



06/12/2012

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 8724/2012

नोंदणी :

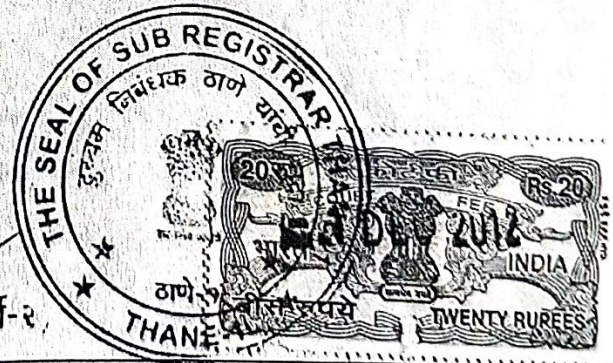
Regn:63m

गावाचे नाव : 1) कोपरी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1980000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 4, माळा नं: पहिला मजला, इमारतीचे नाव: अंजना को-ओप हौसिंग सोसायटी लि, ब्लॉक नं: कोपरी, ठाणे (पु)
(5) क्षेत्रफळ	1) 61.33 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- जयपाल रामचंद सचदेव वय:-43; पत्ता:- प्लॉट नं: 3/61, माळा नं: -, इमारतीचे नाव: गंगा को-ओप हौसिंग सोसायटी लि, ब्लॉक नं: कामधेनु, रोड नं: हरि ओम नगर, मुलुंड (पु), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AEEPS5265H 2): नाव:- वंदना जयपाल सचदेव वय:-43; पत्ता:- प्लॉट नं: 3/61, माळा नं: -, इमारतीचे नाव: गंगा को-ओप हौसिंग सोसायटी लि, ब्लॉक नं: कामधेनु, रोड नं: हरि ओम नगर, मुलुंड (पु), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AMJPS8974J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- त्रेहा राजकिशोर लालचंदानी यांच्यावतीने मुख्यत्यार म्हणून सपना राजेंद्र मसंद वय:-49; पत्ता:- प्लॉट नं: 9बी/7, माळा नं: तिसरा मजला, इमारतीचे नाव: नवजीवन सोसायटी, ब्लॉक नं: चेंबुर, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-
9) दस्तऐवज करून दिल्याचा दिनांक	04/12/2012
10) दस्त नोंदणी केल्याचा दिनांक	06/12/2012
11) अनुक्रमांक, खंड व पृष्ठ	8724/2012
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	110000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	22040
14) शेर	

सह दुय्यम निबंधक वर्ग-२

ठाणे-१



पल्यांकनासाठी विचारात घेतलेला पथील:-

द्रांक शुल्क आकारताना निवडलेला नुच्छेद :-

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

THE ANJANA CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act. 1960) Registration No. _____ and Date 16-1-1998

No. 04 ANJANA APARTMENT, TNA/CTNA/HSG/CTG/1257/97-98, BEHIND BHARAT SCHOOL, KOPRI COLONY, THANE (E). 406003.

Authorised share Capital Rs. _____ Divided into _____ shares each
of Rs. 50/- only. Member's Register No. MRF-4

THIS IS TO CERTIFY that ~~Shri~~/ Smt. Sugandha G. Shetty

of Thane is the Registered Holder of (Five) Shares from No. 16
to 20 of Rs. 250/- (Rupees Two Hundred & Fifty only)
in THE ANJANA CO-OPERATIVE HOUSING SOCIETY LTD.

Thane subject to the Bye-laws of the said Society and
that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Thane this twentieth
day of March 1998



[Signature]
Chairman

[Signature]
Hon. Secretary

Hon Treasurer
or M.C. Member

R S MRYANI & CO.
STAMP DUTY & TAX CONSULTANTS
TAXATION, STAMP DUTY & REGISTRATION
Shop No. 13, Gaulam Arcade, Near TJS Bank
THANE (E) - 400 603, Tel: 25982600



ठाणे महानगरपालिका

महानगरपालिका कार्यालय, चंद्रनद्याची, पांचपाळाची, ठाणे ४०० ६०२,
 THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संवत् २०७३/७४ अ.स.प.

क्र. सं.	भोगवटा करणा-याचे नांव	जागेचा उपयोग	मजला	जागेचे मापमाप	क्षेत्रफळ	मासिक मांड र. पे.	नोंद
३	१ला मजला श्री. जैठाबाई देऊचंद सोडा	दिवसी	१ला मजला	हॉल - १३ x १०.६ = १३६.५० वेड - १०.६ x ६.३ = ६७.१२ वेड - ५.६ x ६.३ = ३५.३८ वेड - ६.६ x ६.३ = ४१.५८ छिन्न - ६.६ x ४.६ = ३०.३६ वाय - ५ x ४.६ = २२.५० पॅसेज १०.३ x ३.३ = ३३.३९ सेंडिंग ४ x ३ = १२.०० ----- ४००.९२ सेंडिंग वाय - ३४.५० ----- ४३५.४२	१६४.०		
	जयपाल रामचंद्र सचदेव पुत्रपुत्रा-जयपाल सचदेव सौ. सुशोभा सचदेव	दिवसी	२रा मजला	मोजमाप २ प्रमाणे	२००		मा. स. ए. अ. १४/१९ मो. दि. ०२/१०/२० चे. अ. १४/१०/२० फ. २५/१०
	२रा मजला		२रा मजला	मोजमाप ३ प्रमाणे	१६८		
	सौ. पार्वती तिळचंद पुत्रपुत्रा रमेश दागपाल	दिवसी	३रा मजला	मोजमाप २ प्रमाणे	२००		
	३रा मजला		३रा मजला				
	मोडुमल अडवणी	दिवसी					

A No. 295

THANE MUNICIPAL COUNCIL
OCCUPATION CERTIFICATE (PART) V.P. 649 Date 12/2/83

Architect's Name & Address :

Shri. S. A. Pataskar (Arch)

Wadgaon Road Station Road Thane

Owner's Name & Address :

Mr. B. S. Shinde

Parshram Shankar
Fargade, T. K. No. 12, C. S.

No. 1062 to 1117 T. P. S. 2, V. P. 649
Sancti Takarman Road Thane
Occupancy Certificate & Building Permit

V.P. 649 Date 19/9/79

Sancti Takarman Road Thane

Permission is hereby granted to occupy the Building as mentioned above

DIMENSIONS

GROUND FLOOR	STILT	THIRD FLOOR
NAME	SIZE	NOS.
HALL	16'-10" X 10'-0"	3
HALL	17'-0" X 10'-9"	3
BED	12'-6" X 12'-0"	3
BED	12'-8" X 11'-8"	3
KITCHEN	8'-6" X 11'-0"	3
KITCHEN	8'-6" X 11'-0"	3
BATH	7'-6" X 4'-6"	6
W.C.	5'-0" X 4'-0"	6
BAL.	4'-3" X 8'-3"	3
BAL.	4'-3" X 12'-0"	3

Net Storage Tank above
Stair case

CONDITION

The floor space index used for the part 2nd floor construction at the building under reference meter which is not permissible as per the same floor plans, should be curtailed from the proposed building to be constructed adjacent to the building under reference. The revised building plans of the adjacent building should be got approved first before commencement of the work of adjacent building.

केन्द्रीय नागरी अधिकार
अधिकार 2004 अंतर्गत
प्रमाणित प्रत
शहर विकास विभाग
ठाणे नगरपालिका, ठाणे.

Thane Municipal Council, Thane.
PLANNING AUTHORITY

Commencement Certificate No. 17P.649

Date 19/9/79

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) :-

for / Smt. R. G. Pataskar (Spm Arch) (Arch)
for / Smt. Baburao Shankar & Shri. Perasharam Shankar (Owner)

Proposed alterations & additions to the existing building on F.No. 12 G.S.No. 1082 to M.T.P.S. 2 at S. Tukaram Path Thane (East) as per your plans & application dated 29.6.79

Subject to the following conditions, viz. :-

Non agricultural permission under Maharashtra and P. & T. Code 1966 shall be issued in the office SEVEN days before starting the construction work

केन्द्रीय माहुरती अधिकारी
अधिनियम 1966 अंतर्गत

शहर विकास विभाग
ठाणे महानगरपालिका, ठाणे

Above permission is given subject to modification which may be suggested by A.D.P. and his plan will be sent to him for further condition

2. This certificate shall remain valid for a period of one year commencing on the date of its issue.

Thane

19/9/79

Summary-2 (दस्त गोपवारा भाग - २)

08/12/2012 12:59:20 PM

दस्त क्रमांक : 8724/2012
स्थापना प्रकार :- करारनामा

दस्त गोपवारा भाग - २

दस्त क्रमांक: 8724/2012

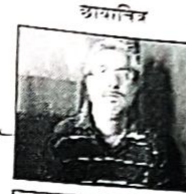
अनु.क्र. पक्षकाराचे नाव व पत्ता

1 नाव: जयपाल रामचंद सचदेव
पत्ता: प्लॉट नं: 3/61, माळा नं: -, इमारतीचे नाव: गंगा को-
ओप हौसिंग सोसायटी लि, ब्लॉक नं: कामधेनु, रोड नं: हरि
ओम नगर, मुलुंड (पू), मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AEEPS5265H

पक्षकाराचा प्रकार

लिहून देणार
वय: -43
स्वाक्षरी:-

[Signature]



2 नाव: वंदना जयपाल सचदेव
पत्ता: प्लॉट नं: 3/61, माळा नं: -, इमारतीचे नाव: गंगा को-
ओप हौसिंग सोसायटी लि, ब्लॉक नं: कामधेनु, रोड नं: हरि
ओम नगर, मुलुंड (पू), मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AMJPS8974J

लिहून देणार
वय: -43
स्वाक्षरी:-

[Signature]



3 नाव: लेहा राजकिशोर लालचंदानी यांच्यावतीने मुख्यत्वार
म्हणून सपना राजेंद्र मसंद
पत्ता: प्लॉट नं: 9वी/7, माळा नं: तिसरा मजला, इमारतीचे
नाव: नवजीवन सोसायटी, ब्लॉक नं: चेंबुर, मुंबई, रोड
नं: -, महाराष्ट्र, मुंबई.
पिन नंबर:

लिहून देणार
वय: -49
स्वाक्षरी:-

[Signature]



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 06 / 12 / 2012 12 : 56 : 41 PM

ओळख:-

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

अनु.क्र. पक्षकाराचे नाव व पत्ता

1 नाव: प्रकाश के आहेर
वय: 26
पत्ता: 13, गौतम आर्केड, कोपरी, ठाणे
पिन कोड: 400603

छायाचित्र

अंगठ्याचा उतता



[Signature]

2 नाव: हेमंत आर मूलचंदानी
वय: 54
पत्ता: मुलुंड कॉलनी, मुलुंड(प), मुंबई
पिन कोड: 400080

स्वाक्षरी

[Signature]



शिक्रा क्र.4 ची वेळ: 06 / 12 / 2012 12 : 58 : 00 PM

शिक्रा क्र.5 ची वेळ: 06 / 12 / 2012 12 : 58 : 00 PM

Sub Registrar Thane 1



पुस्तक क्रमांक 9 मध्य
दस्त क्रमांक 8724/2012 पर सीदला
असून त्यास एकूण 25 पाने आहेत

राह पुस्तक क्रमांक 8724/2012
ठाणे - 9.
[Signature]

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAFPM3643Q



नाम /NAME
SAPNA RAJENDER MASAND

पिता का नाम /FATHER'S NAME
PAHLAJ MILKIRAM WADHWA

जन्म तिथि /DATE OF BIRTH
12-09-1963

हस्ताक्षर /SIGNATURE

S.R. Masand

R. Singh
आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEEPS5265H



नाम /NAME
JAIPAL RAMCHAND SACHDEV

पिता का नाम /FATHER'S NAME
RAMCHAND POPATMAL SACHDEV

जन्म तिथि /DATE OF BIRTH
04-07-1968

हस्ताक्षर /SIGNATURE

R. Sachdev

R. Sachdev
आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AMJPS8974J



नाम /NAME
VANDANA JAIPAL SACHDEV

पिता का नाम /FATHER'S NAME
NANIKRAM DWARKADAS
WADHWANI

जन्म तिथि /DATE OF BIRTH
17-02-1969

हस्ताक्षर /SIGNATURE

V. Sachdev

P.S.
आयकर आयुक्त (कम्प्यूटर फोरम)
Commissioner of Income-tax (Computer Operations)

टनन-9

दस्ता कमांक 628/1992

24/12

SPECIAL POWER OF ATTORNEY

I THE UNDERSIGNED, SNEHA RAJKISHORE LALCHANDANI, INDIAN NATIONAL, HOLDING A PASSPORT NO J3751519, RESIDENT OF DUBAI, U.A.E HAVING MY ADDRESS AT P.O. BOX 43994, DUBAI AS PER THIS DEED, DO HEREBY AUTHORIZE SAPNA RAJENDER MASAND, INDIAN NATIONAL, HAVING HER ADDRESS IN INDIA: 9B, 7^{3RD} FLOOR, NAVJIVAN SOCIETY CHEMBUR MUMBAI 74, AND HOLDER OF PANCARD AAFPM36430 TO REPRESENT ME AND ACT ON MY BEHALF TO PURCHASE ANY UNITS, (RESIDENTIAL OR COMMERCIAL) OR PLOTS, IN MUMBAI, INDIA AND REGISTER THE SAME UNDER MY NAME, PAY OR RECEIVE THE AGREED AND APPROPRIATE PRICE, AUTHENTICATE CONTRACTS IN THIS REGARD, CARRY OUT ACTS OF ITS AUTHENTICATION AND TRANSFER THE SAME UNDER MY NAME, REGISTER THE DISPOSITION AT COMPETENT OFFICIAL AUTHORITIES, RECEIVE OWNERSHIP DEEDS AND DOCUMENTS. HE SHALL HAVE THE RIGHT TO SUBMIT AND RECEIVE ALL TRANSACTIONS, WITHDRAW AND SIGN PREPARED FORMS THEREIN, AND PAY FEES AND SPEND THEIR REMAINS, TO OBTAIN REQUIRED PERMISSIONS AND ACCEPTANCES AND DO ALL REQUIRED ACTS THEREIN; FURTHER HE SHALL HAVE THE RIGHT TO TAKE ANY BANK TRANSACTION UNDER MY NAME TO ENABLE ME TO PROCEED REGISTERING OR PURCHASING; MY ATTORNEY SHALL HAVE THE RIGHT TO REPRESENT ME BEFORE ALL OFFICIAL AND NON OFFICIAL AUTHORITIES IN INCLUDING REGISTRATIONS, DEEDS, AND ACCEPTANCES OF PROPERTIES REGISTRATIONS, MUNICIPALITIES, REGISTRATION OFFICES, AUTHENTICATIONS OFFICES, AND NATURAL INDIVIDUALS I ALSO CONFIRM AND WITNESS ALL DEEDS AND DOCUMENTS WITHOUT RESTRICTION TO HIS DEEDS I HEREBY AUTHORIZE HIM TO SIGN ON MY BEHALF ANY PAPERS, AGREEMENTS OR CONTRACTS RELATING TO WHAT I AUTHORIZED TO DO BEFORE COMPETENT AUTHORITY.

Sueha K



SHE HAS AUTHORITY TO BY, SELL AND RENT OUT OF MY ANY PROPERTY

टनन-१
दस्त कमांक <i>(Signature)</i>
<i>20/26</i>

IN WITNESS I SIGN AND REQUEST THE INDIA CONSULATE, DUBAI TO ATTEND HERBY

Consulate General of India,
Dubai, does not accept any

PRINCIPAL NAME: SNEHA RAJKISHORE LALCHANDANI for the contents
 P.P. NO. J3751519 ISSUED AT MUMBAI ON 10/09/2012 EXP: 09/09/2022
 P. BOX 43994, MOBILE: 055-8478970.

SIGNATURE: *(Signature)*
 Date: *(Date)*
 Place: *(Place)*



HENRIK ROFODLO,
 Vice Consul
 Consulate General of India
 Dubai (U.A.E.)

VFS 441080

THANA MUNICIPAL COUNCIL

OCCUPATION CERTIFICATE No. 497/64

197/30.6.75

834
640/25-26
2000
13/11/75

Commencement Certificate No. 42 Date 13.5.71

Architect's Name: D. D. Kale & Associates Architects

Address: "Shikhar" Gandhinagar, Thana, Dist. ...

Owner's Name: Smt. Saraswati Bai G. Nale

Address: ...

Locality: Behind 'Anand', Thana (East) Tika No. 12 S. No. -

C. T. S. 111 H. No. - Plot No. -

Date of Certificate: 1.7.75 and for which floor: ground floor

DIMENSIONS: 36'0" x 41'0" on ...



Second floor

Shop 1x10'-0" x 17'-9" x 12'-0"
Living 2x11'-0" x 12'-0"
Kitchen 2x11'-0" x 7'-0"
Bed 2x11'-0" x 10'-0"
Bath 2x3'-6" x 7'-0" x 1'-2"
Balcony 2x2' x 10'-0"

Third floor

Living 1x12'-0" x 11'-0" x 11'-0"
Bed 1x10'-0" x 11'-0" x 11'-0"
Bath 1x8'-0" x 10'-0" x 3'-0"
Bath 1x8'-0" x 10'-0" x 3'-0"
Balcony 1x11'-0" x 11'-0"

Fourth floor

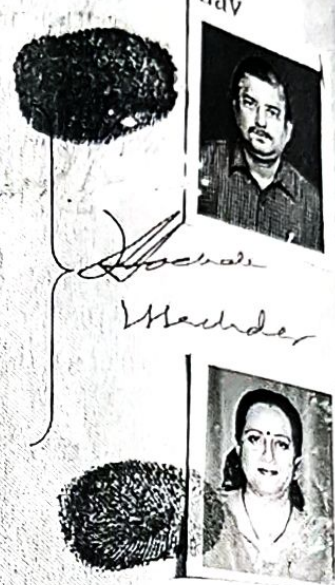
Permission is hereby granted to occupy the above building as mentioned above. Completion Certificate shall be issued when the building is completed in all respects. You will have to apply for it, after the completion of the brick work. Being shall be taxed from the date of issue of occupation certificate.

रजि. 49
96/25

Office Chief
90-25

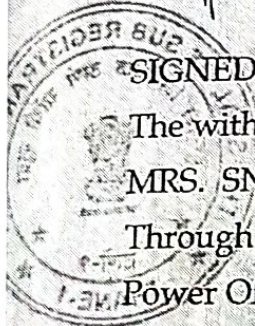
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands hereafter on this day and year first hereinabove written.

SIGNED SEALED & DELIVERED BY
the within named 'TRANSFERORS'
MR. JAIPAL RAMCHAND SACHDEV &
MRS. VANDANA JAIPAL SACHDEV
the party of the FIRST PART
in presence of



WITNESSES:

- 1.
- 2.



SIGNED SEALED & DELIVERED BY
The within named 'TRANSFeree'
MRS. SNEHA RAJKISHORE LALCHANDANI
Through Her Constituted
Power Of Attorney Holder,
SMT. SAPNA RAJENDER MASAND
The party of the SECOND PART
In the presence of



S.R. Masand

WITNESSES:

- 1.
- 2.



P-10125
23/1/02

तलम-9
१२/१/०२

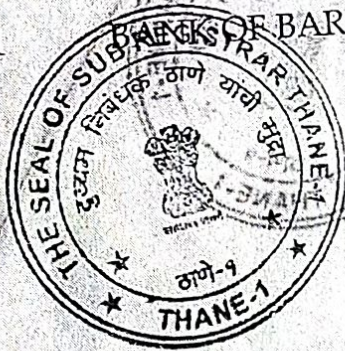
RECEIPT

Received part Payment of Rs. 18,00,000/- (Rs. Eighteen Lac Only) from MRS. SNEHA RAJKISHORE LALCHANDANI through her Constituted Power Of Attorney Holder, SMT. SAPNA RAJENDER MASAND against sale of Flat No. 4 on 1st Floor, ANJANA Co-Op. Hsg. Society Ltd., at Kopri, Thane[E], in the following manner :

<u>Date</u>	<u>Chq. No.</u>	<u>Name of the Bank/Branch</u>	<u>Amount</u>
26/08/12	42875	BANK OF BARODA,	2,00,000/-
20/09/12	42876	BANK OF BARODA,	4,00,000/-
03/10/12	42877	BANK OF BARODA,	4,00,000/-
23/10/12	42879	BANK OF BARODA,	4,00,000/-
19/11/12	00001	BANK OF BARODA,	4,00,000/-

Total Rs. 18,00,000/-

WE SAY RECEIVED,
(Rs. 18,00,000/-)



Sachdev
Mauder

MR. JAIPAL RAMCHAND SACHDEV &
MRS. VANDANA JAIPAL SACHDEV

टनल-१

दस्तावेज क्रमांक ५२०/२०१२

१३/१२

- c. The Transferee shall, from the date of possession of the said Flat being offered by the Transferors bear and regularly pay all the outgoings and taxes in respect of the said Flat;
- d. The Transferee shall use the said Flat for the purpose of Residence only and shall not create any nuisance or annoyance to the other members of the building.
- e. The Transferee shall not use and or store any hazardous material and or chemicals in the said Flat or in the gangway leading to the said Flat.
- f. The Transferee hereby agree and acknowledge that any delay tolerated or indulgence shown by the Transferors in enforcing the terms of this agreement or any forbearance or giving of time to the Transferee by the Transferors shall not be constructed as a waiver on the part of the Transferors of any breach or non compliance of any of the terms and conditions of this Agreement by the Transferee nor shall the same in any manner prejudice the rights of the Transferors.



g. The Transferors has informed the Transferee that the Transferors shall hand over the possession of the said flat to the Transferee simultaneously at the time of the realization of the full and final sale consideration by the Transferors.

3. THE PARTIES HERETO AGREE THAT:

4. The Transferors shall hand over all the copy of original documents in respect of the said flat and the NOC in the format as may be required by the Transferee. The Transferee indemnify and keep indemnified the Transferor against loss and/or harm that may be caused to the Transferors due to loss or misuse of such documents provided by the Transferor to the Transferee.

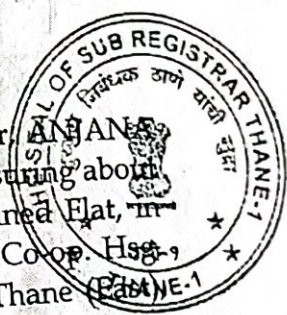
[Handwritten signature]
S.B. Masand

ठान-१
 वस्तु क्रमांक (12/100)2
 90/25

- b. The Transferors hereby indemnifies and keeps indemnified the Transferee against any claim that may be made and any loss, harm or damage that may incurred or suffered including the any loss or damage arising out of or connected with or consequent to any of the Transferors' representations herein being incorrect or inaccurate, including any claims for unpaid dues;
- c. The transfer fees/donation charged by the said society in respect of the said Flat in the said society's records shall be borne and paid by the Transferee alone.
- d. The stamp duty, registration fees and/or other expenses in regard to these presents or for the sale and transfer of the said Flat shall be born and paid by the Transferee alone and the Transferors shall in no way responsible for any part of it.

SCHEDULE

ALL THAT with the Flat No. 4 on the First Floor, ANJANA Co-op. Hsg. Society Ltd, Kopri, Thane(E); admeasuring about 550 sq. ft. Carpet area or thereabout, self-contained Flat, in the building of the society known as ANJANA Co-op. Hsg. Society Ltd., being lying and situate at Kopri, Thane (E) with in the limit of Thane Municipal Corporation, bearing Survey No. 1111, Tikka No. 12; Village Kopri, Thane(E).



The aforesaid society is a registered society Registered under the provisions of Maharashtra Co-operative Housing Societies Act 1960 being society registered No. TNA/(TNA)/HSG/(TC)/1257/97-98.

The construction of the building of the aforesaid Society is of the year 1975 and it is Ground plus Three storey building.

[Handwritten signature]
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 G.R. ...

टनल-१
दस्तावेज क्रमांक १११०/२०१२
११/२६

- b. The Transferors has not entered into any agreement for assignment and transfers of his rights, title and interest in respect of the said Flat or any part thereof and shall not do so hereinafter during the existence of these presents. The Transferors further declares and confirms that the Transferors has full right, power, interest and authority to transfer the said flat, along with the said shares and hand over the possession free from any encumbrances whatsoever.
- c. In the event of any outstanding arrears in respect to the said Flat payable to the said society or any Government body or authority prior to the date of possession of the said flat being offered by the Transferors to the Transferee the same shall be payable by the Transferors.
- d. The Transferors is not restrained either under the Income Tax act or any other statute or law for the time being in force to sell and/or transfer the said flat and the said shares to the Transferee;
- e. There is no restraint or order of any court or authority having jurisdiction restraining the Transferors from dealing with or disposing of the said flat in any manner whatsoever;



f. The Transferors has applied for and obtained the permission from the said society to transfer and sell the said flat in favour of the Transferee;

g. The Transferors shall either themselves or through a legally constituted attorney execute all such papers and documents as may be necessary at any time and from time to time for the effective and complete transfer of the right, title and/or interest in the said Flat and in the said shares of the said society or deposits with various local authorities in the name of Transferee.

P-111
 S.B. Masand
 125/11

त.ज.नं.-७
 वंशिक करणिक (६२५८/२०१२)
 ६१२६

07/198 599. 24/11

- h. The Transferors shall be liable to safeguard the title and possession of the Transferee and will compensate, indemnify and or reimburse the Transferee for any loss which the said Transferee may sustain or suffer due to material suppression or mistake of acts or non-compliance of the obligations on the part of the Transferors in this transaction.
- i. Notwithstanding any act, deed, matter or thing done, committed, omitted or knowingly or willingly suffered to the contrary by the Transferors or any person or persons claiming from, through, under or in trust for the Transferors the Transferors now has in herself good right, full power and absolute authority to sell, transfer, convey and assign the said Flat unto and to the use of the Transferee;
- j. The Transferors shall sign all documents, papers and do all acts as may be required for effectively transferring all their rights, title and interest in the said flat to the name of the Transferee in the records of the society and shall obtain No Objection Certificate from the society.

3. THE TRANSFEEE DECLARE THAT:

- a. The Transferee hereby declare that they have purchased the said flat solely based on their own decision and the Transferors has not misrepresented on any facts which are not expressly setout herein.
- b. The Transferee hereby agree and acknowledge that the Transferors has agreed to execute and register this Agreement only in good faith. The Transferors shall be handed over the original documents and/or any other documents related to the said flat to the Transferee.



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 (2017/01) 27-2-2017
 S.R. Masand
 08

टनन-9
 दल क्रमांक 10/12/2021
 8/26

BETWEEN:

MR. JAIPAL RAMCHAND SACHDEV, aged 43 years, PA No. AEEPS5265H and MRS. VANDANA JAIPAL SACHDEV, Aged 43 years, PA No. AMJPS8974; both Hindu adults, Indian Inhabitants, having address at Flat No. 3/61, GANGA Co-op. Hsg. Society Ltd. Kamdhenu, Hari Om Nagar, Mulund (E), Mumbai-400081; hereinafter referred to as "TRANSFERORS" {which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives and assigns} of the One Part.

AND

MRS. SNEHA RAJKISHORE LALCHANDANI, through her Constituted Power Of Attorney Holder, SMT. SAPNA RAJENDER MASAND, Aged — years, PAN No. AAFPM3643Q, an Hindu, Indian Inhabitant, residing at 9B/7, 3rd floor, Navjivan Society, Chembur, Mumbai-400074; hereinafter referred to as "TRANSFEEEE" {which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, legal representatives and assigns} of the Other Part.

The Transferors and the Transferee each is hereinafter individually called a "Party" and collectively "Parties".



WHEREAS:

A. The Transferors herein are the absolute owner in respect of Flat No. 4 on 1st Floor, Admeasuring 550 sq. ft. Carpet area in the Building of ANJANA Co-op. Hsg. Society Ltd., being lying and situated on land bearing City Survey No. 1111 & Tika No. 12, situated at Village Kopri, Thane [E], {hereinafter referred to as the "Said Flat"} and more particularly described in the Schedule hereunder written.

S. R. Masand
S. R. Masand
20/12/20

दनज-9
वस्त क्रमांक 20/12/20
4/12

D. The Transferors had raised housing loan against the lien of the said flat from PUNJAB NATIONAL BANK. The Transferors will clear the outstanding loan amount against said Flat & will obtain the original document & clearance/no dues letter from the Punjab National Bank.

NOW THIS DEED WITNESSETH AS UNDER :

1. The Transferors as absolute owner of the said flat and as bonafide member of the said society hereby agrees to sell, transfer, convey and assure unto the Transferee and the Transferee relying upon the correctness of representations and statements of the Transferors hereby purchase and acquire all the Transferors' right, title and/or interest in the said Flat No. 4 admeasuring about 550 sq.fts. Carpet area on the First Floor, ANJANA Co-op. Hsg. Soc. Ltd., being lying and situated on land bearing City Survey No. 1111, Tikka No. 12, situated at Village Kopri, Thane(E) and the said shares issued by the said society in respect of the said flat for a aggregate consideration of Rs. 22,00,000/- (Rs. Twenty Two Lac Only) which has to be paid by the Transferee to the Transferors as follows:

- a. Simultaneously on the execution hereof the Transferee have paid to the Transferors sum of Rs. 18,00,000/- (Rs. Eighteen Lac Only) as part payment towards purchase of the said flat in the manner as mentioned in the receipt at the end of this Agreement for Sale (the payment and receipt whereof the Transferors hereby admit and acknowledge and of and from the same hereby the Transferee forever).
- b. Balance of Rs 400000/- (Four Lac only) payable at the time of possession on or before 31/12/2012.



2. THE TRANSFERORS HEREBY REPRESENTS TO THE TRANSFEE:

a. The Transferors has paid all the outgoings (including society, electricity, etc.) and rates and taxes pertaining to the said Flat to the said Society or to the concerned authorities and there are no outstanding/arrears in respect to the said Flat as on the date hereof;

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 S.B. Masani

टनन-९
दस्ता नं: भाक (1256/2012)
4/12

AND WHEREAS the Transferors had purchased the said premises from Shri. Prakash Kishanchand Kewalramani vide Agreement registered at the Office of the Sub-Registrar Thane-1 vide document No. 05563-2010 dated 03/07/2010.

The Said Smt. Prakash Kishanchand Kewalramani had purchased the said premises from Smt. Sugandha Ganpati Shetty vide Agreement registered at the Office of the Sub-Registrar Thane-5 vide document No. 1760-2007 dated 02/03/2007.

The said Smt. Sugandha Ganpati Shetty had purchased the said premises from Mr. Kashinath Pilaji Dege vide Agreement dated 10/11/1979.

B. By virtue of being the owner of the said Flat the Transferors was registered as the member of the ANJANA Co-operative Housing Society Limited (hereinafter for brevity sake referred to as the said society) and as such member 5 (five) fully paid-up shares bearing distinctive Nos. 16 to 20 (both inclusive) of the value of Rs. 50/-each, represented by Share Certificate No. 04 issued by the said Society under its common seal, in respect of the said Flat (hereinafter referred to as the "said shares")



The Transferors has agreed to sell, transfer and assign unto the Transferee and the Transferee solely relying upon the representations made by the Transferors, has agreed to acquire and purchase from the Transferors the said Flat along with the share in the capital of the said society together with right, title and interest of the Transferors as member of the said society for a total consideration of Rs. 22,00,000/- (Rs. Twenty Two Lac Only) on the terms & conditions hereinafter appearing.

[Signature]
S. R. Masand

टनन-१
दस्तावेज क्रमांक 1250/2002
E/25

AND WHEREAS the said Society has granted the permission in writing to the said Transferor vide its letter dated 30.10.2006 to sell the said flat premises in the name of the said Transferee subject to compliance of financial and documentary formalities as required vide society's Bye-laws.

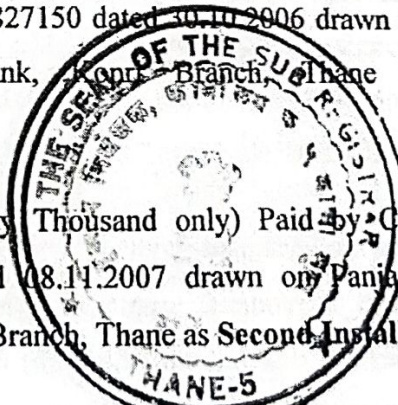
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN the parties hereto as follows :

1. That the said Transferor hereby declares and covenants that she is the sole beneficial and absolute owner of all rights, title and interest in the said flat premises and in the said 5 shares of the said Society and as such she is in exclusive possession of the said flat premises and she had paid each and singular all the amounts payable by her to the said Society in respect of the cost of the said flat premises and the said shares.
2. That in consideration of the fair market value of the said flat premises a sum of Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand only) has been partly paid and balance agreed to be paid by the said Transferee to the said Transferor in the manner mentioned hereinunder by cash or cheques. If any of such cheque/cheques be dishonored for any reason whatsoever, this agreement shall be treated as null and void and ineffectual.

Rs. 1,00,000/- (Rupees One Lakh only) Paid as token money by Cheque No. 827150 dated 30.10.2006 drawn on Panjab National Bank, Kopri Branch, Thane as First Installment.

Rs. 50,000/- (Rupees Fifty Thousand only) Paid by Cheque No. 827156 dated 08.11.2007 drawn on Panjab National Bank, Kopri Branch, Thane as Second Installment.

Rs. 1,00,000/- (Rupees One Lakh only) Paid by Cheque No. 362943 dated 05.01.2007 drawn on HDFC Bank, Thane (west) as Third Installment.



टनन - ९
बस्त अर्जांक १०६०१२००६
१/१३

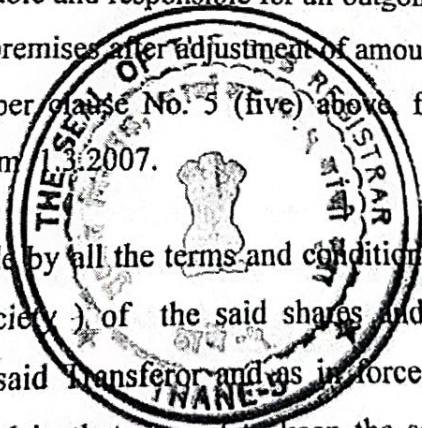
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unconditional use and occupation of the said flat premises without any objection or interference from the said Transferor or any person claiming through her or otherwise. The said Transferor hereby agrees that thereafter and for all times to come, the said Transferor or any other person claiming through her or otherwise (except the said Transferee and / or her nominees / assignees) shall have no right, title and interest of whatsoever nature in the said flat premises, the said shares and the said deposit and that the said Transferee shall then be the absolute owner of all rights, title and interest of the said Transferor in the said flat premises, the said shares and the said deposit with all rights, benefits, profits, rebates, refunds or allotments in cash or in any other form whatsoever that the said society of said flat premises and the said shares. The said refunds, profits, as the case may be and the said Transferor hereby confirms and undertake that she or any one claiming through or under her shall not thereafter receive, have or claim any rights, title or interest thereto or in any payments that the said Transferee may make to or receive from the said Society or otherwise in this respect.

7. That the said Transferee hereby undertakes :

- (a) to become member of the said society and to abide by all and singular bye-laws, rules and regulations adopted by it or which it may adopt from time to time.
- (b) to pay and be liable and responsible for all outgoings in respect of the said flat premises after adjustment of amounts paid and / or received as per clause No. 5 (five) above for the period commencing from 13.2.2007.
- (c) to faithfully abide by all the terms and conditions of allotment (by the said Society) of the said shares and the said flat premises to the said Transferor and as in force from time to time hereafter and in that respect to keep the said Transferor indemnified and kept and saved harmless against all proceedings, costs, claims and expenses of whatsoever nature, arising out of the failure of the said-Transferee in that behalf.



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दस्तावेज - ९
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E/193

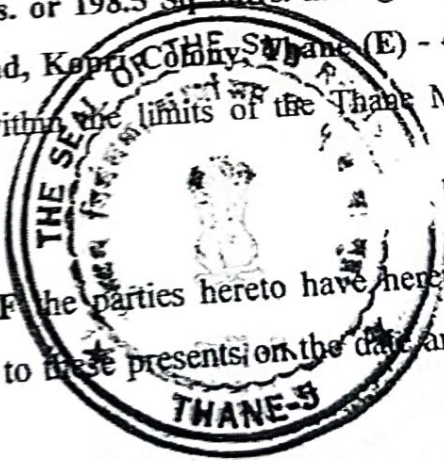
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- (d) to pay equally "DONATION in lieu of PREMIUM ON TRANSFER" payable to the said Society and to pay in full the Stamp Duties, Registration Charges / levies of any other authority, payable in this respect now and also after transfer of the said shares and the said flat premises to the name of the said Transferee.
- (e) That the said Transferor and the said Transferee do hereby agree to give each other inspection of any of the papers and documents that may be with them or any of them (or already handed over to either of them regarding the said flat premises) after receiving notice of a reasonable period of such inspection is necessitated for income tax or any other legal purpose of either party. This agreement is subject to Thane District jurisdiction only.

SCHEDULE

THE SCHEDULE OF THE FLAT REFERRED TO HEREINABOVE

A Flat No. 4 admeasuring 550 sq. ft. (i.e. 51.07 sq.mtrs.) of its Carpet area on First Floor in the building without lift of the Anjana Co-operative Housing Society Ltd., situated at plot of land consisting of Revenue Survey No. 1111, Hissa No. Part and City Survey No. 1111(P), Tika No. 12 admeasuring about 237.5 Sq. yds. or 198.5 Sq. mtrs. having Address as Behind Bharat School, S. T. Road, Koppa Colony, Thane (E) - 400 603, Taluka and District Thane and within the limits of the Thane Municipal Corporation.



IN WITNESS WHEREOF the parties hereto have hereunto stand subscribed their respective hands, to these presents on the date and the year first hereinabove written.

SIGNED AND DELIVERED by the
 within named Transferor
SMT. SUGANDHA GANPATI SHETTY
 In the presence of.....

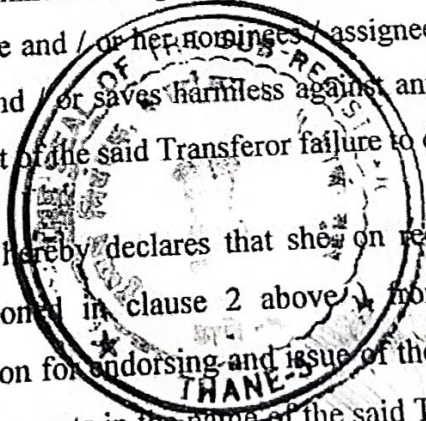
(Signature)
 (Sugandha G. Shetty)
TRANSFEROR

तल्ल - ९
१७६१२००६
७/९३

Contd...8..

title and interest in the said shares, the said flat premises and the said deposit to the name of the said Transferee and / or her nominees / assignees (as the case may be) without the said Transferee incurring any liability, harm, or loss in whatsoever manner.

4. In consideration of the amount of deposit which amount is not included in the above mentioned consideration amount paid by the said Transferee to the said Transferor as per clause 2 (two) above, the said Transferor hereby transfers to the said Transferee all her rights, title and interest in the amount of deposit if paid by the said Transferor as deposit to the Maharashtra State Electricity Board (now Maharashtra State Electricity Distribution Company Ltd.,) for installation of meter No. 9003400674 & Consumer No. 000030081561 for the electricity supply in the said flat premises.
5. That the said Transferor hereby confirms that she will pay all the outgoing such as rates and taxes and other charges in respect of the said flat premises due upto the date of possession or upto 28.2.2007 whichever is later as per the said Society's demand for taxes and other charges. If thereafter, any amount is still found to be due against the said Transferor for such taxes and other charges and expenses for the period ending 28.2.2007 payable to the said Society or to any person or authority in this respect, the Transferor hereby declares and covenants that she shall liable to pay (and shall on demand pay) the same to the said Society or to such person or authority or to the said Transferee and / or her nominees / assignees (as the case may be) and to keep the said Transferee and / or her nominees / assignees (as the case may) indemnified and / or saves harmless against any liability, loss or damages arising out of the said Transferor failure to do so.
6. That the said Transferor hereby declares that she on receiving the consideration (as mentioned in clause 2 above) from the said Transferee, has no objection for endorsing and issue of the said Share Certificate and other Documents in the name of the said Transferee in view of the payment of the abovesaid consideration paid in full to the said Transferor and the said Transferee shall only be liable to have



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दस्तावेज - ६
पत्र संख्या: १६६९२००६
५/९३

Contd.:6..

WITNESSES: NAMES / ADDRESS

SIGNATURE

1. 

2. 

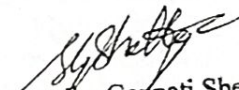
RECEIPT

(For 5th INSTALLMENT)

Received from the Transferee within named the sum of Rs. 2,00,000/- (Rupees Two Lakhs only) being 5th Installment out of the total consideration of Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand only) payable by them as within mentioned for sale / Transfer / assignment to them of all my rights, title and interest in the said flat premises and the said shares of the said Society within mentioned, in the ownership, possession, occupation and Co-partnership tenancy of the said society as under.

<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on (Bank)</u>	<u>Amount</u>
362945		HDFC Bank, Thane (W).	Rs. 2,00,000/-

I SAY RECEIVED


 (Sugandha Ganpati Shetty)
 TRANSFEROR

WITNESSES: NAMES / ADDRESS

1. 

2. 



रुमन - ६
 नस्य नमः १७६०१२००६
 ९/१३

WITNESSES : NAMES / ADDRESS

SIGNATURE

1.

2.

SIGNED AND DELIVERED by the
withinnamed Transferee

**SHRI. PRAKASH KISHANCHAND
KEWALRAMANI**

In the presence of.....


(Prakash K. Kewalramani)
TRANSFEE

WITNESSES : NAMES / ADDRESS

SIGNATURE

1.

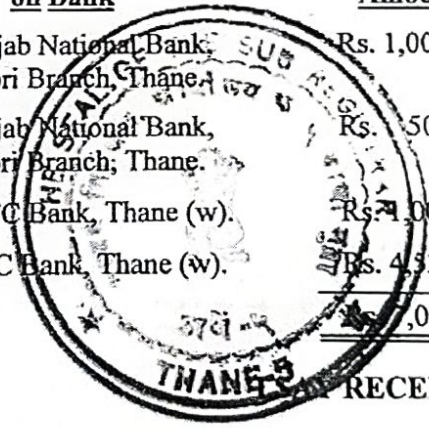
2.

RECEIPT

[FOR INSTALLMENTS No. I, II, III & IV]

Received from the Transferee withinnamed the sum of Rs. 7,03,300/- (Rupees Seven Lakhs Three Thousand Three Hundred only) being part payment out of the total consideration of Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand only) payable by him as withinmentioned for sale / Transfer / assignment to him of all my rights, title and interest in the said flat premises and the said shares of the said Society withinmentioned, in the ownership, possession, occupation and Co-partnership tenancy of the said society as under.

<u>Instt.</u>	<u>Cheque No.</u>	<u>Dated</u>	<u>on Bank</u>	<u>Amount</u>
I	827150	30.10.2006	Panjab National Bank, Kopri Branch, Thane.	Rs. 1,00,000/-
II	827156	08.11.2006	Panjab National Bank, Kopri Branch; Thane.	Rs. 50,000/-
III	362943	05.01.2007	HDFC Bank, Thane (w).	Rs. 1,00,000/-
IV	199055	07.02.2007	HDFC Bank, Thane (w).	Rs. 4,53,300/-
				<u>Rs. 7,03,300/-</u>




(Sugandha Ganpati Shetty)
TRANSFEROR

मजल - ५
१७६०१२००६
८१९३

Contd...9..

THANA MUNICIPAL COUNCIL

OCCUPATION CERTIFICATE

No. 95

497/30675

No. 497/64

Date 25/11/75

४७४-३
४५७/२६-२७
२००९

Commencement Certificate No. 42

Date 19.5.71

Architect's Name D.D. Kale & Associates Architects

Address Shrihari Ganesh Ward, Thana, Dist. Solapur

Owner's Name Smt. Saraswati B. G. Nark

Address _____

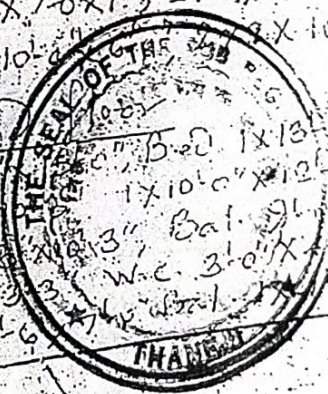
Locality Behind 'Anand' Thana (East) Tika No. 12 S. No. _____

C. T. S. 1111 H. No. _____ Plot No. _____

Date of Certificate 1.7.75 And for which floor ground floor

DIMENSIONS: Screen & blind on

Ground floor	Living	2x1x10'-0" x 12'-0"	2x1x10'-0" x 13'-0"
First floor	Shop	1x10'-0" x 17'-6"	1x12'-0" x 17'-6"
		1x12'-0" x 15'-0"	1x10'-0" x 15'-0" otha 4'-0"
Second floor	Living	2x1x10'-0" x 12'-0"	2x1x10'-0" x 13'-0"
	Kitchen	2x1x13'-0" x 7'-0"	2x1x7'-0" x 10'-0"
Third floor	Bed	2x3x10'-0" x 10'-3"	W.C. 2x2x4'-0"
	Bath	2x3'-6" x 7'-0" x 1'-0"	2x1x8'-0" x 1'-0"
Fourth floor	Balcony	2x2x10'-0"	2x1x10'-0" x 1'-0"
	Living	1x20'-3"	1x13'-0" x 11'-0"
	Bed	1x10'-0" x 12'-0"	1x10'-0" x 12'-0"
	Dinn. kit	1x17'-0" x 3'-0"	Bal. 9'-0" x 10'-0"
	Bath	1x8'-0" x 3'-0"	W.C. 3'-0" x 4'-0"
	Break Rm.	2x3'-6"	1x10'-0" x 10'-0"



Permy :-
Water Tap :-

Permission is hereby granted to occupy the above building as mentioned above. Completion Certificate shall be issued when the building is completed in all respects. You shall have to apply for it, after the completion of the work.

Building shall be taxed from the date of issue of occupation Certificate.

Office
99/23
90-95

Seal

Town Development
Thana Municipal Council

दुय्यम निबंधकः
शा. दु. नि. लाणे 5

दस्त गोषवारा भाग-1

टनन5

दस्त क्र 1760/2007

१२/१३

1760/2007

पक्षकाराचे प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

लिहून घेणार

वय 36

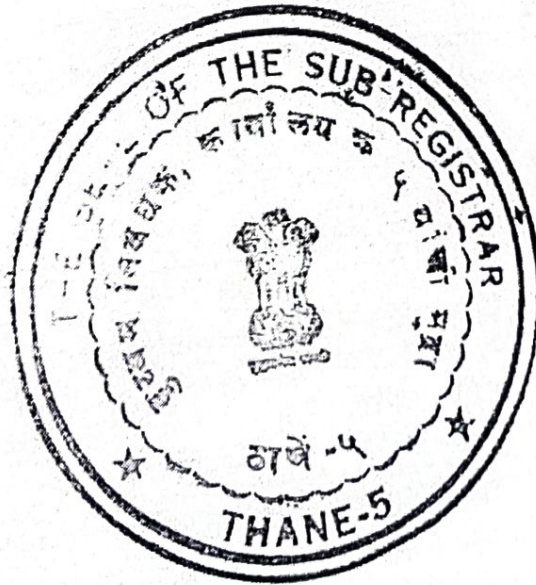
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लिहून देणार

वय 63

सही



9869526703 - RAHUL SONAWANE

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and entered at Thane on this ___ day of November, 2023.

BETWEEN:

MRS SNEHA RAJKISHORE LALCHANDANI, age 57 years, P A No.ASJPR7634L, Non-Resident Indian, presently residing at Dubai, represented by her legally constituted attorney, Mrs Sapna Rajender Masand, age 60 years, having address at Flat No.1203, 'Senina', Hiranandani Estate, Patlipada, Ghodbunder Road, Thane (West) 400607, hereinafter referred to as the 'Transferor', (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, legal representatives and assigns), party of One Part.

AND

MR RAHUL RAMCHANDRA SONAWANE, age 48 years, P A No.BFKPS5753Q & MRS KAMINI RAHUL SONAWANE, age 46 years, P A No.BFRPS9517K Indian Inhabitants, having address at 3/1, Mahatma Phule CHS Ltd., Behind Akroti Tower, Vidyalaya Marg, Gavanpada, Mulund (East), Mumbai 400081, hereinafter referred to as the "Transferees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives & assigns), party of Other Part.

S.R. Masand

R.R. Sonawane

JRS

WHEREAS the Transferor herein is the absolute owner of Flat No.4, admeasuring 550 square feet carpet area, situated on the First Floor, in the building known as 'Anjana', being lying and situated on land bearing C T S No.1111, Tika No.12, Village Kopri, Behind Bharat English High School, Kopri Colony, Thane (East) 400603, (hereinafter referred to as the "said Flat").

AND WHEREAS the Transferor has purchased the said Flat from Mr Jaipal Ramchand Sachdev and Mrs Vandana Jaipal Sachdev, vide Agreement for Sale Deed dated 4th December 2012, registered at the office of the Sub-Registrar Thane at document number TNN1-8724-2012, dated 06/12/2012.

AND WHEREAS by virtue of being the owner of the said Flat the Transferor has been admitted as the member of Anjana Co-op. Hou. Soc. Ltd., (a society registered under the provisions of MCS Act, 1960, bearing registration number TNA/(TNA)/HSG/(TC)/1257/97-98, hereinafter referred to as the said Society), and as such member 5 (five) fully paid up shares of Rs.50 each bearing distinctive numbers from 16 to 20 (both inclusive), under share certificate number 04, (hereinafter referred to as the said Shares), have been transferred by the said Society to the Transferor.

S. R. N. N. N. N.

R. R. Sonawane

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AND WHEREAS the Transferor has not raised any loan against the lien of the said Flat and no one other than the Transferor has any right, title and/or interest in the said Flat. The Transferor is in legal and judicial possession of the said Flat as absolute owner thereof.

AND WHEREAS the Transferor intends to sell the said Flat and transfer her rights in the capital and sinking fund of the said Society and the deposits paid to the utility providers; the Transferees, relying upon the representations made by the Transferor, have agreed to acquire and purchase the said Flat from the Transferor for the price and on the terms and conditions hereinafter appearing:

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS UNDER:

1. The Transferor hereby agrees to sell, transfer, convey and assure all her right, title and/or interest in of Flat No.4, admeasuring 550 square feet carpet area, situated on the First Floor, in the building known as 'Anjana', being lying and situated on land bearing C T S No.1111, Tika No.12, Village Kopri, Behind Bharat English High School, Kopri Colony, Thane (East) 400603, to the Transferees and the Transferees relying upon the correctness of the representations and statements of the Transferor, hereby agree to purchase and acquire the said Flat from the Transferor, for aggregate consideration of Rs.63,00,000/- (Rupees Sixty Three Lakhs Only).

S.R. Masand

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- a) Simultaneously on the execution hereof, the Transferees have paid a sum of Rs.51,000/- (Rupees Fifty One Thousand Only) to the Transferor as part payment for the purchase of the said Flat in the manner as mentioned in the receipt at the end of this Memorandum of Understanding, (the payment and receipt whereof the Transferor hereby admits and acknowledges and of and from the same hereby discharge the Transferees forever).
- b) The Transferees have agreed to pay the balance sale consideration of Rs.62,49,000/- (Rupees Sixty Two Lakhs Forty Nine Thousand Only), subject to the following terms and conditions as follows:-
- The Transferor being a Non-Resident Indian, the Transferees are obligated to deduct 22.88% TDS u/s 195 of the Income Tax Act. The Transferor has represented to the Transferees that she intends to obtain Lower Deduction Certificate from the Income Tax Authorities.
 - The Transferees have agreed to pay a sum of Rs.6,15,000/- (Rupees Six Lakhs Fifteen Thousand Only), after deducting the tax as may be prescribed in the lower deduction certificate, to the Transferor within a period of 5 (five) days from the date of the Transferor submitting the said lower deduction certificate to the Transferees, simultaneously against which the parties shall execute the agreement for sale and admit registration of the same at the office of the Sub Registrar, Thane.

R.R. Sonawane

R.R. Sonawane

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- The Transferees have represented to the Transferor that they intend to raise housing loan to pay the balance sale consideration of Rs.56,34,000/- (Rupees Fifty Six Lakhs Thirty Four Thousand Only). The Transferees have agreed to pay the balance sale consideration to the Transferor within a period of 30 days from the date of the Transferor handing over the document required by the Transferees to raise such housing loan.
2. The Transferees shall bear and pay the stamp duty, registration fees and legal charges, in respect of the documents executed by and between the parties in respect of the said Flat.
 3. The transfer fees and premium that shall be charged by the Society for granting NOC to transfer the share of the capital of the Transferor in the said Society in the name of the Transferees shall be equally borne and paid by the Transferor and the Transferees.
 4. The Transferor confirms that she has not entered into any MOU/Agreement for Sale or any other arrangement in respect of the said Flat or any part thereof with any other person/s and shall not do so hereinafter, during the existence of these presents.
 5. In the event of any delay or default on the part of the parties in performing their part of the contract, the aggrieved party shall be entitled to specific performance of this memorandum of understanding together with right to claim costs, charges and expenses and losses from the defaulting party.

S. R. Masand

R. R. Sonawane

JRS

6. The Transferees agree and confirm that notwithstanding anything contrary stated in this Agreement, in the event of the Transferees not making the payment of sale consideration as agreed herein, the Transferor shall have the right to terminate this understanding in which event the Transferor shall refund the part payment received from the Transferees after deduction of any expenses that may be incurred by the Transferor in the transaction.
7. In the event of the Transferor permitting the Transferees to make payment of sale consideration after the date/s as mentioned hereinbefore the Transferees shall be liable to pay to the Transferor compensation calculated at twelve percent (12%) per annum on pro rata basis on all amounts which become due and payable by the Transferees to the Transferor under the terms of this understanding.
8. The Transferor hereby agrees and confirms that subject to the payment of full and final sale consideration agreed herein, the Transferor shall handover the vacant and peaceful possession of the said Flat to the Transferees. In the event of failure of the Transferor to handover the possession of the said Flat as agreed herein; the Transferor shall be liable to pay equitable damages to the Transferees which shall be @ 12% per annum on all sums received by the Transferor from the Transferees.

S.R. Masand

R.R. Sonawane

Y.P.R.

- 9. The Transferor shall be liable to pay all the outgoings in respect of the said Flat till the date of handing over of the possession of the said Flat by the Transferor to the Transferees.
- 10. Provided always that this Memorandum of Understanding shall not be terminated by the parties unless and until the aggrieved party has given to the defaulting party 15 (fifteen) days prior notice in writing of intention to terminate these presents of the specific breach of terms and conditions in respect of which it intends to terminate this understanding and default shall have been made by the defaulting party in remedying such breach.

IN WITNESSES WHEREOF the parties have hereunto set and subscribed their respective hands to this writing the day, month and year hereinabove set out.

SIGNED, SEALED & DELIVERED]

by the withinnamed Transferor]

Mrs Sneha Rajkishore Lalchandani]

Represented by legally constituted attorney

Mrs Sapna Rajender Masand]

S.R. Masand

party of One Part, in presence of]

WITNESSES:

1. ~~Jayachandran~~ *Jayachandran*

2. Mangalam. R. Shah *Mangalam*

U

SIGNED, SEALED & DELIVERED]
 by the withinnamed Transferees]
 Mr Rahul Ramchandra Sonawane]

R.R. Sonawane

Mrs Kamini Rahul Sonawane]
 party of Other Part, in presence of]

KRS

1. Jayachandran *Jayachandran*
2. Mangalam R. Shah *Mangalam Shah*

RECEIPT

RECEIVED from the withinnamed Transferees, sum of Rs.51,000/-
 (Rupees Fifty One Thousand Only), vide cheque number 464274, dated
 31/10/2023, drawn on State Bank of India, for Rs.11,000/- and
 Rs.40,000/- by way of cash towards part payment for purchase of the
 said Flat.

I SAY RECEIVED Rs.51,000/-

Mrs Sneha Rajkishore Lalchandani

Represented by legally constituted attorney

Mrs Sapna Rajender Masand

S. R. Masand

WITNESS:

1. Jayachandran *Jayachandran*
- 2.



भारत सरकार
GOVERNMENT OF INDIA



कामिनी राहुल सोनावणे
Kamini Rahul Sonawane
जन्म तारीख / DOB: 12/05/1978
महिना / FEMALE



5749 8685 9447

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
आकृती टॉवर मागे, गवाणपाडा,
३/१, महात्मा फुले को.हॉ.सो, विद्यालय
मार्ग, मुलुंड ईस्ट, मुंबई,
महाराष्ट्र - 400081

Address:
Behind Akruiti
Tower, Gavanpada,
3/1, Mahatma Phule
C.H.S, Vidyalaya Marg,
Mulund East, Mumbai,
Maharashtra - 400081



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BFRPS9517K



नाम / Name
KAMINI RAHUL SONAWANE

पिता का नाम / Father's Name
SATYAWAN BHIMAJI SALVE

यन की तारीख / Date
12/05/1977

हस्ताक्षर / Signature



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सेंट जॉर्ज्स रुग्णालय
फोर्ट, मुंबई - ४०० ००१.



नाव : कामिनी राहुल सोनावणे.

पदनाम : अधिपरिचारिका

KRS

धारकाची सही

[Signature]

अधिक्षक

ओळखपत्र क्र. : C-204

- हे ओळखपत्र जपून ठेवावे.
- ओळखपत्राचा गैरवापर केल्यास शिस्तभंगाची कारवाई करण्यात येईल.
- ओळखपत्र हरविल्यास ताबडतोब आस्थापना अधिकाऱ्यांना कळवावे.
- अधिकारी/कर्मचारी निवृत्त झाल्यास किंवा शासकीय सेवा सोडल्यास हे ओळखपत्र संबंधित कार्यालयात जमा करावे.
- हे ओळखपत्र सापडल्यास संबंधित कार्यालयाकडे पाठवावे.

रक्तगट : "B'+tive

जन्म दिनांक: १२/०५/१९७८

[Signature]



भारत सरकार
GOVERNMENT OF INDIA



Rahul Ramchandra
Sonawane
DOB: 29/12/1974
MALE
Mobile No: 9869526703

8358 3081 5978
VID : 9121 6395 9082 5411

माझे आधार, माझी ओळख

R.R. Sonawane



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
Behind Akruiti Tower, Gavanpada,
3/1, Mahatma Phule
C.H.S, Vidyalyaya Marg, Mulund
East, Mumbai,
Maharashtra - 400081



8358 3081 5978
VID : 9121 6395 9082 5411



1947



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P.O. Box No. 1947,
Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAHUL R SONAWANE

RAMCHANDRA DAGDU SONAWANE

29/12/1974

Permanent Account Number

BFKPS5753Q

R.R. Sonawane

Signature



R.R. Sonawane.

महाराष्ट्र शासन
वन विभाग

सहाय्यक अनुवंशशास्त्रज्ञ वन अनुशोधन केंद्र
वन संशोधन केंद्र शहापूर.



नाव : श्री . राहुल रामचंद्र सोनवणे
पद : वन परिमंडळ अधिकारी
जन्म : 29/12/1974

R.R. Sonawane
कर्मचारी सहो

Assistant Geneticist
Forest Research Centre Wada
Dist. Palghar

R.R. Sonawane

शासकीय कर्मच्यांचे ओळखपत्र

BLOOD GROUP - AB+ve
DATE OF JOINING - 08/02/2000
ADDRESS - RM No. 505 MAHATMA FULE CO-OPING SOCIETY MULLUND (E) VIDHYALAYA MARG
MUMBAI, MAHARASHTRA 400081
MOBILE NO- 9869926703

OFFICE ADDRESS - KHANDESHWAR, MAHARASHTRA
MAHARASHTRA, WADA MANOR DIS. PALGHAR

- 1) हे ओळखपत्र जपून ठेवावे.
- 2) हरविल्यास ताबडतोब आरक्षणीय अधिकार्याला ज्ञात करावे.
- 3) ह्या ओळखपत्राचा जोरबापट किंवा नुकता झाल्यास त्याचा नयाक ओळखपत्र घ्यावे.
- 4) कर्मचारी निवृत्त झाल्यास किंवा शासकीय सेवेतून निवृत्त झाल्यास हे ओळखपत्र परत करावे.
- 5) महाराष्ट्र शासन, महाराष्ट्र वन विभाग, वन संशोधन केंद्र, शहापूर, जिल्हा पाळघर, महाराष्ट्र, या ठिकाणी देण्यात येईल.
- 6) तारीख 24/12/69 अन्वयेत शासकीय सेवांमध्ये प्रवेश झाल्यास ही प्रवासाकरिता नियमानुसार घ्यावी. महाराष्ट्र वन विभाग, शहापूर, जिल्हा पाळघर, महाराष्ट्र, या ठिकाणी देण्यात येईल.

MAHENDRA DISTRICT WADA, DIST. PALGHAR, MAHARASHTRA
TELEPHONE NO. 270208.