

Flat No.1801, at 'Shiv Srishti Tower'

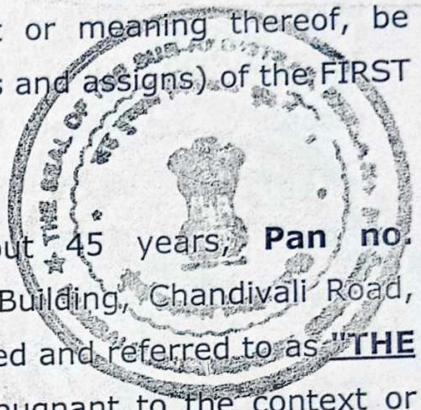
SALE DEED

करल-२		
१६०४	५	३५
२०१५		

This SALE DEED is made and entered into at Mumbai, on this 20th day of February, 2015,

BETWEEN

CAPT. SHAIENDRA SHARMA, aged about 62 years, **Pan no. AABPS0258H** & **MRS. ALKA SHARMA** aged about 62 years, **Pan no. AAQPS6933C**, presently residing at ¹⁸⁰¹~~1506~~, Shiv Srishti Building, Chandivali Road, Powai, Mumbai- 400072, hereinafter for brevity's sake called and referred to as **"THE TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his, executors, administrators and assigns) of the **FIRST PART:**



AND

MR. GULAM HUSSAIN M. H. MEMON, aged about 45 years, **Pan no. BQPPM2613F**, presently residing at, 1506, Shiv Srishti Building, Chandivali Road, Powai, Mumbai- 400072, hereinafter for brevity's sake called and referred to as **"THE TRANSFEREES"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his, executors, administrators) of the **SECOND PART.**

AND WHEREAS

By virtue of an Agreement for Sale dated **18th December, 2006**, duly stamped and registered under Serial No. BDR7-00253-2007 made at Mumbai between **M/S. JAYCEE HOMES & HOTELS LTD.**, a company registered under the Indian Companies Act 1956, and having its office at 'Panchratna', Off. Yari Road, Versova, Andheri (W), Mumbai 400 061, therein referred to as "The PROMOTERS" of the One Part, and **CAPT. SHAIENDRA SHARMA & MRS. ALKA SHARMA** therein called "the PURCHASER" of the Second Part (the TRANSFEROR herein), purchased and acquired from the Developers a residential premises on ownership basis, being **Flat No.1801, 18th Floor**, in the Building known as '**SHIV SRISHTI TOWER**' society known as "**BHAGATANI SHIV SRUSHTI CO-OPERATIVE HOUSING SOCIETY LIMITED**" situated Near **S. M. Shetty School, Chandivali, Mumbai - 400 072**, for the consideration and on the terms and conditions therein contained;

DESCRIPTION OF PROPERTY

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FLAT NO.1801, 18TH FLOOR, IN THE BUILDING NAMED AND KNOWN AS '**SHIV SRISHTI TOWER**' SURVEY NO.6(PT), C.T.S. Nos. 11-B/11, 11-B/11/28 to 93,

Gulam Memon

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11-C(pt), 11-H, 11-H/106, 11-H/122 to 190 OF VILLAGE CHANDIVALI, TALUKA KURLA, POWAI, MUMBAI 400 072, AREA: 875 SQ.FT. CARPET

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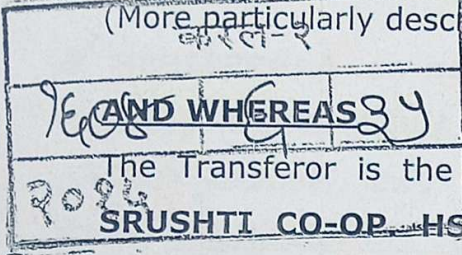
'BHAGATANI SHIV SHRUSHTI' CO-OP. HSG. SOCIETY LTD",

REGN.NO. MUM-2/WL/HSG/TC/9280/2007 DATED 3/11/2007

=====

(Hereinafter referred to as "the said flat")

(More particularly described in schedule of flat mentioned hereunder)



The Transferor is the original and bonafide member of the **BHAGATANI SHIV SRUSHTI CO-OP. HSG. SOCIETY LTD**, registered under the Maharashtra Co-Operative Societies Act. 1960, under Registration No. REGN.NO.MUM-2/WL/HSG/TC/9280/2007 dated 3/11/2007 (*hereinafter referred to as 'the said Society'*) in the records of the Society holding five fully paid up shares of Rs.50 each having Share Certificate No. 099 dated 18th October, 2008 and bearing distinctive nos. from 491 to 495 (both inclusive) (hereinafter and interest and title in the property of the said Society, i.e. "the said Flat").

AND WHEREAS

THE Transferor has obtained from **BHAGATANI SHIV SRUSHTI CO-OP. HSG. SOCIETY LTD'** a **Provisional No-Objection Certificate** for the transfer of said flat and the shares of the said Society together with the Transferor interest in the said Flat No. 1801 on 18th floor of the "'Shiv Srishti Tower' building in favour of the Transferees.

AND WHEREAS

The Transferor do hereby covenant and declare that he is the registered member of the society and having been admitted by the society as member.

THE TRANSFEROR DO HEREBY COVENANT AS FOLLOWS:

- There are no suits, litigations-Civil or any other proceedings pending in any competent Court, as against the Transferor personally affecting the said Flat.
- There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances.
- There are no charges and the said flat is not the subject matter to any lispendens or easements or attachments either before or after judgement. The Transferor has not received any notice either from the Government, Semi

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NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The Transferor hereby sell, transfer and assign all his rights, title and interests in and upon the said flat to the Party of the Second Part/ Transferees which the Transferees have acquired the same and the said Shares and interest of the Transferor for a total consideration of **Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lakhs Only)** inclusive of all costs, share capital and the amount to the credit of the Transferor in the books of the said Society.

9608 5 29
2024

The Transferees have paid the said consideration of **Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lakhs Only)** before the execution of this Sale Deed as follows;

Cheque / RTGS	Dated	Drawn On	Amount
Chq. No.388403	02/11/2014	ICICI Bank	3,00,000/-
Chq. No.533556	21/01/2015	ICICI Bank	49,00,000/-
ICICH15043000315	12/02/2015	ICICI Bank	24,00,000/-
ICICH15043099867	12/02/2015	ICICI Bank	62,00,000/-
ICICH15051034879	20/02/2015	ICICI Bank	12,48,000/-
Chq. No.533563	20/02/2015	ICICI Bank 1% TDS to be deposited to IT dept.	1,52,000/-
Total		Rs.	1,52,00,000/-



3. The Transferor hereby handover vacant and peaceful possession of the said Flat together with this original Deed duly registered, transfer form and other papers necessary for transfer of the said Flat, against payment of full consideration.

4. The Transferor hereby admit and declare that the said flat in the Society and the Shares, the Transferor has full and absolute right and authority to sell the same or transfer it to any person/s.

5. The Transferees hereby agrees to become the members of the said Society and shall abide by all the rules and regulations adopted by it or which it may adopt from time to time.

6. The Transferor do hereby agree to pay the following charges till February 2015 and confirm having paid the same.

- i) Maintenance charges, ii) Electricity bill, iii) Property Tax
- and the Transferor further undertake that IN NO CASE the Transferees shall be liable for payment or dues of the said Society for the period of occupancy of the said flat of the Transferor.

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Arshad Memon

7. The Transferor including all Or premises against sale.

i) Original "Agr No.1801, on TOWER" executed by **CAPT. SHAIK**

ii) Provisional NO **LTD**, for transfer by **ALKA SHARMA**

iii) The Original Share certificate having **Share** distinctive number

8. The Transferor hereby undertake to indemnify the Transferees right and title to the said Flat as absolute owner and defend the right to defend the right to all the claims and damages paid for by the Transferor.

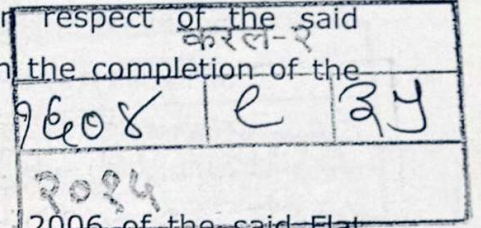
9. The Transferees hereby agree to contribute towards the other charges and regulations

i) That the Transferees shall contribute towards the other charges and regulations

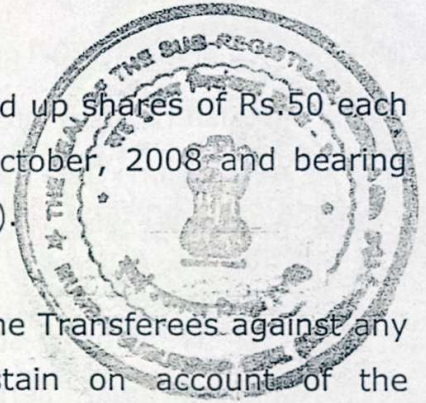
ii) That the Transferees shall abide by the rules and regulations

10. That the Transferor shall be liable for all the claims and damages caused to be done by the Transferees with the covenants

7. The Transferor has handed over to the Transferees all the documents of title including all Original Agreements listed hereinafter in respect of the said premises against receipt of the entire amount and upon the completion of the sale.



- i) Original "Agreement for Sale" dated 18th December, 2006 of the said Flat No.1801, on 18th floor in the building named and known as "SHIV SRISHTI TOWER" executed between **M/S. JAYCEE HOMES & HOTELS LTD. AND CAPT. SHAILENDRA SHARMA & MRS. ALKA SHARMA**
- ii) Provisional NOC from **BHAGATANI SHIV SRUSHTI CO-OP. HSG. SOCIETY LTD**, for transfer of the building to **CAPT. SHAILENDRA SHARMA & MRS. ALKA SHARMA**,
- iii) The Original Share Certificate holding five fully paid up shares of Rs.50 each having **Share Certificate No. 099** dated 18th October, 2008 and bearing **distinctive nos. from 491 to 495** (both inclusive).
8. The Transferor hereby agree to keep indemnified to the Transferees against any loss or damage which the Transferees may sustain on account of the Transferees right to remain in peaceful possession and enjoyment of the said Flat as absolute owner being disturbed in any manner whatsoever, on account of any defect or deficiency in the title of the Transferor and the Transferor agrees to defend the right, title and interest of the Transferees to the said Flat against all the claims and that all costs and expenses in this regard shall be borne and paid for by the Transferor.
9. The Transferees hereby covenants with the Transferor as follows:-
- i) That the Transferees shall regularly pay to the said Society his proportionate contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable in respect of the said premises.
- ii) That the Transferees shall observe and perform and abide by all the rules and regulations and bye-laws of the said Society from time to time in force.
10. That the Transferor hereby assure the Transferees that he has not sold done or caused to be done any acts, deed or things which are contrary to or inconsistent with the covenants herein contained and which may have the effect of affecting,



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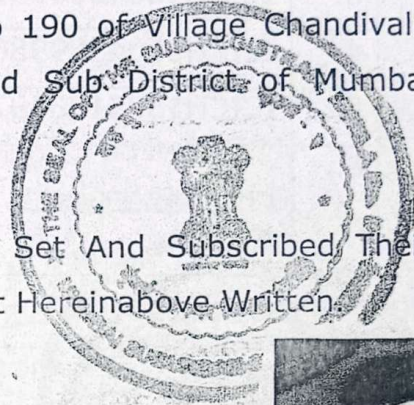
premises against receipt of entire amount and upon the completion of the sale.

28. That each of the parties herein doth hereby declare that all the terms and covenants are individually read by them and/or made them understood by translating this Deed.

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१०१५		

THE SCHEDULE ABOVE REFERRED TO:

Flat No.1801, 18th floor, in building known as 'Shiv Srishti Tower', belonging to BHAGATANI SHIV SRUSHTI Co-op. Hsg. Society Ltd. (REGN.NO. MUM-2/WL/HSG/TC/9280/ 2007 dated 3/11/2007) situated Near S. M. Shetty School, Chandivali, Mumbai- 400072, admeasuring approximately about 875 sq. ft. Carpet area on a portion of Survey NO. 6 (pt), bearing sub plot no.13 of C.T.S. Nos. 11-B/11, 11-B/11/28 to 93, 11-C(pt), 11-H, 11-H/106, 11-H/122 to 190 of Village Chandivali, Taluka Kurla, Situated in the Registration District and Sub-District of Mumbai Suburban



In Witness Whereof The Parties Hereto Has Hereunto Set And Subscribed Their Respective Hands And Sealed, The Day And The Year First Hereinabove Written.

SIGNED SEALED AND DELIVERED)
Within named by the 'TRANSFEROR')
CAPT. SHAILENDRA SHARMA,)
Pan no. AABPS0258H)

Shailendra Sharma



&)
MRS. ALKA SHARMA)
Pan no. AAQPS6933C)

Alka Sharma



In the presence of;)
1) *Atul Kasurung*)
2) *21241*)



SIGNED SEALED AND DELIVERED)
Within named by the 'TRANSFeree')
MR. GULAM HUSSAIN M. H. MEMON)
Pan no. BQPPM2613F)

Gulam Hussain M. H. Memon



In the presence of;)
1) *Atul R. Kasurung*)
2) *21241*)



BRIHANMUMBAI MAHANAGARPALIKA

No. CE/3698/BPES/AL

E 2 JAN 2007

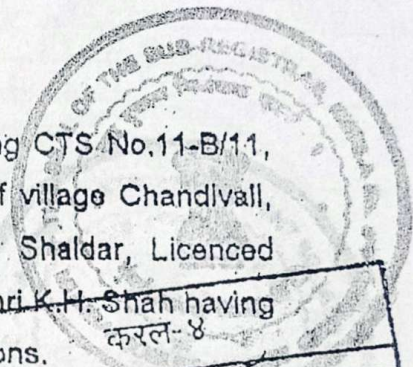
Shri. D.P. Bhagtan
O.A. to Shri. Jitendra A. Sheth & Ors.
Panchrata Bldg. Gr. Floor,
Opp. Ranchvati,
Versova Yari Road,
Andheri (W)
Mumbai

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२०२५

Sub:- Full Occupation to residential building No.11 comprising of
Stilt + 18th upper floors on plot bearing CTS No.11-B/11,
11-B/11/28 to 93, 11-C (pt), 11-H, 11-H/106, 11-H/122 to 190 of
village Chandivali, Kurla (W).

Sir,

The Full development work of building No.11 on plot bearing CTS No.11-B/11,
11-B/11/28 to 93, 11-C(pt), 11-H, 11-H/106, 11-H/122 to 190 of village Chandivali,
Kurla (W) is completed under the supervision of Shri T. N. Shalidar, Licenced
Surveyor having Licence No.S/485/LS & Structural Engineer Shri K.H. Shah having
Licence No. STR/S/33 may be occupied on the following conditions.



- 1) That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months or B.C.C. whichever is earlier.
- 2) That balance layout Terms and conditions shall be complied with before asking occupations of other buildings or B.C.C. whichever is earlier.

A set of certified completion plans 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)



[Signature]
SAYED SUJJADDIN NAJMUDIN
Special Executive Officer / S. R. No. 227,
Jumagul Khan Chawl, R. No. 6,
Behind Best Qtrs, Gaondevi Road,
Ghatkopar (W), Mumbai -400 086.

Share Certificate No. 099 Members Regn.No. 99 No. of Shares 05

SHARE CERTIFICATE

(Authorised Share Capital of Rs. 1,00,000/- Divided into 2000 Shares of Rs. 50 Each)

Bhagtani Shiv Shrushti Co-op. Hsg. Soc. Ltd.

Address : CTS NO. 11, B11, Plot No. 13, S. No. 6 (Part) Near S. M. Shetty School,
adj. Hiranandani Gardan, Chandivli, Powai, Mumbai - 400 072.

(Reg. No.: MUM-2/WL / HSG / TC / 9280 / 2007 - 00 / YEAR 2007 Dt. 3/11/2007)

(Registered under the Maharashtra Co-Operative Society Act, 1960)

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This is to certify that CAPT. SHAILENDRA SHARMA

Flat No.: 1801

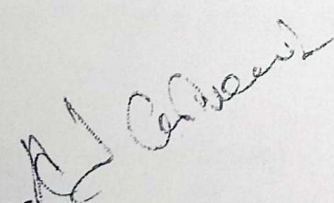
is / are the Registered Holders/s of fully paid up share of Rs. FIFTY each
numbered from 491 to 495 (both inclusive) in

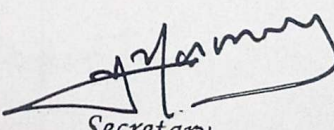
Bhagtani Shiv Shrushti Co-op. Hsg. Soc. Ltd.

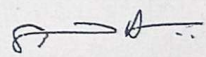
Address : CTS NO. 11, B11, Plot No. 13, S. No. 6 (Part) Near S. M. Shetty School,
adj. Hiranandani Gardan, Chandivli, Powai, Mumbai - 400 072.

Given under the common seal of the said Society at Mumbai

This 18TH day of OCT. 2008


Chairman


Secretary


Authorised
M. C. Member

NOTE : NO TRANSFER OF SHARES WILL BE REGISTERED WITHOUT THE PRODUCTION OF THIS CERTIFICATE

P.T.O.



24 February, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

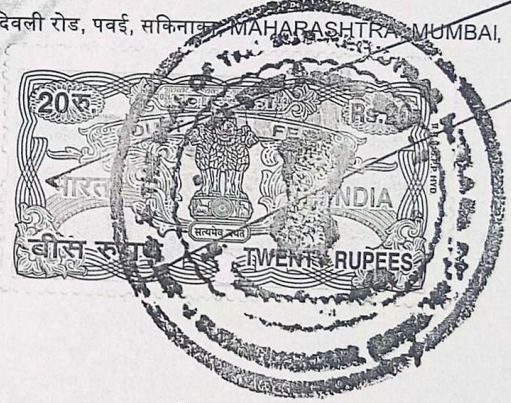
दस्त क्रमांक : 1604/2015

नोंदणी 63

Regn. 63m

गावाचे नाव : चांदिवली

- | | |
|---|---|
| (1) विलेखाचा प्रकार | सेल डीड |
| (2) मोबदला | रु.15,200,000/- |
| (3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु.15,177,000/- |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 11(pt), पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं. 1801, माळा नं: 18, डमारतीचे नाव: शिव सृष्टी, ब्लॉक नं: भागताणी शिव सृष्टि सी.एच.एस.एल, रोड नं: एस.एम.शेट्टी स्कुलच्या जवळ,चांदिवली,मुंबई-400072, इतर माहिती: 875 चौरस फूट कारपेट व 97.58 चौरस मीटर विल्टप एरिया. 97.58 चौ.मीटर |
| (5) क्षेत्रफळ | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव:- कॅप्टन शैलेंद्र . शर्मा ;वय: 62;
पत्ता :-1801, ,, शिव सृष्टी विल्डिंग, चांदिवली रोड, पवई, सकिनाका, MAHARASHTRA, MUMBAI, Non-Government.
पिन कोड:- 400072
पॅन नंबर: AABPS0258H
2) नाव:- अलका . शर्मा ;वय: 62;
पत्ता :-1801, ,, शिव सृष्टी विल्डिंग, चांदिवली रोड, पवई, सकिनाका, MAHARASHTRA, MUMBAI, Non-Government.
पिन कोड:- 400072
पॅन नंबर: AAQPS6933C |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1)नाव:- गुलाम हुसैन एम. एच. मेमन . . . ; वय:45;
पत्ता:-1506, ,, शिव सृष्टी विल्डिंग, चांदिवली रोड, पवई, सकिनाका, MAHARASHTRA, MUMBAI, Non-Government.;
पिन कोड:- 400072;
पॅन नं:- BQPPM2613F; |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 20/02/2015 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 21/02/2015 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 1604/2015 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.760,000/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.30,000/- |
| (14) शेरा | |



सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

1

FORM A: PERSONAL DETAILS

APPLICANT CO

Existing Customer: Yes No

If Yes, CIF No/ Account No. 88050647931

Name: PRADIP SURHDED JADHAV

Date of Birth: 11021969 PAN: ALLPT5150B

Mobile: 9167479894

e-mail: yashjadhav90@gmail.com

Name of Spouse:

Name of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Aadhaar / UID No. 314737393009 5758 4532 6403

Passport ID No.

Driving License No.

MGNREGA Job card No.

Document issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Person Of Indian Origin (PIO) Foreign Citizen

OR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

OR YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 1205 SHIVSRI SHI TOWER B/H SM SHETTY SCHOOL, POW

Address 2:

Address 3:

City: MUMBAI

State: MAHARASHTRA

Pin Code: 400076

Permanent address same as the permanent address Yes No

Residential Address:

Address 1:

Address 2:

Address 3:

City:

State:

Country: Pin Code:



Handwritten signature in blue ink.

M A: PERSONAL DETAILS

2

use/Fin Customer: Yes No

APPLICANT

CIF No/ Account No. 88821077453

First Name

Middle Name

Last Name

YASH

PRADIP

JADHAV

of Birth: 24011998

PAN: BVSPJ5245A

9920183395

YASHJADHAV90@GMAIL.COM

of Spouse:

of Father:

er: Male Female Third Gender

al Status: Single Married Divorced Widowed

Is of KYC (Minimum one to be filled)

haar / UID No. 314737393009

er ID No.

sport No.:

ving License No.

CODE NREGA Job card No.

ter issued by National Population Register Containing Name and Address:

ential Status: Resident Indian (RI) Non-Resident Indian (NRI)

Person Of Indian Origin (PIO) Foreign Citizen

OR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

YOUR SERVICE UNDER:

efined Benefit Pension New Pension Scheme

idential Address:

manent Address:

1: 1205 SHIVSRI SITI TOWER B/H S.M. SHETTY

2: POWAI

3:

City:

MUMBAI



(CH) 1.71 + 0.17 (Top up)

CRM-24157056



STATE BANK OF INDIA

PBB, HIRANANDANI (04234)

LOS No. : YLAPHL202401006003169

Application Name : PRADIP JADHAV

Co-Applicant Name : YASH JADHAV

CIF No.: 1) 88050847931 2) 88321077452

Contact Number (R) (O)

Loan Amount 1.71 Cr.

Tenure : 360M

Interest Rate :

EMI :

Loan Type :

SBI LIFE : YES / NO

RMPB's :

Name of RMPB's :

AMT		
PROCESSING OFFICER		
RES/OFF		
TIR		
VALUATION	17/01/24	(Stamp) Vasthika/ce/D.G.Shah
SITE		
LOAN AC		
T.D.		
D.E.		