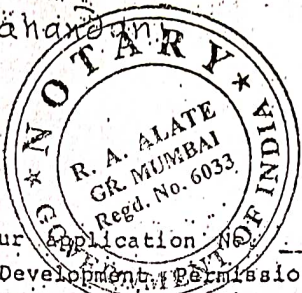
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. CE/ 722 /RPES/NS - 4 OCT 1999

COMMENCEMENT CERTIFICATE

To: Shri. Surendra Hishaxan

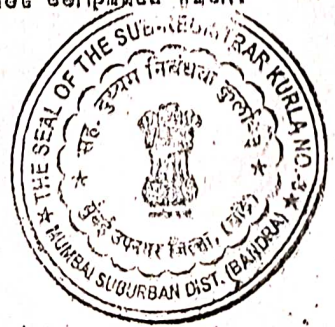
करल-3	
पुन	20
2099	



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.B.No. 22/1703 Dity/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 endorsement set back line/road widening line shall form part of street.
2. That no new building or part thereof shall be occupied allowed to be occupied or used or permitted to be used by person until occupation permission has been granted.
3. The commencement certificate/development permission remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop 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 or not complied with.



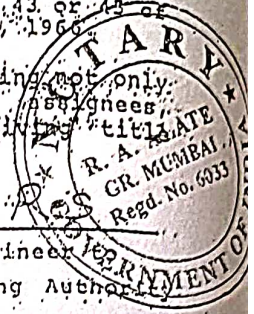
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वेद्य	90 25
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Gen-79

(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 development work in contravention of section 43 or 45 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, assignees, administrators and successors and every person deriving title through or under him.

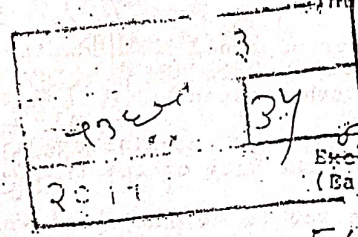


The Municipal Commissioner has appointed Shri. Hadawale <sup>Asst.</sup> Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto 31/12/2000.

C.C. upto 34ft C.C. 1st floor, i.e. 2nd slab including podium slab)

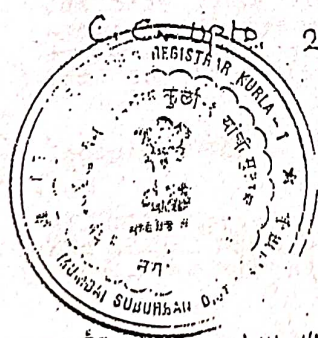
For and on behalf of Local Authority  
Municipal Corporation of Greater Bombay.



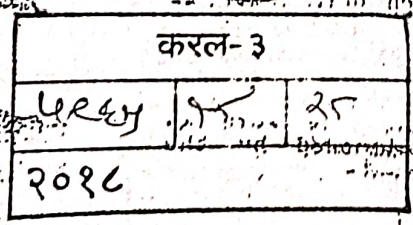
Asst. Executive Engineer  
Executive Engineer, Building Proposals  
(Eastern Suburbs)  
FOR

BE/ 7-22 /BPES/AS 6 JAN 2000

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.



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





7 July, 2018

सूची क्र.2

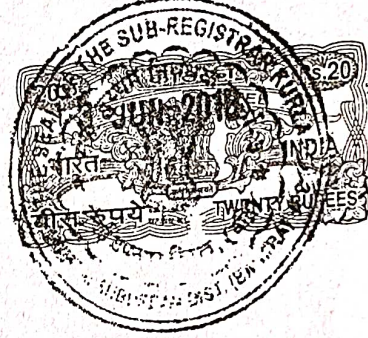
दुय्यम निबंधक : सह दु.ग. कुर्ला 3

दस्त क्रमांक : 7965/2018

नोदणी 63

Regn. 63m

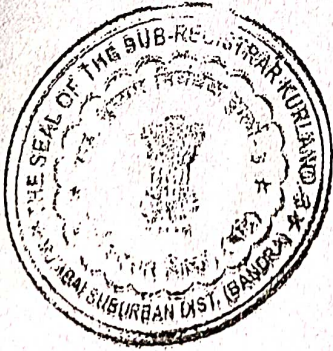
गावाचे नाव : पवई	
(1) विलेखाचा प्रकार	सेल डीड
(2) मावदत्ता	रु.12,500,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.11,974,218/-
(4) मू-माणन,पोटहिस्सा व घरक्रमांक(असल्यास)	22/1,22/2,22/3, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सवतिका नं: फ्लॉट नं.404/सी, माळा नं: 4 था मजला, इमारतीचे नाव: ग्लेनक्रॉफ्ट को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: पवई, मुंबई - 400076, रोड नं: हिलसाईड अवेन्यू, ए.एस. मार्ग, इतर माहिती: क्षेत्रफळ 530 चौरस फूट बिल्ट-अप, एक ओपन टू स्काय पार्किंग स्पेस नं.48 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.सी/404, माळा नं: 4 था मजला, इमारतीचे नाव: ग्लेनक्रॉफ्ट सी.एच.एस. लिमिटेड, ब्लॉक नं मुंबई, रोड नं: क्लिफ अवेन्यू, ए.एस. मार्ग, महागट्ट, 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	1)नाव:- रणवीर कुमार . . ; वय:36; पत्ता:-फ्लॉट नं. 5 . . . साई मनोरथ सीएचएस लिमिटेड, शेरा-ए-पंजाब सोसायटी, अंधेरी (पूर्व), मुंबई, प्लॉट नं - 200 नानक शाळेच्या जवळ, कःआकाळा इंडिस्ट्रि, 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	7965/2018
(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.



खरी 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)

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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





# Glen Croft Co-operative Housing Society Limited

(Reg. No. BOM/WS/HSG/TC/8834 Dt. 06-09-2003)  
Cliff Avenue, Hiranandani Gardens, Powai, Mumbai - 400 076.

Share Certificate

Added

Share Certificate No. 022 Member's Regd. Folio No. 010 No. of Shares 5

(Authorised Share Capital of Rs.2,00,000/- Divided into 4000 Shares each of Rs.50/- only.)

This is to certify that Shri. / Smt. / M/s. *Caruna Shankar & Pamela Shankar*

is the registered holder of 5 fully paid up Share of Rs. FIFTY each with distinctive numbers from 116 to 120 of Rs. 250/-

in respect of Flat No 404 B in Glen Croft Co-operative Hsg. Soc. Ltd.,

Powai, Mumbai - 400076, subject to the Bye-Laws of the said society.

Given under the common Seal of the said Society at Mumbai this 21<sup>st</sup> day of

February 2004

For & on behalf of  
Glen Croft Co-op. Hsg. Soc. Ltd.



*K.S. Ramchandran*  
Chairman

*Bhadrich*  
Member of the Committee

Hon. Secretary

P. T. O.



