

पावती

Original/Duplicate

Monday, November 12, 2012

नोंदणी क्र.: 39म

11:47 AM

Regn.: 39M

पावती क्र.: 8211 दिनांक: 12/11/2012

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल3-7970-2012

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: रीतेश के दोशी

DELIVERED

नोंदणी फी रु. 21140.00

दस्त हाताळणी फी रु. 580.00

पृष्ठांची संख्या: 29

DELIVERED

एकूण: रु. 21720.00

आपणास हा दस्तऐवज अंदाजे 12:07 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

KRL3

बाजार मूल्य: रु.2114000/-

मोबदला: रु.1811000/-

भरलेले मुद्रांक शुल्क : रु. 105700/-

इह दुय्यम निबंधक कुर्ला क्र. १
दुर्गा उपनगर जि.सा.

1) देयकाचा प्रकार: By Cash रक्कम: रु 580/-

2) देयकाचा प्रकार: By Demand Draft रक्कम: रु.21140/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 909617 दिनांक: 09/11/2012

बँकेचे नाव व पत्ता: State Bank Of India

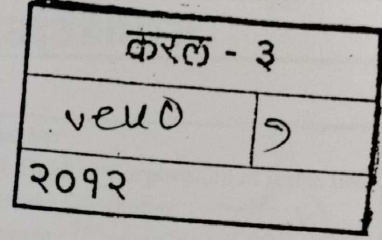
दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली



मूल्यांकन पत्रक

मूल्यांकनाचे वर्ष 2012
 जिल्हा मुंबई(उपनगर)
 पमुख मूल्य विभाग - 103-घाटकोपर - किराळ - कुला
 उपमुख्य विभाग - 103/495-रस्ता : लालबहादुर शास्त्री मार्ग.
 मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 83
 लागूरी क्षेत्राचे नांव मुंबई(उपनगर)
 मिळकतीचे वर्गीकरण बांधीव

दिनांक 12-Nov-12



बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक |
|-----------|---------------|----------|---------|----------|
| 49,900 | 83,300 | 100,200 | 163,000 | 83,300 |

| | | | | |
|------------------|---------------|-----------|---------------------|------------|
| मिळकतीचे क्षेत्र | 36.25 | चौरस मीटर | बांधकामाचे वर्गीकरण | 1-आर सी सी |
| मिळकतीचा वापर | निवासी सदनिका | | उद्वाहन सविधा | आहे |
| मिळकतीचे वय | 21 to 30 | (Rule 5) | मजला | 2 |

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्के (Rule 5 or 20)
 = 83,300.00 * 70.00 / 100
 = 58,310.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * घसारा टक्के (Rule 19 or 20)
 = 58,310.00 * 36.25 * 70.00 / 100

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +
 बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
 = A + B + C + D + E + F + G + H
 = 2,113,737.50 + 0.00 + 0.00 + 0.00 + 0.00
 + 0.00 + 0.00 + 0.00 +
 = 2,113,738.00



सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

करल - 3

6-1100

2

e-Stamp

Issued by:
Stock Holding Corporation of India Ltd.
Location : Ghatkopar
Signature : *[Signature]*
Details can be verified at www.shcilestamp.com

Base Certificate No. : IN-MH12624120024959K
 Certificate No. : IN-MH12762588981586K
 Certificate Issued Date : 09-Nov-2012 03:13 PM
 Account Reference : SHCIL (FI)/ mhshcil01/ GHATKOPAR/ MH
 Unique Doc. Reference : SUBIN-MHMHSHCIL011362468392005
 Purchased by : RITESH K DOSHI
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : FLAT-207 2ND FLR C WING KAILASH PARK C WING BLDG CHS
 NARAYAN NAGAR LBS MARG GHATKOPAR W MUMBAI 400
 Consideration Price (Rs.) : 18,11,000
 (Eighteen Lakh Eleven Thousand only)
 First Party : SANJAY R DIXIT
 Second Party : RITESH K DOSHI
 Stamp Duty Paid By : RITESH K DOSHI
 Stamp Duty Amount(Rs.) : 15,100
 (Fifteen Thousand One Hundred only)



Please write or type below this line-----

[Signature]

Ritesh K. Doshi

ZK 0004416079

Statutory Alert:

Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).



Scanned with OKEN Scanner



सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : Ghatkopar
Signature : *[Signature]*
Details can be verified at www.shcilestamp.com

करल - ३
वेवो
२०१२

Certificate No. : IN-MH12624120024959K
 Certificate Issued Date : 06-Nov-2012 11:03 AM
 Account Reference : SHCIL (FI)/ mhshcil01/ GHATKOPAR/ MH-MSI
 Unique Doc. Reference : SUBIN-MHMHSHCIL0113481135252254K
 Purchased by : RITESH K DOSHI
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : FLAT-207 2ND FLR C WING KAILASH PARK C WING G GHS
 NARAYAN NAGAR LBS MARG GHATKOPAR V. MUMBAI 400 66
 Consideration Price (Rs.) : 18,11,000
 (Eighteen Lakh Eleven Thousand only)
 First Party : SANJAY R DIXIT
 Second Party : RITESH K DOSHI
 Stamp Duty Paid By : RITESH K DOSHI
 Stamp Duty Amount(Rs.) : 90,600
 (Ninety Thousand Six Hundred only)



Please write or type below this line.

[Signature]

Ritesh K. Doshi

0004417440

| | |
|---------|---|
| करल - ३ | |
| वेणु | ६ |
| २०१२ | |



SALE DEED

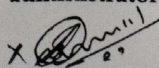
THIS DEED OF SALE is made and entered at Mumbai on this 10th day of November, 2012,

BETWEEN

MR. SANJAY R. DIXIT, aged 37 years, having P. A. No. AAAPD9436H, an adult, Indian Inhabitant, residing at 106, Laxmi, Sunny Estate, S. T. Road, Chembur, Mumbai- 400 071., hereinafter referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, assigns and administrators) of the FIRST PART;

AND

MR. RITESH K. DOSHI, aged 32 years, P. A. No. AHUPD7363G, an adult, Indian Inhabitant of Mumbai residing at Flat No. 201, 'C' Wing, Kailash Park 'C' Building Co-operative Housing Society Ltd., Narayan Nagar, L. B. S. Marg, Ghatkopar (West), Mumbai- 400 086., hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and includes his legal heirs, executors, assigns and administrators) of the SECOND PART;

X 

X Ritesh K. Doshi

...2/-



3-3
AND WHEREAS the said MRS. KAMLABEN V. PATEL was the original members of the Society registered under the Maharashtra Co-op. Societies

in MR. Act 1960 under Registration No: BOM/MN/HSG/TC/929/84-85 as KAILASH PARK 'C' BUILDING CO-OPERATIVE HOUSING SOCIETY LTD., having address at Narayan Nagar, L. B. S. Marg, Chalkopar (West), Mumbai-400 086, (hereinafter referred to as the SAID SOCIETY).



AND WHEREAS to MRS. KAMLABEN V. PATEL the Said Society had issued 50/- each bearing Share Certificate No. 20 and shares bearing Serial No. 50 to 100, (For brevity's sake herein after referred to as the "SAID SHARES") on 14 October 1984.

AND WHEREAS vide Agreement of Sale dated 16th January, 1992 executed between MRS. KAMLABEN V. PATEL AND DINESHCHANDRA N. SHAH, the latter had purchased Flat No. 207, 2nd Floor, "C" Wing, Kailash Park 'C' Wing Building Co-operative Housing Society Ltd, Narayan Nagar, L. B. S. Marg, Chalkopar (West), Mumbai-400 086, admeasuring 390 Sq. Feet Built up area in the registration District and Sub District of Mumbai Suburban bearing C.T.S No. 66, 81, 82, 83 (Part) in Chalkopar-Kiroli Village, Taluka Kurla, (For brevity's sake hereinafter referred to as the "SAID FLAT" and more particularly described in the Schedule hereinafter mentioned).

AND WHEREAS DINESHCHANDRA N. SHAH has applied for adjudication of the Said Agreement of Sale dated 16th January, 1992 under Case No. ADJ/383/09/K and paid the necessary Stamp Duty alongwith the interest and penalty and registered the Said Agreement of Sale dated 16th January, 1992 alongwith the Deed of Declaration dated 12th March, 2009. The Said deed of Declaration alongwith Agreement of Sale was duly registered under Serial No. BDR/3-1754-2009 on 12.3.2009.

AND WHEREAS the Said Society had also transferred the Said Flat alongwith the Said Shares in favour of MR. DINESHCHANDRA N. SHAH on 24.2.1995.

X *Dinesh Chandra N. Shah* ...3-

3 : :
AND WHEREAS vide Sale Deed dated 4th June, 2011 executed between MR. DINESHCHANDRA N. SHAH (Therein referred as the "VENDOR"), AND MR. SANJAY R. DIXIT, (Therein referred as the "PURCHASER"), the latter had purchased Flat No. 207, 2nd Floor, "C" Wing, Kailash Park 'C' Wing Building Co-operative Housing Society Ltd, Narayan Nagar, L. B. S. Marg, Chalkopar (West), Mumbai-400 086. This Sale Deed was duly stamped and registered with Sub-Registrar, Kurla-1, at Chembur, Mumbai under Serial No. BDR/3-1754-2009 on 4th June, 2011.

AND WHEREAS the Said Society had also transferred the Said Flat along with the Said Shares in favour of MR. SANJAY R. DIXIT on 24.06.2011.

AND WHEREAS the Seller is the owner, occupier and in possession of the Said Flat and the Said Shares and he is also entitled to Sell, Transfer, Convey and assign all his rights, title and interest in the Said Share of the Said Flat including Deposits, Sinking Funds and other benefits, if any, in favour of the Purchaser.

The Purchaser has agreed to purchase and acquire from the Seller all the rights, title and interests of the Seller in the Said Flat of the Said Society alongwith the Said Shares as mentioned herein above, free from all the encumbrances of whatsoever nature for the total consideration of Rs. 18,11,000/- (RUPEES EIGHTEEN LACS ELEVEN THOUSAND ONLY).

The Seller is effectively transferring the Said Flat and the Said Shares and incidental thereto all his rights, title and interest into and over the Deposits, Funds including Sinking Fund, if any, in the Said Society in the manner and unto the terms & conditions recorded hereinafter:

NOW THESE PRESENTS WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

X *Dinesh Chandra N. Shah* ...4-



वैदो के The Seller hereby agrees to sell all his rights, title and interest in the Said

3
done

Flat in the Said Society being the aforesaid Flat No. 207, 2nd Floor, "C" Wing, Kailash Park 'C' Wing Building Co-operative Housing Society Ltd., Narayan

Shares to the Purchaser herein for the total consideration of Rs. 18,11,000/- (RUPEES EIGHTEEN LACS ELEVEN THOUSAND ONLY). The Purchaser shall make the abovesaid entire payment of Rs. 18,11,000/- (RUPEES EIGHTEEN LACS ELEVEN THOUSAND ONLY) as

| NAME OF THE BANK | BRANCH | CH.NO. | AMOUNT |
|---------------------|--------------|--------|-------------|
| STATE BANK OF INDIA | GHATKOPAR(E) | 394918 | 9,11,000/- |
| STATE BANK OF INDIA | GHATKOPAR(E) | 394919 | 9,00,000/- |
| TOTAL RS. | | | 18,11,000/- |

2] The Seller doth hereby agree to grant, sale, transfer, convey and assign all his rights, title and interest into and upon the Said Flat in favour of the Purchaser subject to actual realization of entire consideration of Rs. 18,11,000/- (RUPEES EIGHTEEN LACS ELEVEN THOUSAND ONLY).

3] The Seller doth hereby covenant with the Purchaser as follows:
a) That the Seller had duly paid and discharged in full all the dues and liabilities in respect the Said Flat payable to the Said Society till 31st December 2012

b) That the Seller is an absolute owner and beneficiary of the Said Flat which duly stand in his name in the records and books of the Said Society and are absolutely entitled to the same and to all incidental rights thereof and to exclusive right to the use, enjoyment and occupation of the Said Flat and except the Seller, no other person or persons have any right, title, interest, claim or demand of any nature of whatsoever into or upon Said Flat.

वैदो के thing whatsoever done, and Equitably claiming

c) That notwithstanding any act, deed, matter or thing whatsoever omitted by the Seller or any persons lawfully by, from through or in trust for the Seller, the Seller has full power and absolute authority in his own rights to transfer all his rights, title and interest in the Said Flat in the name of the Purchaser. Upon making the entire payment to the Seller, the Purchaser shall be the absolute owner forever and shall be entitled to enjoy all the benefits as the owner of the Said Flat.

d) That neither Seller nor any one on his behalf has omitted any act, deed matter or thing by holding of the incidental rights to peaceful use, occupation, possession, ownership enjoyment of the Said Flat and other rights in respect thereof may become or may be prejudicially effected or encumbered in any manner or whereby the Said Flat and other rights wherein may become liable to attachment and or sale whether by a decree or order of the competent court or otherwise.

e) That no other person or parties have any right, title or interest, claim or demand into or upon the Said Flat & Said Shares by way of Mortgage, Gift, Trust, Inheritance or otherwise and that the same is free from all encumbrances and there is no pending litigation of any kind whatsoever.

f) That the Seller has not received any notice for acquisition or requisition of the Said Flat, either by Income Tax, Sales Tax, Wealth Tax or any State Government, Central Government or Semi Government bodies or department. That the Seller has duly complied observed and performed with all the rules, regulations and bye-laws of the Said Society and the Seller has not received any notice from the Said Society for or in relation to any breach of rules, regulation or bye-laws of the Said Society.

करत - ३
 ७८१० ३३
 ७९३

4] That the Seller doth hereby confirm that upon receiving the entire payment of Rs. 18,11,000/- (RUPEES EIGHTEEN LACS ELEVEN THOUSAND ONLY), he will duly execute the requisite forms, writing etc. for the transfer of the ownership of the Said Flat & Said Shares in the name of Purchaser and the Seller hereby doth hereby agree & Covenant to execute such further & other papers or writing as may be required by the Purchaser or his successor in title.



The Seller doth hereby confirm that on receipt of full payment and after realization of the aforesaid amount of Rs. 18,11,000/- (RUPEES EIGHTEEN LACS ELEVEN THOUSAND ONLY), he will put the Purchaser in quiet, peaceful and vacant possession of the Said Flat and hand over the original copies of the title deeds and the Said original Share Certificate under which the Seller had obtained title to the Said Flat & Said Shares and any other earlier Original agreements and documents, if any, pertaining to the Said Flat to the Purchaser.

- 6] The Seller also declares that the Said Flat is not attached by the Income Tax authorities for the payment of his dues.
- 7] The Seller do hereby declare that he will be liable to pay all the dues in respect of the Said Flat upto the date of handing over the physical possession of the Said Flat to the Purchaser. It is agreed that from the date of receiving the physical possession of the Said Flat from the Seller, the Purchaser will bear all the Maintenance Charges & Electricity Charges and other Charges to the Said Society and the Seller shall not be in any way responsible for the same.
- 8] The Transfer charges of the Said Society if any, shall be payable by the SELLER & PURCHASER in equal ratio.

[Signature]

[Signature]

करत - ३
 ७८१० ३३
 ७९३

9] It is hereby agreed between the Seller & Purchaser that all future Taxes, Liabilities, Rent, Stamp Duty, Penalty, Interests, Value Added Tax, Service Tax, all proceedings, claims, demands and expenses upto the date of handing over the possession of the Said Flat to the Purchaser by the Seller in respect of the Said Flat shall be borne and payable by the Seller only. The Seller further undertakes and agrees to keep indemnified and hereby indemnifying and keep harmless the Purchaser against the same.



10] The Stamp Duty and Registration Charges, if any, whenever payable shall be borne and payable by the PURCHASER ALONE in respect of the Said Deed.

11] All disputes are subject to MUMBAI HIGH COURT jurisdiction.

: SCHEDULE OF THE ABOVE PROPERTY :

All piece and parcel being Flat, bearing Flat No. 207, 2nd Floor, "C" Wing, Kailash Park 'C' Wing Building Co-operative Housing Society Ltd., Narayan Nagar, L. B. S. Marg, Ghatkopar (West), Mumbai-400 086, admeasuring 390 Sq. Feet Built up area in the registration District and Sub District of Mumbai Suburban bearing C.T.S No. 66, 81, 82, 83 (Part) in Ghatkopar-Kirol Village, Taluka Kurla. The said building consists of Ground + 2 Upper Floor, without lift. The Said Building is constructed in the year 1981.

[Signature]

[Signature]

करल - ३
 1000 93
 २०१२

8 :
 IN WITNESS WHEREOF the parties are hereunto set and subscribed their
 respective hands to this Agreement on the day and the year first hereinabove
 written :

SIGNED SEALED AND DELIVERED)



the within named "SELLER"

MR. SANJAY R. DIXIT

in the presence of)

1. Ramesh K. Moshani

2. [Signature]

SIGNED SEALED AND DELIVERED)

by the within named "PURCHASER"

MR. RITESH K. DOSHI

in the presence of)

1. Ramesh K. Moshani

2. [Signature]



[Signature]
 [Fingerprint]



Ritesh K. Doshi
 [Fingerprint]

9 :
RECEIPT

करल - ३
 1000 93
 २०१२

RECEIVED WITH THANKS FROM MR. RITESH K. DOSHI A SUM OF RS.

18,11,000/- (RUPEES EIGHTEEN LACS ELEVEN THOUSAND)

AS FOLLOWS :

| DATE | NAME OF THE BANK | BRANCH | CH.NO. | |
|-----------|---------------------|--------------|--------|-------------|
| 25.10.12 | STATE BANK OF INDIA | GHATKOPAR(E) | 394918 | 9,11,000/- |
| 25.10.12 | STATE BANK OF INDIA | GHATKOPAR(E) | 394919 | 9,00,000/- |
| TOTAL RS. | | | | 18,11,000/- |



AS FULL AND FINAL CONSIDERATION AGAINST THE SALE OF MY FLAT
 NO. 207, 2ND FLOOR, "C" WING, KAILASH PARK 'C' WING BUILDING CO-
 OPERATIVE HOUSING SOCIETY LTD., NARAYAN NAGAR, L. B. S. MARG,
 GHATKOPAR (WEST), MUMBAI-400 086., ALONGWITH THE SAID SHARES
 AS PER SALE DEED DATED 10TH NOVEMBER, 2012.

I SAY, I HAVE RECEIVED RS. 18,11,000/- AS ABOVE,

X [Signature]
 (MR. SANJAY R. DIXIT)
 (SELLER)

WITNESS :

1. Ramesh K. Moshani

2. [Signature]

| | |
|---------|----|
| करल - ३ | |
| ६६०० | ५५ |
| २०१२ | |

MR. SANJAY R. DIXIT
Flat No. 207, 2nd Floor, "C" Wing,
Kailash Park "C" Building Co-op. Hsg. Soc. Ltd.,
Narayan Nagar, L. B. S. Marg, Ghatkopar (West),
Mumbai-400 086.

Date :- 10-11-2012



POSSESSION LETTER

MR. SANJAY R. DIXIT, (Seller/Transferor), do hereby state and confirm that
dated 10-11-2012, I have assigned, transferred, and/or
Flat bearing Flat No. 207, 2nd Floor, "C" Wing, Kailash Park "C"
Building Co-op. Hsg. Soc. Ltd., Narayan Nagar, L. B. S. Marg, Ghatkopar (West),
Mumbai-400 086., to MR. RITESH K. DOSHI (Purchaser/Transferee) and
received the full and final consideration from him and also further confirm that
today i.e. on 10-11-2012 at 11.00 a.m., I have handed over the Purchaser
the peaceful, quiet, vacate and legal possession of the abovesaid Flat No. 207.

(MR. SANJAY R. DIXIT)

(SELLER/TRANSFERROR)

CONFIRMATION

I, MR. RITESH K. DOSHI (Purchaser/Transferee) confirm that today I have
received the peaceful, quiet and vacant possession of the above said Flat No.
207.

(MR. RITESH K. DOSHI)

(PURCHASER/TRANSFEE)



Monday, November 12, 2012
11:47 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 8211 दिनांक: 12/11/2012

गावाचे नाव: घाटकोपर
दस्तऐवजाचा अनुक्रमांक: करल3-7970-2012
दस्तऐवजाचा प्रकार: सेल डीड
सादर करणाऱ्याचे नाव: रितेश के दोशी

DELIVERED

नोंदणी फी ₹. 21140.00
दस्त हाताळणी फी ₹. 580.00
पृष्ठांची संख्या: 29

DELIVERED

एकूण: ₹. 21720.00

आपणास हा दस्तऐवज अंदाजे 12:07 PM हा वेळेस मिळेल आणि सोबत यंत्रनेल प्रत व CD
घ्यावी.

KRL3

बाजार मूल्य: ₹. 2114000/-
भरलेले मुद्रांक शुल्क: ₹. 105700/-

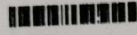
मोबदला: ₹. 1811000/-

**हा दृश्य निबंधक कुर्ला क्र. ३
द्वारे उपनगर निर्यात.**

1) देयकाचा प्रकार: By Cash रकम: ₹. 580/-
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बँकेचे नाव व पत्ता: State Bank Of India

मुळे दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली





Monday, November 12, 2012
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दस्तऐवजाचा अनुक्रमांक: करल3-7970-2012
दस्तऐवजाचा प्रकार: सेल डीड
सादर करणाऱ्याचे नाव: रीतेश के दोशी

DELIVERED

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 29

रु. 21140.00
रु. 580.00

DELIVERED

एकूण:

रु. 21720.00

आपणास हा दस्तऐवज अंदाजे 12:07 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

KRL3

बाजार मुल्य: रु. 2114000/-
भरलेले मुद्रांक शुल्क: रु. 105700/-

मोबदला: रु. 1811000/-

**हा दृश्यम निबंधक कुर्ळा क्र. ७
हंपई उपनगर जिऱ्या.**

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 580/-
- 2) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 21140/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 909617 दिनांक: 09/11/2012
बँकेचे नाव व पत्ता: State Bank Of India

दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली





KAILAS PARK 'C' BUILDING CO-OP. HOUSING SOCIETY LTD.

Reg. No. Bom./WN/HSG/TC/929/84-85

Narayan Nagar, L.B.S. Marg,
Ghatkopar (West), Mumbai - 400 086.

Ref. No. : C/6

करल - ३

Date :

6/11/12

वेलु

१०

To, whom so EVER IT MAY CONCERN

Flat no 207 ownername Mr. Sanjay-
R. Dixit is free to sold the
He has paid all the Dues till
He has paid the dues on 3rd
If any interest is due it will
at the time of Transfer.

The post of Chairman is vacant &
hence for the Transfer procedure the post
of chairman is to appointed, as an when his/her
Signature is required

The purchaser of the above said flat
should be aware of the case pending in the
City Civil Court, Mumbai for Conveyance
& Redevelopment of the said Society.

This Noc is issued for the purpose
of Stamp duty & Registration purpose of
Built up Area 390sqft.

For Kailas Park 'C' Bldg. Co-op. Hsg. Society Ltd

[Signature]

[Signature]

Secretary

MUNICIPAL CORPORATION OF GREATER BOMBAY

| | |
|----------|---|
| करम - 3 | |
| WAD | 9 |
| R. D. B. | |

Office of the
Dy. City Engineer
Jawahar Road, Municipal Office,
Chhatrapur (West),
Bombay 400 077.

To
Shri S. N. Dehane,
Licensed Surveyor,
Bombay

Subj- Occupation permission for building
on Plot bearing C-1-5 Area 66,
L-8-6, Chhatrapur.



Sir,

With reference to your letter dated 2/11/62, I do inform you that there is no objection to your client occupying the premises as shown by you in the plan colour on the occupation plans submitted by you after obtaining water connection from the Assistant Engineer, Water Works N-241 and subject to the following conditions.

- 1) That the certificate under section 270A of the Bombay Municipal Corporation Act shall be submitted within 3 months from the date hereof.
- 2) That the set back land handed over to the Corporation for which floor space index advantage has been availed of, shall be got transferred in the name of the Corporation in the records of City Survey Records within 3 months from date hereof.
- 3) That the terms and conditions of the layout shall be complied with before acceptance of building occupation certificate.
- 4) That the clearance certificate from the Assessment Department Eastward shall be submitted within one month from date hereof.

Such site permission is issued without prejudice to the sections under sections 270A, 305 & 353A of the Bombay Municipal Corporation Act.

Please also note that if any of the above mentioned objections is not complied with and if the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

CC/13/46

Sd/-

SA

Executive Engineer, D.M.C. - Proposals,
(Eastern Suburbs).

Copy forwarded for information to the Dy. City Engineer
Dayal Das Tejwani & Others, Bombay.

मूल्यांकन पत्रक

मूल्यांकन वर्ष 2011
 स्थान मुंबई(उपनगर)
 प्रमुख मूल्य विभाग - 103-घाटकोपर - किरोळ - कुलो
 उपमूल्य विभाग - 103/495-रस्ता : लालबहादुर शास्त्री मार्ग
 मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 83
 तहसील क्षेत्राचे नांव मुंबई(उपनगर)
 मिळकतीचे वर्गीकरण वांधीव

| | |
|---------|------------------|
| करल - ३ | |
| ७६७० | २२ |
| २०१२ | दिनांक 02-Jun-11 |

| | |
|---------|---|
| करल - ३ | |
| ६९८५ | १ |
| २०११ | |

राजान मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

| | | | |
|-----------|---------------|----------|---------|
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने |
| 43,400 | 72,400 | 87,100 | 141,700 |



| | | | |
|------------------|---------------|-----------|--------------------|
| मिळकतीचे क्षेत्र | 36.25 | चौरस मीटर | वाधकामाचे वर्गीकरण |
| मिळकतीचा वापर | निवासी सदनिका | | हदवाहन सविधा |
| मिळकतीचे घय | 21 to 30 | (Rule 5) | मजला |

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी (Rule 5 or 6)

प्रति चौ. मीटर मूल्यदर = 72,400.00 * 70.00 / 100
 = 50,680.00

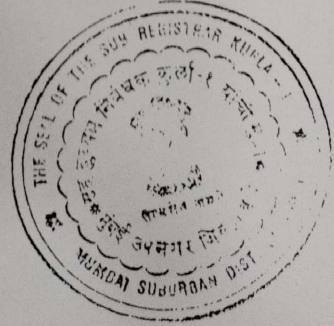
A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला विहाय घट/वाढ (Rule 19 or 20)

= 50,680.00 * 36.25 * 100.00 / 100
 = 1,837,150.00

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटभाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +

बंदीस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोंवतीच्या खुल्या जमीनेचे मूल्य

= A + B + C + D + E + F + G + H
 = 1,837,150.00 + 0.00 + 0.00 + 0.00 + 0.00
 + 0.00 + 0.00 + 0.00 + 0.00
 = 1,837,150.00



Summary1 (GoshwaraBhag-1)

सोमवार, 12 नोव्हेंबर 2012 11:47
म.पू.

दस्त गोषवारा भाग-1

करल3

दस्त क्रमांक: 7970/2012

दस्त क्रमांक: करल3 /7970/2012

बाजार मुल्य: रु. 21,14,000/- मोबदला: रु. 18,11,000/-

भरलेले मुद्रांक शुल्क: रु.1,05,700/-

| | |
|---------|----|
| करल - 3 | |
| वेवु | er |
| २०१२ | |

दु. नि. सह. दु. नि. करल3 यांचे कार्यालयात
अ. क्र. 7970 वर दि.12-11-2012
रोजी 11:45 म.पू. वा. हजर केला.

पावती:8211

पावती दिनांक: 12/11/2012

सादरकरणाचे नाव: रितेश के दोशी

नोंदणी फी

रु. 21140.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

दस्त हजर करणाऱ्याची सही:

एकुण: 21720.00

रितेश के दोशी
मुख्य निबंधक कुला क्र. ३,
करल3 उपनगर जिल्हा.

रितेश के दोशी
मुख्य निबंधक कुला क्र. ३,
करल3 उपनगर जिल्हा.

दस्ताचा प्रकार: सेल डीड

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

शिक्षा क्र. 1 12 / 11 / 2012 11 : 46 : 21 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 12 / 11 / 2012 11 : 47 : 02 AM ची वेळ: (फी)



प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०६ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण भजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खासतऱ्या दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून घेणारे

१)

२)

लिहून घेणारे

१)

३)

Summary-2(दस्त गोषवारा भाग - २)

12/11/2012 11 49:35 AM

दस्त गोषवारा भाग-2

करल3

दस्त क्रमांक:7970/2012

दस्त क्रमांक :करल3/7970/2012

दस्ताचा प्रकार :-सेल डीड

| | |
|---------------|---------------|
| करल - ३ | |
| वेब | २९ |
| २० अक्षरचित्र | अंगठ्याचा ठसा |

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव:रीतेश के दोशी

लिहून देणार

पत्ता:प्लॉट नं: 201/C-wing, माळा नं: 2, इमारतीचे नाव: कैलाश पार्क सी-बिल्डिंग सी एच एस लि, ब्लॉक नं: नारायण नगर, रोड नं: एल्. बी. एस मार्ग, घाटकोपर पश्चिम, महाराष्ट्र, मुंबई. पॅन नंबर:AHUPD7363G

वय :-32

स्वाक्षरी:-

Ritesh u. Doshi



2 नाव:संजय आर दीक्षित

लिहून देणार

पत्ता:प्लॉट नं: 106, माळा नं: ., इमारतीचे नाव: लक्ष्मी, ब्लॉक नं: सनी एस्टेट, रोड नं: एम्. टी. रोड, चेंम्बुर, . . पॅन नंबर:AAAPD9436H

वय :-37

स्वाक्षरी:-

Sanjay A. Dixit



वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात. शिक्षा क्र.3 ची वेळ:12 / 11 / 2012 11 : 48 : 19 AM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:शैलेश अ चोथे

वय:22

पत्ता:6 वखारिया भवन घाटकोपर पुर्व पिन कोड:400077

स्वाक्षरी

Shailash A. Chote



2 नाव:प्रदीप . सिद्धू

वय:38

पत्ता:कैलाश प्लाझा,घाटकोपर पूर्व पिन कोड:400077

स्वाक्षरी

Pradeep S. Suddhu



शिक्षा क्र.4 ची वेळ:12 / 11 / 2012 11 : 49 : 29 AM

शिक्षा क्र.5 ची वेळ:12 / 11 / 2012 11 : 49 : 33 AM

सह दुय्यम निबंधक कुर्ला-३ मुंबई उपनगर जिल्हा



प्रमाणित करण्यात येते कि या दस्तामध्ये एकूण (२०) (२०) पाने आहेत.

नोंदणी क्रमांक ३/मध्ये वेब / २०१२

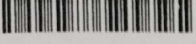
पुस्तक क्रमांक १ क्रमांकावर

नोंदला १२/११/१२

दिनांक

7970 / 2012

सह दुय्यम निबंधक कुर्ला-३ मुंबई उपनगर जिल्हा



19 November, 2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 7970/2012

नोदंणी 63

Regn. 63m

गावाचे नाव : घाटकोपर

| | |
|---|---|
| (1) विलेखांचा प्रकार | सेल डीड |
| (2) मोबदला | रु.1,811,000/- |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु.2,114,000/- |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 66,81,82,83,, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 207/C-wing, माळा नं: 2, इमारतीचे नाव: कैलाश पार्क सी-बिल्डिंग सी एच एस लि , ब्लॉक नं: नारायण नगर , रोड नं: एल्. बी. एस मार्ग,घाटकोपरपश्चिम,मु-400086 |
| (5) क्षेत्रफळ | 390.00 चौ. फूट |
| (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:- संजय आर दीक्षित ;वय: 37; पत्ता :-प्लॉट नं: 108, माळा नं: .. इमारतीचे नाव: लक्ष्मी, ब्लॉक नं: सनी एस्टेट , रोड नं: एस्. टी. रोड,चेंम्बुर . . . पिन कोड:- 400071 पॅन नंबर: AAAPD9436H |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1)नाव:- रीतेश के दोशी ; वय:32; पत्ता:-प्लॉट नं: 201/C-wing, माळा नं: 2, इमारतीचे नाव: कैलाश पार्क सी-बिल्डिंग सी एच एस लि , ब्लॉक नं: नगर , रोड नं: एल्. बी. एस मार्ग,घाटकोपर पश्चिम , महाराष्ट्र, मुम्बई.; पिन कोड:- 400086; पॅन नं:- AHUPD7363G; |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 10/11/2012 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 12/11/2012 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 7970/2012 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.105,700/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.21,140/- |
| (14) शेर | |



ह. दुय्यम निबंधक, कुर्ला-३
मुंबई उपनगर जिल्हा

खरो प्रत

ह. दुय्यम निबंधक, कुर्ला-३
मुंबई उपनगर जिल्हा



मुल्यांकनासाठी विचारात घेतलेला तपशील:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:

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