

75/1819

Wednesday, January 31, 2024

1:40 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-1819-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुनील यादव - -

पावती क्रं.: 2032

दिनांक: 31/01/2024

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणाम मूळ दस्त ,थंवनेल प्रिंट,सूची-२ अंदाजे

2:00 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

वाजार मूल्य: रु.14207581 /-

मोवदला रु.17000000/-

भरलेले मुद्रांक शुल्क : रु. 1020000/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124318007222 दिनांक: 31/01/2024

विक्रेतेचे नाव व पत्ता:

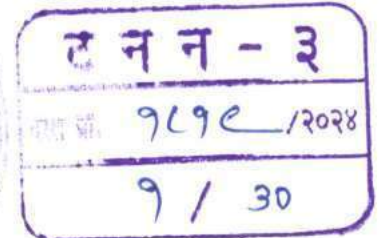
2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014766187202324R दिनांक: 31/01/2024

विक्रेतेचे नाव व पत्ता: IDBI

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202401313392	31 January 2024, 12:45:02 PM टनन3			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	5/159-वाशी नोड सेक्टर क्रं. 17				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू क्रमांक :			
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
75800	153700	176700	239500	176700	
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	94.14चौ. मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	30 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.176700/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = ( ( 176700-75800 ) * ( 70 / 100 ) ) + 75800 ) = Rs.146430/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 146430 * 94.14 = Rs.13784920.2/-					
D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र 13.94चौ. मीटर					
खुल्या जमिनीवरील वाहन तळाचे मूल्य = 13.94 * (75800*40/100 ) = Rs.422660.8/-					
Applicable Rules = 3, 9, 15					
<b>एकत्रित अंतिम मूल्य</b>					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 13784920.2 + 0 + 0 + 422660.8 + 0 + 0 + 0 + 0 + 0 + 0					
= <b>Rs.14207581/-</b>					
= <b>२ एक करोड वेचाळीस लाख सात हजार पाच शो एक्काऐंशी /-</b>					

Home Print



# Data of Bank Receipt for GRN MH014766187202324R

## Bank - IDBI BANK

Bank/Branch :  
Pmt Txn id : 737460917 Simple Receipt  
Pmt DtTime : 30/01/2024 19:53:45 Print DtTime :  
ChallanIdNo : 69103332024013054309 GRAS GRN : MH014766187202324R  
District : 1201 / THANE GRN Date : 30/01/2024 20:30:25  
Office Name : IGR115 / THN3\_THANE NO 3 JOINT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 10,20,000.00/- (Rs Ten Lakh Twenty Thousand Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

Only for verification not to be printed and used

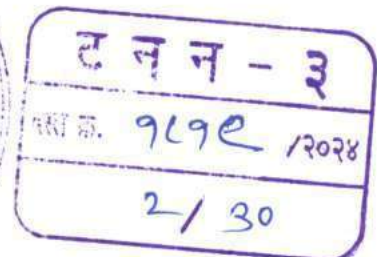
Article : B25  
Prop Mvblty : Consideration : 1,70,00,000.00/-  
Prop Descr : OFFICE NO 109,PERSIPOLIS,PREMISES , PLOT 74 SECT 17,VASHI NAVI MUMBA  
: THANE,COOP SOCIETY LTD  
: 400703  
Duty Payer : PAN-AGJPY6085A SUNIL YADAV  
Other Party : PAN-AABPV4359E RAVI VERMA

Bank Scroll No : --  
Bank Scroll Date : --  
RBI Credit Date : --  
Mobile Number : 919821064242



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-75-1819	0007793345202324	31/01/2024-13:40:24	IGR115	30000.00
2	(IS)-75-1819	0007793345202324	31/01/2024-13:40:24	IGR115	1020000.00
Total Defacement Amount					10,50,000.00







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0124318007222

Receipt Date 31/01/2024

Received from , Mobile number 9137093616, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 1819 dated 31/01/2024 at the Sub Registrar office Joint S.R.Thane 3 of the District Thane.

DEFACED

₹ 600

DEFACED

### Payment Details

Bank Name sbiepay

Payment Date 31/01/2024

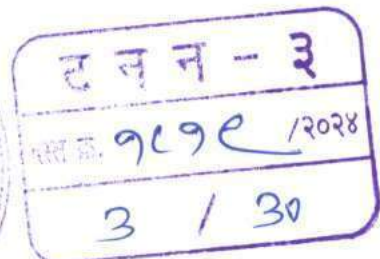
Bank CIN 10004152024013106881

REF No. 202403142371817

Deface No 0124318007222D

Deface Date 31/01/2024

This is computer generated receipt, hence no signature is required.





CHALLAN  
MTR Form Number-6



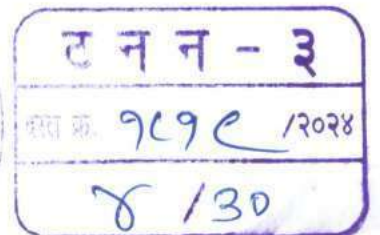
GRN	MH014766187202324R	BARCODE			Date	30/01/2024-20:30:25	Form ID	B25			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)							
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA			PAN No.(If Applicable)	AGJPY6085A						
Location	THANE			Full Name	SUNIL YADAV						
Year	2023-2024 One Time			Flat/Block No.	OFFICE NO 109,PERSIPOLIS,PREMISES						
Account Head Details			Amount In Rs.	Premises/Building							
0030046401	Stamp Duty(Bank Portal)		1020000.00	Road/Street	PLOT 74 SECT 17,VASHI NAVI MUMBA						
0030063301	Registration Fee		30000.00	Area/Locality	THANE,COOP SOCIETY LTD						
				Town/City/District							
				PIN		4	0	0	7	0	3
				Remarks (If Any)	Prop mvblty=N/A~Prop Amt=17000000.00~Prop area=1013.00~Prop area UOM=Sq.Feet~oth Prop ID=PAN-AABPV4359E~oth Prop Name=RAVI VERMA~						
				Amount In	Ten Lakh Fifty Thousand Rupees Only						
Total			10,50,000.00	Words							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	69103332024013054309	737460917				
Cheque/DD No.				Bank Date	RBI Date	30/01/2024-19:53:45	Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID :

Mobile No. : 919821064242

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





## AGREEMENT FOR SALE

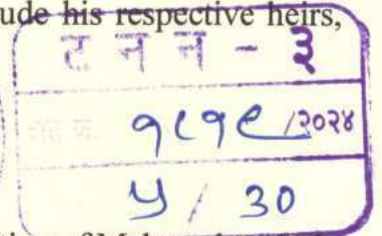
**THIS AGREEMENT FOR SALE** made and entered in to at Vashi, Navi Mumbai on this **31<sup>st</sup> day of January, 2024**

### BETWEEN

**MR. RAVI VERMA**, age 64 years, (PAN No. **AABPV4359E**) Indian Inhabitant, residing at Flat No.12, Divya Swapna, Dr. C. G. Road, Opp. RCF Colony No. 4, Chembur (E) Mumbai - 400 074, hereinafter referred to as "**the Transferor**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the **ONE PART**

### AND

**MR. SUNIL YADAV**, age 46 years (PAN NO. **AGJPY6085A**) Indian Inhabitant, Office at 44, Anand Sagar CHS Ltd., Plot 34, Sector No. 17, Vashi, Navi Mumbai – 400 703, hereinafter referred to as "**the Transferee**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns) of the **Other Part**



**WHEREAS** the City and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai – 400 021 (hereinafter referred to as "**the Corporation**") is a New Town Development Authority declared and appointed by the State Government of Maharashtra in exercise of its powers under Section 113(3A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the MRTP Act**") for the Town of Navi Mumbai

**WHEREAS** the State Government has pursuant to Section 113A of the MRTP Act, acquired lands in Navi Mumbai and vested such lands in the Corporation for development

**WHEREAS** by an Agreement to Lease dated 13<sup>th</sup> October 1981 executed between the Corporation of the One Part and M/s Gangavihar Enterprises (hereinafter referred to as "**the Builder**") of the Other Part, the Corporation agreed to grant a lease to the Builder of Plot No. 74, admeasuring about 2847.41 sq.mtrs. lying being and situate at Sector 17, Vashi, Navi Mumbai and more particularly described in the First Schedule hereunder written (hereinafter referred to as "**the said Plot**") for the premium, rent, term and terms and conditions contained therein.

**WHEREAS** in pursuance of the plans submitted by the Builder to the Corporation, the Corporation by its Commencement Certificate dated 11<sup>th</sup> March 1982 granted permission to the Builder to develop the said Plot on the terms and conditions contained therein.

**WHEREAS** pending the development of the said Plot, by an Articles of Agreement dated 15<sup>th</sup> April, 1986 entered between the Builder of the One Part and B. Jamasii Mistry Pvt. Ltd of the Other part (hereinafter referred to as "**the First Purchaser**") the Builder agreed to sell and transfer Offices No. 109, admeasuring about 1013 sq. ft. built-up area, on 1<sup>st</sup> floor of the building being constructed by the Builder and to be known as "PERSEPOLIS" (hereinafter referred to as "**the said Building**") (hereinafter referred as "**the Office**") along with Car Parking Space No. 26, admeasuring about 150 sq. ft., on the ground floor of said Building (hereinafter referred as "**the Car Parking**") at the said Plot to the First Purchaser for the consideration and upon terms and conditions contained therein.

**WHEREAS** by its Occupancy Certificate dated 5<sup>th</sup> March 1987, the Corporation inter alia recorded that the development over the said Plot is complete in accordance with the Commencement Certificate dated 11<sup>th</sup> March 1982 and the development is fit for the use for which it has been carried out and pursuant thereto the Builder handed over quiet, vacant and peaceful possession of the said Office and the Car Parking to the First Purchaser



**WHEREAS** by Agreement dated 5<sup>th</sup> May, 1988, entered between the First Purchaser



**WHEREAS** the above Agreement dated 5<sup>th</sup> May, 1988 was confirmed by the Transferor under its Confirmation Deed dated 15<sup>th</sup> September, 1995 duly registered with the Sub-Registrar of Assurances, Thane-3, under Serial No. TNN3-2403-1995,

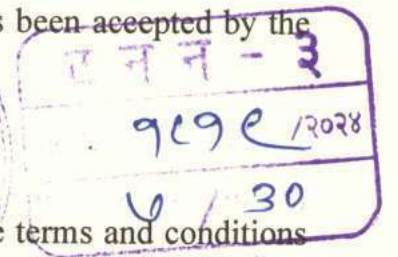
**WHEREAS** the purchasers of units in the said Building including the Transferor formed a Co-operative Society by the name **THE PERSIPOLIS PREMISES CO-OP. SOCIETY LTD.** under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration NBOM/CIDCO/GEN(C)1615/JTR/1999-2000, dated 10/12/1999 (hereinafter referred to as "**the said Society**")

**WHEREAS** Transferor being a member of the said Society was issued share certificate of all those 5 (five) fully paid-up shares of Rs. 50/- (Rupees fifty only) each of the aggregate value of Rs.250/- (Rupees two hundred fifty only) bearing Distinctive Nos. 121 to 125 (both inclusive), under Share Certificate No. 17, dated 20<sup>th</sup> January 2000 (hereinafter referred to as "**the said Shares**") (the said Shares, the said Office and the said Car Parking are hereinafter collectively referred to as "**the said Premises**")

**WHEREAS** by a Lease Deed dated 14<sup>th</sup> December, 2009, made at CBD-Belapur, Navi Mumbai, between the Corporation of the One Part and the Society of the Other Part, duly registered with the Sub-Registrar of Assurances Thane-3, under Serial No. TNN3-00204-2010 on 13<sup>th</sup> January 2010, the Corporation demised the said Plot unto the Society on lease hold basis for the consideration and upon terms and conditions contained therein.

**WHEREAS** the Transferor have offered to sell, transfer and assign all his right, title and interest in the said Premises to the Transferee which offer has been accepted by the Transferee

**WHEREAS** the parties hereto are desirous of recording the terms and conditions for the sale of the said Premises by the Transferor to the Transferee in the manner hereinafter appearing.





Rs.50/- (Rupees fifty only) each of the aggregate values of Rs.250/- (Rupees two hundred fifty only) bearing Distinctive Nos. 121 to 125 (both inclusive) under Share Certificate No. 17, dated 20<sup>th</sup> January 2000 (hereinafter referred to as “**the said Shares**”) issued by **THE PERSIPOLIS PREMISES CO-OP. SOCIETY LTD.** (hereinafter referred to as “**the said Society**”) together with their right to use and occupy **OFFICE No. 109**, admeasuring about 1013 sq.ft. built-up area, on 1<sup>st</sup> floor (hereinafter referred to as the “**the said Office**”) along with Car Parking Space No. 26, admeasuring about 150 sq.ft. area on Ground Floor (hereinafter referred to as the “**the said Car Parking**”), known as “**THE PERSIPOLIS PREMISES CO-OP. SOCIETY LTD.**”, owned by the said Society lying being and situated at Sector No. 17, Vashi, Navi Mumbai – 400 703 (the said Shares, the said Office and the said Car Parking are hereinafter collectively referred to as “**the said Premises**” and more particularly described in the Schedule hereunder written) at or for the total consideration of **Rs.1,70,00,000/- (Rupees One Crore Seventy Lakh only)** payable as follows that is to say:

- (a) **Rs.1,30,00,000/- (Rupees one crore thirty lakhs Only)** paid before the execution of these presents being the earnest money (the payment and receipt whereof the Transferor do hereby admit and acknowledge and of and from the same and every part thereof hereby acquit release and discharge the Transferee forever);
1. paid by RTGS with ref. no. UTIBR52023121900358286 for Rs.5,00,000/- is credited to beneficiary MR. RAVI VERMA on 19-12-23 from Axis Bank
  2. paid by RTGS Rs.10,00,000/- with UTR No IOBAR52024010600748956 has been credited to beneficiary MR. RAVI VERMA on 06-01-2024 from Indian Overseas Bank
  3. paid Rs.1,15,00,000/- by Cheque No. 889737 to “Sabve Rohini Contractors Pvt. Ltd.” on behalf of Mr. Ravi Verma in to Bank of India’s CC Account from Axis Bank.
- (b) **Rs.40,00,000/- (Rupees Forty Lakhs only)** as provided in Clause 2 below;

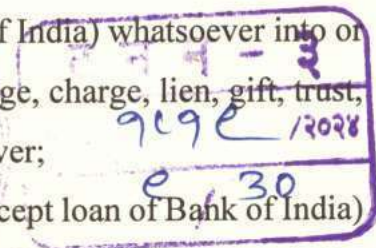
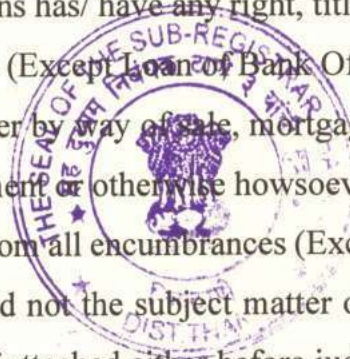


The Transferor has represented to the Transferee that he has created a mortgage over the said Office with **BANK OF INDIA** (BOI), Vashi Branch, Sector No. 15/16, Market Complex Building, Vashi, Navi Mumbai – 400 703, (hereinafter referred to



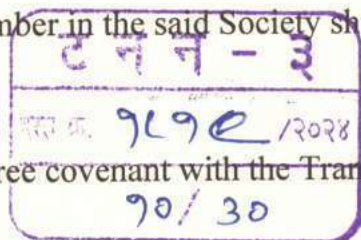
2024 and will hand over all the Title Documents along with No Dues to the Transferee.

3. The Transferor shall on or before 29<sup>th</sup> February 2024 at his own costs and expenses make out marketable title in respect of the said office free from all encumbrances and reasonable doubts.
4. The parties hereto agree that the sale of the said Premises by the Transferor to the Transferee shall be completed on or before 29<sup>th</sup> February 2024 subject to the payment of the balance consideration by the Transferee to the Transferor in terms of Clause 1(b) above in the manner stated herein.
5. At the time of completion of the sale, the Transferor shall :-
  - (i) Execute and register a Conveyance Deed of Transfer and/ or other documents duly executed to perfect the Transferee's title to the said Office;
  - (ii) Hand over all original documents of title in respect of the said Office to the Transferee;
  - (iii) Hand over the latest paid-up electricity, water, property tax, society maintenance and other bills in respect of the said Office to the Transferee;
  - (iv) Hand over the quiet, vacant and peaceful possession of the said Office to the Transferee.
6. The Transferor covenants with the Transferee and declares as follows:-
  - (a) That he has created a mortgage over the said Office with the said Bank and the said Loan Amount is due and payable by the Transferor to the said Bank;  
BANK OF INDIA
  - (b) That save as aforesaid the said Office is his sole and absolute property and no other person or persons has/ have any right, title, interest, property, claim or demand of any nature (Except Loan of Bank Of India) whatsoever into or upon or in the same either by way of sale, mortgage, charge, lien, gift, trust, inheritance, lease, easement or otherwise howsoever;
  - (c) The said Office is free from all encumbrances (Except loan of Bank of India) of whatsoever nature and not the subject matter of any litigation nor is the same or any part thereof attached either before judgment or in the execution of any decree nor any Lis Pendency has been registered in respect thereof;
  - (d) Said Office is in exclusive use, enjoyment, occupation and possession of the





- (e) The Transferor has good right, full power and absolute authority to sell the said Office and there is no impediment, restraint or injunction against the Transferor from being able to do so;
- (f) There is no circumstance, fact, act or any impediment prejudicially affecting the full right and absolute authority of the Transferor to sell, transfer and assign the said Office to the Transferee and handover quiet, vacant and peaceful possession of the said Office to the Transferee;
- (g) The Transferor shall until the completion of the sale as envisaged herein keep the said Office in good and tenantable condition.
- (h) Shall liable to bear and pay his viz. outgoing, taxes, water charges, electricity charges, maintenance charges, property and other taxes payable in respect of the said Office in accordance with the bills that may be raised by the Society and/or the concerned local authorities in that behalf before the completion of the sale contemplated herein;
- (i) He is a member of THE PERSIPOLIS PREMISES CO-OP. SOCIETY LTD. (hereinafter referred to as "the said Society") and his membership rights therein are subsisting;
- (j) He has paid all charges, sums and amounts levied by the said Society to the said Society until the date hereof and shall continue to do so until the completion of the sale contemplated herein;
- (k) Shall bear the Corporation's transfer charges payable in respect of transfer of the said Office to record his name in CIDCO if CIDCO ask ;
- (l) He has not committed any act, deed or thing whereby his right to remain as a member in the said Society shall be terminated.



7. The Transferee covenant with the Transferor and declare as follows:-

- (a) He shall be liable to bear and pay their proportionate share of outgoing, taxes, water charges, electricity charges, maintenance charges, property and other taxes payable in respect of the said Office in accordance with the bills that may be raised by the said Society and/ or the concerned local authorities in that behalf from the date of possession of the said Office;
- (b) Shall comply with all the terms and conditions of the Agreement for Sale dated 15th April 2006 entered between the Developer and the First Purchaser



- (c) Shall become a member of the said Society;
- (d) Shall bear the Corporation's transfer charges payable in respect of transfer of the said Office by the Transferor to the Transferee;
8. All payment term is valid subject to transferor avail no dues certificate from Bank of India or all receivables against the sale of above said unit has to be paid by transferee to BOI. Transferor is liable to pay all amount or dues of BOI if any amount exceeds the sale cost of this unit. All amount received by transferor should be deposited to BOI. Transferor should do all his duties in getting discharge or release of title deed from BOI.
9. The parties hereto shall sign and execute all such acts, deeds, matters and things as are or may be necessary, proper, usual or expedient for the purpose of fully and effectually transferring the said Office in favour of the Transferee provided that costs and expenses thereof shall be borne and paid by the Transferee.
9. Both the Parties shall bear Society transfer charges equally.
10. The stamp duty, registration charges incidental to this Agreement for Sale and the Conveyance Deed of Transfer and other documents to be executed pursuant hereto to complete the Transferee's title to the said Office shall be borne and paid by the Transferee.
11. The said Office is situated in Vashi, Navi Mumbai. In the event of any dispute or difference between the parties, the Courts in Vashi and/or Thane as the case may be alone shall have exclusive jurisdiction to entertain and try the same.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinabove written

**SCHEDULE OF SAID PREMISES**

All his right, title and interest in all those five fully paid up shares of Rs.50/- (Rupees fifty only) each of the aggregate values of Rs.250/- (Rupees two hundred fifty only) bearing Distinctive Nos. 121 to 125 (both inclusive) under Share Certificate No. 17, dated 20<sup>th</sup> January 2000 issued by **THE PERSIPOLIS PREMISES CO-OP. SOCIETY LTD.**



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१८९८	२०२४
११	३०



**SIGNED AND DELIVERED**

by the withinnamed

**TRANSFEROR**

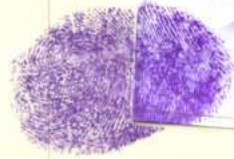
**MR. RAVI VERMA**

in the presence of ...

1) Abhinav Singh Abhinav Singh

2) Anur k. Singh Akshay

*[Handwritten signature]*



**SIGNED AND DELIVERED**

by the withinnamed **TRANSFeree**

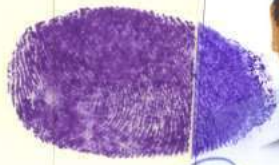
**MR. SUNIL YADAV**

in the presence of ...

1) Anur k. Singh Akshay

2) Abhinav Singh Abhinav Singh

*[Handwritten signature]*



*[Handwritten signature]*

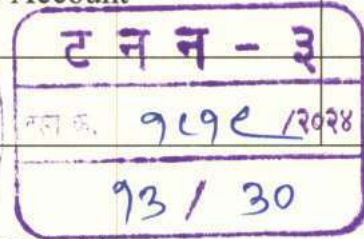


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११०

## RECEIPT

RECEIVED from the withinnamed the Transferee Mr. Sunil Yadav a sum of Rs.1,30,000,00/- (Rupees One crores thirty lakhs Only) by Cheque / NEFT / RTGS details whereof are mentioned in the table herein below being the earnest money payable by him to me as within mentioned.

Sr. No.	Date	Bank	Cheque / RTGS / NEFT Nos..	Amount (Rs.)
1	19-12-2023	Axis Bank	UTIBR52023121900358286 Paid to Mr. Ravi Verma	5,00,000/-
2	06-01-2024	Indian Overseas Bank	IOBAR52024010600748956 Paid to Mr. Ravi Verma	10,00,000/-
3	25-01-2024	Axis Bank	889737 Paid to "Sabve Rohini Contractors Pvt Ltd on behalf of Mr. Ravi Verma in to Bank Of India's CC Account	1,15,00,000
			Total	1,30,00,000/-



MR. RAVI VERMA

(Transferor)



*Gangavihar Enterprises*

BUILDERS & CONTRACTORS

Jaiji Terrace, Plot No. 9, Naushikr Bharucha Marg, Bombay 400 007.

{ 309 00 39  
309 01 23  
309 02 48

Bombay, \_\_\_\_\_ 199

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the Super-built up area of Block  
No 109 on 1st Floor is 1013 square feet  
and the car parking space No. 26 is 150 square feet  
in Persipolis Building, Plot No 74, Sector 17, Vashi,  
New Bombay.

For GANGAVIHAR ENTERPRISES,



*A. M. Mistry*

Partner



ट न न - ३  
१८९८ / २०२४

No. BP/V/17/74/ 603



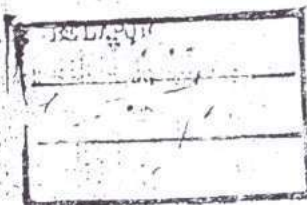
OCCUPANCY CERTIFICATE



I hereby certify that the development of commercial complex (1st floor to 5th floor) on plot No.74, sector 17 Vashi in New Bombay completed under the supervision of shri Dara B. Mistry & Partners has been inspected on 25.11.1986 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 11th March 1982 and that the development is fit for the use for which it has been carried out.

*(Signature)*  
(S.N. AGARWAL)  
ADDL. DEPT. PLANNING OFFICER (T)

Place : C.B.



ट न न - ३  
१८९९ / २०२४  
१५ / ३०



पावती क्र.

नोंदणी ३९ म.  
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक २१/११/१९९९

दस्तावेजाचा प्रकार - होमगेशन गिडि क १०८६०००

सादर करणाराचे नाव - राशि नर्मा

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड - कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरोल) बाय. क.

२९३५

१००५०

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र.	प.
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एकूण ..	

दस्तावेज

नक्कल

रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यलिपिपत्र देण्यात येईल.

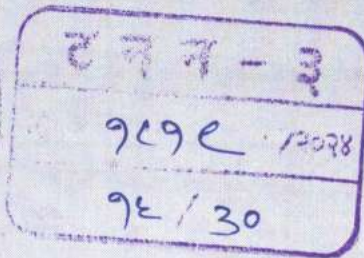
दुय्यम निबंधक ठाणे नं. ३

दुय्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.



Handwritten signatures and initials.

सादरकर्ता



Imposed under section 10  
of Bombay Stamp Act 1958

Collector of Stamps, THANE

Shri/Smt. Ravi Varma  
of Thane has paid an amount  
of deficit stamp duty of Rs 38135/-  
Thirty eight thousand one  
hundred and thirty five  
and penalty of Rs 500/-  
only in the State Bank of India  
Branch Thane vide Chalan No 38  
dated 22/6/95



Certified u/s 41 of the Bombay  
Stamp Act, 1958 that the full stamp  
duty of Rs 38,135/-  
only has been paid in respect of this  
Instrument.  
Subject to the Provision of  
Sec. 53A of Bombay Stamp Act, 1958

13943  
11-7-95

Collector of Stamps, THANE

THIS AGREEMENT made at Bombay this 5th day of May

of One Thousand Nine Hundred and Eighty Eight BETWEEN

B. Ganesh Prusty Pt Ltd

all of Bombay, Indian Inhabitants residing at Jaiji

Tenace, 9, Manshad Bhandra

May Bay 400 007.

respectively HEREINAFTER called "THE VENDORS" which

expression shall unless

ing thereof be deemed to include their respective heirs,

executors, administrators and assigns) of the ONE PART and

Shri Ravi Varma



हस्तक-3  
9092  
90/30

also of Bombay, Indian Inhabitants residing at 226/21

Ravnivas, Sea East

By 400 022

respectively hereinafter called "The Purchasers"

expression shall unless repugnant to the context or meaning

thereof be deemed to include their respective heirs, execu-

tors and permitted assignees) of the Other Part.



Incorporated and registered under the Companies Act 1956 having its registered office situate at \_\_\_\_\_

hereinafter called "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successor or successors and permitted assigns) of the Other party.

OR

duly registered Partnership firm carrying on business at \_\_\_\_\_

hereinafter called "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its Partners for the time being and the survivor or survivors of them and the heirs executors and administrators of the last such survivor of the Other party.

WHEREAS

A. By an agreement for Sale dated 1st April 1982 Bombay and expressed to be made between M/s. Gancaivhar Enterprises, a company incorporated and registered in India and having its registered office situate at 9, Jallu Terrace, Naushir Bharucha Marg, Bombay - 400 007 (hereinafter referred to as "The Owners") of the One part and the Vendors abovenamed as "The Purchasers" of the other part and the Owners agreed to sell to the Vendors and the Vendors agreed to purchase from the Owners on what is known as Ownership Basis Office Block No. 107 on the 1st floor and Car Park Space bearing No. 96 in the Building known as 'Persepolis' on Plot No. 74 in Sector 17 (DBC) at Vashi, New Bombay and more particularly described



*[Handwritten signature]*

in the Schedule hereunder written and hereinafter called "The said Property" at or for the price of Rs. Three Lacs and other terms and subject to the conditions more particularly set out in the said Agreement.

B. Under the said Agreement for Sale the Vendors have paid to the owners a sum of Rs. 3,10,000/- towards consideration money payable thereunder leaving a balance of Rs. Rs. Three Lacs Ten Thousand still payable.

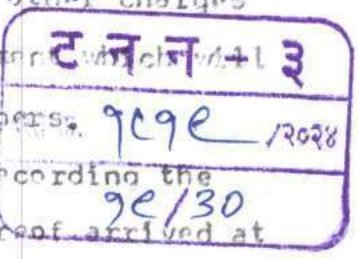
C. The Vendors have in their turn agreed to assign the benefit of the said Agreement for Sale dated 1st April 1986 to the Purchaser and the Purchasers have agreed to take such assignment and to purchase from the Vendors the benefit of the said Agreement at or for the price of Four Lacs Two Thousand only) including Car Park space exclusive of the balance amount of Rs. 3,10,000/- and other charges payable to the Owners under the said Agreement to be paid by the Purchaser direct to the Owners.

D. The parties hereto are desirous of recording the agreement and the terms and conditions thereof arrived at between in the manner hereinafter appearing.

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

- 1. The Vendors will assign transfer and assure unto the Purchasers and to purchasers will purchase and acquire from the Vendors all these the benefits and advantages of the said hereinbefore recited Agreement for sale

Assignment of the benefits of the Agreement for Sale.



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Handwritten signature/initials



and all the right title and interest of the vendors therein but nevertheless subject to the liabilities and obligations of the Vendors thereunder and require to be fulfilled by the Vendors and which the purchasers now undertake to only act comply with and fulfill.

2. On or before the execution of this Agreement, the purchasers have paid to the Vendors the said sum of Rs. 4,05,000/- including C.P.S.

Consideration and mode of payments.

Rs Four Lacs Five Thousand & 00/- (Rupees 4 only) being the consideration payable to the Vendors for such assignment as aforesaid ( the payment and receipt thereof the Vendors do hereby admit and acknowledge and of and from the same do hereby acquire release and discharge the purchasers (forever). The purchasers agreed and undertake to pay to the owner Rs. Nil

Nil being the balance consideration payable under the said Agreement for Sale and all other charges, costs and expenses at the time and in the manner in the said Agreement for Sale provided.

3. The Purchasers undertake to observe and perform and carry out the fulfill all the terms and conditions of the said Agreement for Sale and shall pay all the amounts and sums of monies now due and payable or which may hereafter become payable to the Owners under and by virtue of the said Agreement for Sale and shall indemnify and keep the Vendors indemnified of from and against all actions, proceedings, claims, demands, damages, costs charges and expenses whatever that the vendors

Indemnity by the Purchaser.

*[Handwritten initials]*



279-3  
992 / 2028  
20/30

*[Handwritten signature]*

may suffer or incur as a result on non-observance, non-performance or non-compliance of the same by the Purchasers.

4. The Vendors covenant with the Purchasers as follows :

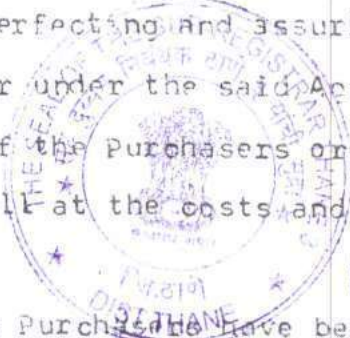
(a) That the Vendors have full power goods authority and absolute rights to assign and benefit of the said Agreement for Sale.

Covenant by the Vendor.

(b) That the said Agreement for Sale and rights thereunder of the Vendors are all free from all charges, mortgages liens and encumbrances whatsoever.

(c) That the Purchasers will be able to enjoy the benefits and advantages under the said Agreement for Sale without any hindrance, disturbance or obstruction from the Vendors or any persons claiming from under them.

(d) That the Vendors do all acts deeds matters and things required for perfecting and assuring the right of the Purchaser under the said Agreement for Sale in favour of the Purchasers or their nominees or assigns but all at the costs and expenses of the Purchaser.



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२९ / ३०

Letter of Consent from the Owner.

5. The Vendors and the Purchaser have before the Execution of this Agreement jointly applied to the Owners for their consent and permission to assign the benefit of the said Agreement for sale and which the Owners have granted as per the copy of the letter hereto annexed and marked as 'ANNEXURE A'.

6. Costs charges and expenses including stamp duty and registration charges if any of and incidental to this Agreement shall be borne and

Costs



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Handwritten mark or signature.







# THE PERSIPOLIS PREMISES CO-OP. SOCIETY LTD.

Registered under the M.C.S. Act. 1960

(Registration No. NBOM/CIDCO/GEN(C) 1615/JTR/1999-2000 Date 10-12-1999)

Sr. No.: 17

Date : 20.01.2000

Authorised Share Capital Rs. 5 Lakhs Divided into 10,000/- Shares each of Rs. 50/- only

Member's Registration No. 17

THIS IS TO CERTIFY THAT Shri/Smt./M/s. Shri RAVI VARMA

Office Premises

of 109 is the Registered Holder of ( FIVE ) Shares from No. 121

to 125 of Rs. 250/- ( TWO HUNDRED FIFTY ONLY

in THE PERSIPOLIS PREMISES CO-OP. SOCIETY LTD.

Plot No. 74, Sector - 17, Vashi, Navi Mumbai - 400 705.

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

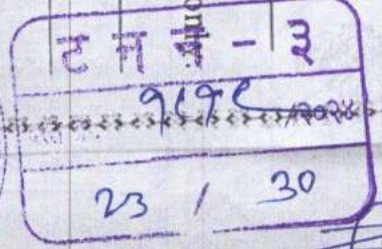
GIVEN under the common Seal of the said Society at VASHI this 20th Days of January 2000

W. H. K. Chairman

S. S. S. Hon. Secretary

Chairman Member of the Committee

P.T.O.









भारत सरकार

Government of India



रवि करिशंचंदेर वर्मा  
Ravi Krishanchander Verma  
जन्म तारीख / DOB : 18/08/1959  
पुरुष / Male



8962 0180 4920

आधार - सामान्य माणसाचा अधिकार



भारतीय विनिश्चितीकरण प्राधिकरण  
Unique Identification Authority of India

पत्ता  
S/O: करिशंचंदेर वर्मा, फ्लॅट न 12  
दिव्या स्वप्ना, डा सी जी रोड, कॅफ  
कॉलोनी न 04 समोर, चेंबूर ईस्ट,  
मुंबई, एफसीआय, महाराष्ट्र, 400074

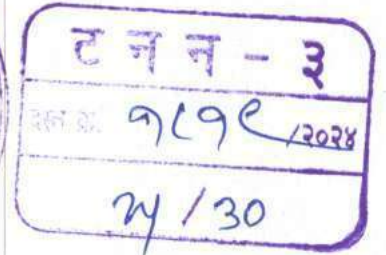
Address:  
S/O: Krishanchander Verma, Flat  
No 12 Divya Swapna, Dr C G  
Road, Opp Rcf Colony No 04,  
Chembur East, Mumbai, FCI,  
Maharashtra, 400074

COLOUR VEROX

8962 0180 4920

1947  
1800 300 1947

help@uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAVI VERMA

KRISHANCHANDER DESRAJ VERMA

18/08/1959

Permanent Account Number

AABPV4359E

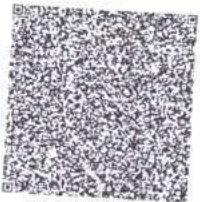
Signature





भारतीय विशिष्ट पहचान प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India  
 Enrollment No.: 0623/06271/33037

To  
 Sunil Yadav  
 C/O Lalta Yadav  
 F-801, 8th Floor, Sai Moksh CHS, Plot no-48, Sector-15,  
 Kharghar  
 Kharghar  
 Parvat Raigarh  
 Maharashtra 410210  
 9821064242  
 148984361  
 ME489843615FH



आपका आधार क्रमांक / Your Aadhaar No. :

**6878 2755 5715**

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India  
 Sunil Yadav  
 DOB: 01/03/1976  
 Male



**6878 2755 5715**

मेरा आधार, मेरी पहचान



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**EJRPS3715J**



नाम / Name  
**ABHINAV SINGH**

पिता का नाम / Father's Name  
**ANIL SINGH**

जन्म की तारीख /  
 Date of Birth  
**24/05/1993**

  
 हस्ताक्षर / Signature

*Abhinav Singh*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**VITHOBA BAHADUR DHANGAR**  
**BAHADUR NATHA DHANGAR**

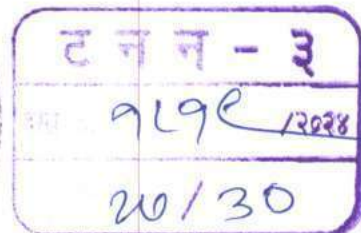
**05/02/1989**  
 Permanent Account Number

**BDLPD8474J**

  
 हस्ताक्षर / Signature



*Vithoba Bahadur Dhangar*





75/1819

बुधवार, 31 जानेवारी 2024 1:40 म.नं.

दस्त गोषवारा भाग-1

टनन3

2-30

दस्त क्रमांक: 1819/2024

दस्त क्रमांक: टनन3 /1819/2024

वाजार मूल्य: रु. 1,42,07,581/-

मोबदला: रु. 1,70,00,000/-

भरलेले मुद्रांक शुल्क: रु.10,20,000/-

दु. नि. मह. दु. नि. टनन3 यांचे कार्यालयात

अ. क्रं. 1819 वर दि.31-01-2024

गेजी 1:39 म.नं. वा. हजर केला.

पावती:2032

पावती दिनांक: 31/01/2024

मादरकरणाराचे नाव: सुनील यादव --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण: 30600.00

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar Thane 3

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २

दस्ताचा प्रकार: कमी क्रमांके

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्रा क्रं. 1 31 / 01 / 2024 01 : 39 : 17 PM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 31 / 01 / 2024 01 : 40 : 11 PM ची वेळ: (फी)

Joint Sub Registrar Thane 3

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २

दस्ताचा प्रकार: कमी क्रमांके

- प्रतिज्ञा पत्र -

महाराष्ट्र दस्तवेदज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत दस्तवेदजनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण अजकुर निष्पादक घ्यावती, साक्षीदार व सोबत जोडलेले कागदपत्रे शरणाधी सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राजशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक मध्ये उल्लंघन होत नाही

सह दुय्यम निबंधक

सह दुय्यम निबंधक



31/01/2024 1 43:08 PM

दम्न क्रमांक :टनन3/1819/2024

दम्नाचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	ठसा प्रमाणित
1	नाव:रवि वर्मा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं.12, दिव्या स्वप्ना, डॉ. सी. जी. रोड, ममोर. आर सी एफ कॉलनी क्रमांक 4, चेंबूर (पु) मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन नंबर:AABPV4359E	लिहून देणार वय :-64 स्वाक्षरी:-		
2	नाव:मुनील यादव -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 44, आनंद मागर सीएचएम लि., प्लॉट 34, मेक्टर क्रमांक 17, वाशी, नवी मुंबई येथे कार्यालय, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AGJPY6085A	लिहून घेणार वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:31 / 01 / 2024 01 : 42 : 06 PM

ओळख:-

खालील इमम अमे निवेदीत करतान की ने दम्नाऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	ठसा प्रमाणित
1	नाव:विठोबा बी धनगर -- वय:33 पत्ता:मेक्टर नं. 19, वाशी, नवी मुंबई पिन कोड:410210	स्वाक्षरी:- विठोबा धनगर		
2	नाव:अभिनव सिंग - वय:30 पत्ता:खारघर नवी मुम्बई पिन कोड:410210	स्वाक्षरी अभिनव सिंग		

शिक्का क्र.4 ची वेळ:31 / 01 / 2024 01 : 42 : 59 PM

Joint Sub Registrar, Thane-3

श्री. जी. पी. औत

सह दुय्यम निबंधक वर्ग - २

sr.	Purchaser	दस्तावेज प्रकार	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUNIL YADAV	eSBTR/Simple Receipt	69103332024013054309	MH014766187202324R	1020000.00	SD	0007793345202324	31/01/2024
2		DHC		0124318007222	600	RF	0124318007222D	31/01/2024
3	SUNIL YADAV	eSBTR/SimpleReceipt		MH014766187202324R	30000	RF	0007793345202324	31/01/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1819 / 2024

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दस्तावेज - ३
पुस्तक क्र. १८१९/२०२४
३० / ३०

प्रमाणित करण्यात येते की सदर दस्तावेज  
एकूण.....३० पाने आहेत.

श्री. जी. पी. खोत  
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)  
पुस्तक क्र. १ १८१९ वर जोडला.  
क्रमांक.....

श्री. जी. पी. खोत  
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)  
दिनांक ३१ मार्च १ सन. २०२४