

पॉपुलर इन्फॉर्मेशन

पावती

Original/Duplicate

Friday, September 08, 2017

नोंदणी क्र. :39म

11:02 AM

Regn.:39M

36

3NO

पावती क्र.: 12151 दिनांक: 08/09/2017

गावाचे नाव: मुळगांव
दस्तऐवजाचा अनुक्रमांक: वदर1-10351-2017
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: संजय ओमप्रकाश खेतान

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 600.00
पृष्ठांची संख्या: 30

एकूण: रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:13 AM ह्या वेळेस मिळेल.

देय्यम निबंधक, अंधेरी-1

बाजार मूल्य: रु.7243000/-
मोबदला रु.7200000/-
भरलेले मुद्रांक शुल्क : रु. 362200/-

सह. दुय्यम निबंधक, अंधेरी क्र.-१,
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005096314201718S दिनांक: 08/09/2017
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash. रकम: रु 600/-

S. O. Khatkar

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON...08/09/2017...





CHALLAN
Form Number-6

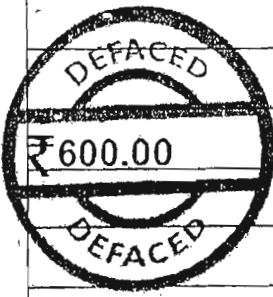
बंदर - १		
90349	9	30
२०१७		

GRN MH005177265201718E	Date 08/09/2017-09:25:31	Form ID 25.2
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Department Inspector General Of Registration	Payer Details	
Type of Payment Stamp Duty	TAX ID (If Any)	
	PAN No.(If Applicable)	
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1	Full Name	SANJAY OMPRAKASH KHETAN
Location MUMBAI		
Year 2017-2018 One Time	Flat/Block No.	UNIT NO 36 NAND GHANSHYAM INDUSTRIAL
	Premises/Building	ESTATE

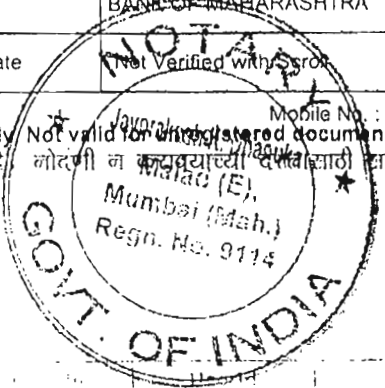
Account Head Details	Amount In Rs.		
0030045501 Sale of NonJudicial Stamp	600.00	Road/Street	MAHAKALI CAVES ROAD
		Area/Locality	ANDHERI EAST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 9 3

Remarks (If Any)	
SecondPartyName=	
Amount in Words	Six Hundred Rupees Only



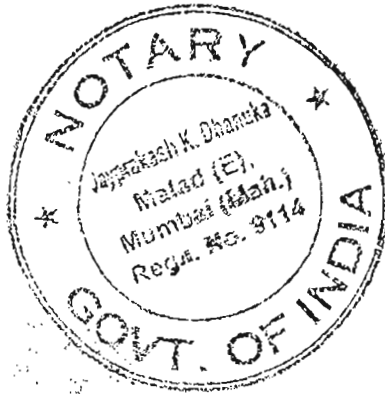
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	02300042017090894465 000383167
Cheque/DD No.	Bank Date	RBI Date	08/09/2017-09:26:55 Not Verified with RBI
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date	Not Verified with Scrip	

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलान केवल दख्खम निबंधक कार्यालयत मोदणी कसतयल्या दस्तासाठी लागू आहे. मोदणी न कसतयल्या दस्तासाठी सादर सालम लागू नाही.

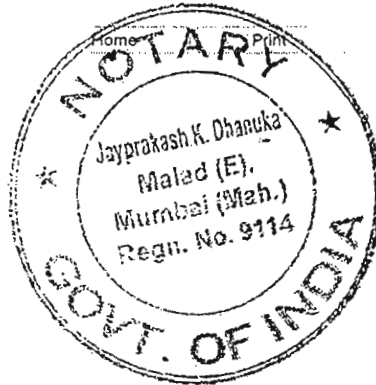


Total Deafacement Amount	600.00
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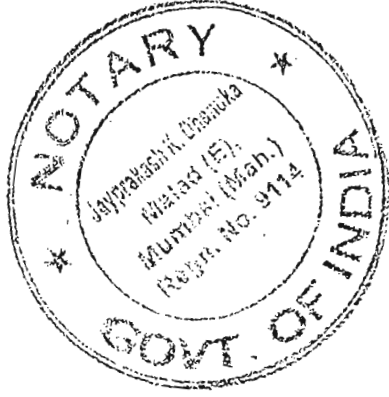
बदर - १		
१०३५९	२	३०
२०१७		



मूल्यांकन पत्रक (शहर)		क्षेत्र - बांधीव		बंदर - १	
Valuation ID	20170908308	08 September 2017, 11:13:24 AM		90849 3 30 AM	
मूल्यांकनाचे वर्ष	2017	२०१७			
जिल्हा	मुंबई(उपनगर)	२०१७			
मूल्य विभाग	41-मुळगांव (अंधेरी)	२०१७			
उप मूल्य विभाग	41/211भुभाग: उत्तरेस गावाची सीमा, पुर्वेस महाकाला गुफामार्ग, दक्षिण व पश्चिमेस गावाची हद्द.	२०१७			
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर#46	२०१७			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
73900	147400	162100	205900	147400	चौरस मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	61.38चौरस मीटर	मिळकतीचा वापर-	औद्योगिक गाळा	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय-	३१ to 40वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.147400/-
उद्ववाहन सुविधा-	नाही	मजला -	1		
प्रत्येक मजल्यासाठी ५% वजावट नुसार = 95% apply to rate = Rs.113578/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर) = (((140030-73900) * (60 / 100)) + 73900) = Rs.113578/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 113578 * 61.38 = Rs.6971417 64/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या मजला मूल्य + वरील गच्चीचे मूल्य + बंदीस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवती बांधिल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 6971417.64 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.6971417 64/-					



बदल - १		
१०३५१	०	३०
२०१७		



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Data of ESDTR for GRN MH005096314201718S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : ANDHERI (EAST)
 Pmt Txn id : 060917M358081
 Pmt DtTime : 06/09/2017 12:21:11
 ChallanIdNo : 03006172017090650074
 District : 7101 / MUMBAI
 Stationary No : 16110363716508
 Print DtTime : 06/09/2017 13:28:42
 GRAS GRN : MH005096314201718S
 Office Name : IGR553 / BDR16__JT SUB REGISTRAR ANDHERI 5

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 3,61,600.00/- (Rs Three Lakh Sixty One Thousand Six Hundred Rupees Only)

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

Article : B25
 Prop Mvblty : Immovable
 Prop Descr : UNIT NO 36,NAND GHANSHYAM,INDUSTRIAL ESTAT,E OFF MAHAKALI , CAVES ROAD
 ANDHERI EAST,MUMBAI,Maharashtra
 400093
 Duty Payer : PAN-AHCPK2408H SANJAY OMPRAKASH KHETAN
 Other Party : PAN-AACPT3764E ASHISH M THAKUR
 Consideration : 72,00,000.00/-

Bank Scroll No : 1
 Bank Scroll Date : 07/09/2017
 RBI Credit Date : 07/09/2017
 Mobile Number : 9820206597

Only for verification-not to be printed and used

बदर - १		
90349	4	30
२०१७		

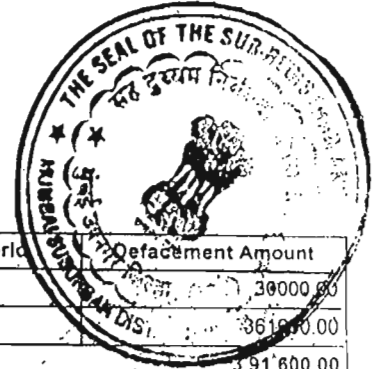
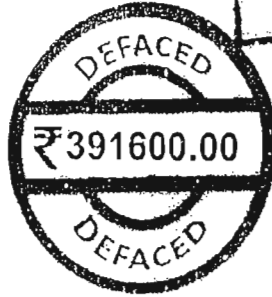
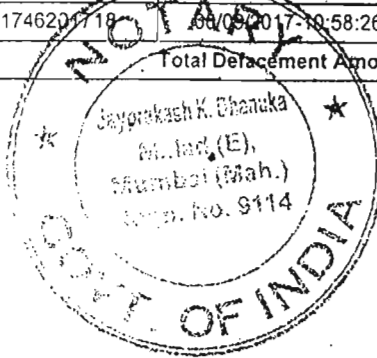
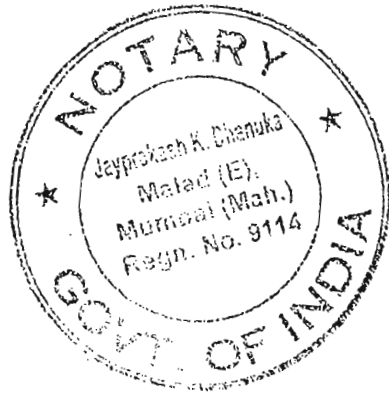


Table Defaced Details

r. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-322-10351	0002891746201718	06/09/2017-10:58:26	IGR186	30000.00
2	(IS)-322-10351	0002891746201718	06/09/2017-10:58:26	IGR186	361600.00
Total Defacement Amount					3,91,600.00



बदर - १		
१०३५१	९	३०
२०१७		



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१९/१८

१. दस्ताचा प्रकार : उपलनाचा अनुच्छेद क्रमांक : २५/८

२. सदरकर्त्याचे नाव : संजय विनायकाथ खेवारी

३. तालुका : मुंबई / अंधेरी / बोरीवली / नुर्ली

४. गावाचे नाव : ५००११९

५. नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक : ५६

६. मूल्य दरविभाग (झोन) : ५१ उपविभाग : २११

७. मिळकतीचा प्रकार :- खुली जमीन : * निवासी कार्यालय दुकान औद्योगिक

प्रति चौ.मी.दर : ७३९०० १ १४७५००

८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : ६१.३८ कार्पेट/बिल्टअप चौ.मी. / फूट

९. कारपार्किंग : — गच्ची : — पोटमाळा : —

१०. मजला क्रमांक : १५ उदाहन सुविधा आहे / नाही

११. बांधकाम वर्ष : १९७९ घसारा : ५०%

१२. बांधकामाचा प्रकार : आरआरसी / इतर पक्के / कच्चे

१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. — ज्यान्वये दिलेली घट / वाढ

१४. भाडेकरू व्याप्त मिळकत असल्यास : १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) : —

२. नवीन इमारतीत दिलेले क्षेत्र : —

३. भाड्याची रक्कम : —

१. रहिवासी / कार्यालय / दुकान / औद्योगिक दर (अ) : १४७५००

२. जमिनाचा दर (ब) : ७३९००

३. जमिनाचा दर वजाकरता उर्वरित रक्कम (अ - ब = क) : ७३५००

४. बांधकाम वर्षानुसार मिळणारा घसारा - (ड) : —%

५. घसारा देऊन येणारी रक्कम (क x ड) : ५५१०० + ७३९०० (ई)

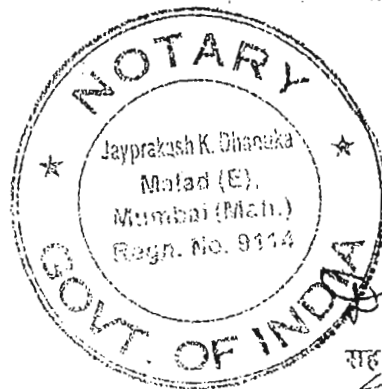
६. (ब + ई) = निर्धारित दर : ११८०००

मुल्यांकन = क्षेत्रफळ : ६१.३८ x निर्धारित दर : ११८००० = बाजारमूल्य : ७२४३०००

मोबदला : ७२४३०००

मुद्रांक शुल्क : ३६२२००

नोंदणी फी : ३००००



Jayprakash K. Dhanuka
सह दुय्यम निबंधक

90849	<	30
२०१७		

हमीपत्र

आम्ही



१) लिहून देणार :-

आशिष उम वासुदे

लिहून घेणार :-

संजय अण्णुकाय केतान

अमिता संजय केतान

या हमीपत्राद्वारे सह दु.नि. अंधेरी क्र. ९ यांना हमी देतो कि, सदर दस्तामध्ये नमूद मिळकतीसोबत कोणतेही वाहनतळ (कार पार्किंग) याची विक्री, हस्तांतरण होत नाही.

दिनांक :- ०८/०९/२०१७

ठिकाण :- पुणे



१) लिहून देणार :-

सही

[Signature]

२) लिहून घेणार :-

S. O'Khatun

Achutan

बंदर - १		
१०३५१	९०	३०
२०१९		



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

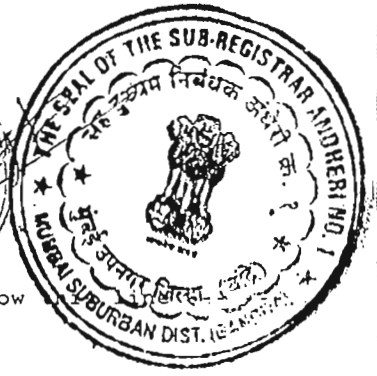
Bank/Branch: PNB/ANDHERI EAST(4364) 16110363716508
 Pmt Txn id : 060917M358081 Stationery No: 16110363716508
 Pmt DtTime : 06-09-2017@12:21:11 Print DtTime: 06-09-2017@13:28:42
 ChallanIdNo: 03006172017090650074 GRAS GRN : MH005096314201718S
 District : 7101/MUMBAI Office Name : IGR553/BDR16__JT SUB REGI

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 3,61,600/- (Rs Three, Six One, Six Zero Zero only)
 RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 72,00,000/-
 Prop Descr : UNIT NO 36,NAND GHANSHYAM, INDUSTRIAL ESTAT, E OFF MAHAKALICAVES ROAD
 ANDHERI EAST,MUMBAI,Maharashtra

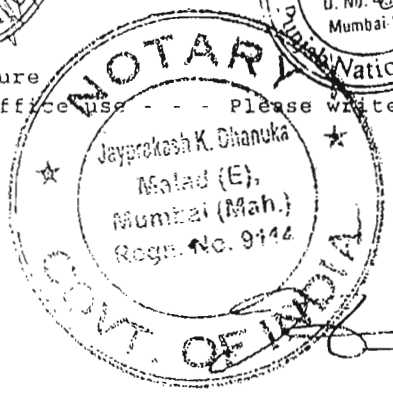
Duty Payer: (PAN-AHCPK2408H) SANJAY OMPRAKASH KHETAN
 Other Party: (PAN-AACPT1764H) ASHISH M THAKUR

Bank official1 Name & Signature



Bank official2 Name & Signature

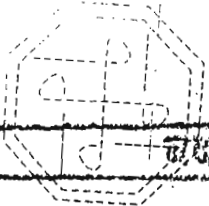
--- --- Space for customer/office use --- Please write below

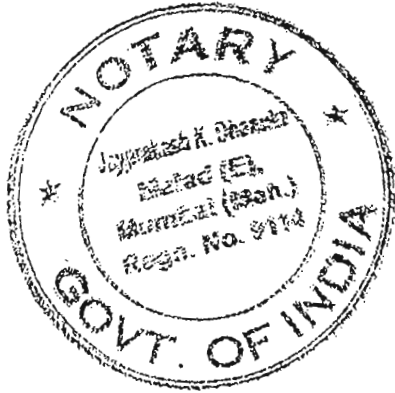


S.O. Khetan

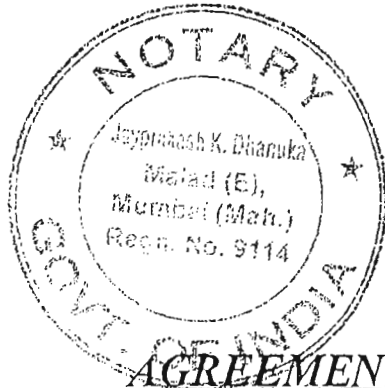
Ashish

वदर - १		
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२०१७		

 भारत - १		
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2019		



बंदर - १		
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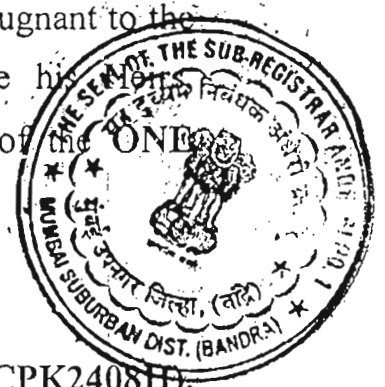
AGREEMENT for SALE

THIS AGREEMENT is made at Mumbai this 09TH day of SEPTEMBER, 2017 BETWEEN

S.O.K.
Akheta

MR. ASHISH M. THAKUR, (PAN : AACPT3764E), an Adult, Indian Inhabitant of Mumbai, residing at 61, ALA MOANA, 13th Road, Khar(West), Mumbai – 400 052, hereinafter referred to as “THE TRANSFEROR” (which expression shall unless repugnant to the context or meaning thereof, be deemed to include his Executors, Administrators, Assigns and Successors) of the

A



AND

SHRI SANJAY OMPRAKASH KHETAN, (PAN : AHCPK2408H), aged 44 Years, and MRS. ANITA S. KHETAN, (PAN : AAFPP6016L), aged 42 Years, both Indian Inhabitants of Mumbai, residing at A/501, Shah Arcade, Rani Sati Marg, Malad(East), Mumbai – 400 097, hereinafter collectively called and referred as “THE TRANSFEREES” (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their respective Heirs, Executors, Administrators, Assigns and Successors) of the OTHER PART.

S.O.K.
Akheta

A

WHEREAS a co-operative Society under the name and style of 90349 Nand Ghanshyam Industrial Premises Co-operative Society Limited is already formed and registered in respect of the said society under the Maharashtra Co-op. Societies Act, 1960 under Regn. No.BOM/W-KE/GNL(O)/659 dated 21-4-1988 (hereinafter to as "the said Society").

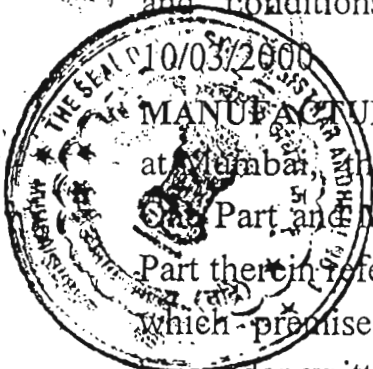
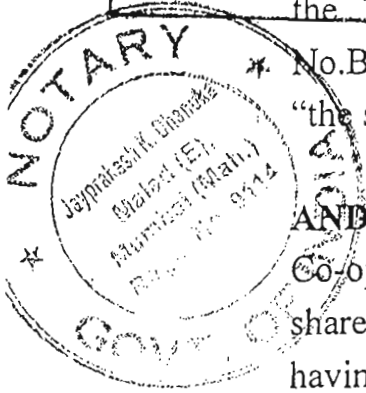
AND WHEREAS the said Nand Ghanshyam Industrial Premises Co-operative Society Limited have issued 10 (TEN) fully paid-up share of Rs.50/- (Rupees Fifty) each bearing Share Certificate No.37 having Distinctive Nos. from 311 to 320 (both inclusive) and with right to possess and occupy the said Unit No.36 to the then member named M/s. MANOJ MANUFACTURING CO.

AND WHEREAS the Transferor herein MR. ASHISH M. THAKUR had purchased and acquired Unit No.36 admeasuring 51.15 Sq. mtrs. situated at NAND GHANSHYAM INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD., Mahal Industrial Area, Off Mahakali Caves Road, Andheri(East), Mumbai - 400 093 along with the above said 10 (TEN) shares, for consideration at the terms and conditions contained in the Agreement for Sale dated 10/03/2000 entered into between MESSRS MANOJ MANUFACTURING CO., a Partnership Firm, having their address at Mumbai, therein referred to as the "the VENDOR" of the One Part and MR. ASHISH M. THAKUR, the party of the Second Part therein referred to as the "the PURCHASER" of the Other Part, which premises is more particularly described in the Schedule hereunder written (for the sake of brevity hereinafter referred to as "the said Premises").

AND WHEREAS pursuant to the said Agreement for Sale dated 10/03/2000, the Transferor herein had paid the full consideration price of the said unit purchased and acquired by the Transferors herein to the said MESSRS MANOJ MANUFACTURING CO. and had been since in possession of the said Unit No.36 admeasuring 51.15 square mtrs.

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Registration of Documents as	

AND WHEREAS the said Agreement for Sale dated 10/03/2000 could not be executed at the Sub-Registrar of Assurances at Bandra within the time limits granted for the purpose of Registration of Documents as per the Provisions of Section 4 of Maharashtra Ownership Flats Act. By DECLARATION-cum-DEED of CONFIRMATION dated 17th June 2006 by MR. ASHISH M. THAKUR, the said Agreement for Sale dated 10/03/2000 was registered under No.BDR-9-05687-2006 dated 17/06/2006 and thereafter the Unit No.36 and the said Share Certificate No.37 were transferred in the name of the Transferor herein MR. ASHISH M. THAKUR on 05/08/2006 in the records of the society.

Account
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AND WHEREAS the Transferor herein is absolutely seized and possessed of and well and sufficiently entitled to the said Unit No.36 admeasuring 51.15 square mtrs. situated at First Floor of Nand Ghanshyam Industrial Premises Co-operative Society Limited, Mahal Industrial Area, Off Mahakali Caves Road, Andheri(East), Mumbai – 400 093 including the shares thereof.

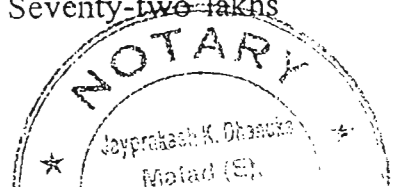
AND WHEREAS the Transferor herein has agreed to sell and transfer to the Transferees and the Transferees have agreed to purchase and acquire the said Unit No.36 admeasuring 51.15 square mtrs. situated at First Floor of Nand Ghanshyam Industrial Premises Co-operative Society Limited, Mahal Industrial Area, Off Mahakali Caves Road, Andheri(East), Mumbai – 400 093.



AND WHEREAS the Parties hereto desire that the terms and conditions and covenants be reduced to writing as follows.

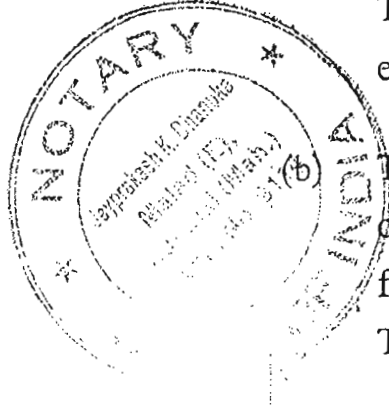
NOW IT IS HEREBY AGREED, DECLARED, RECORDED AND CONFIRMED by the parties hereto as follows:

1. The Transferor hereby agreed to sell all his rights, title and interest in the said society in respect of the aforesaid Unit No.36 admeasuring 51.15 square mtrs. in the said Society's building of Nand Ghanshyam Industrial Premises Co-op. Society Limited, situated at Off Mahakali Caves Road, Andheri(East), Mumbai – 400 093, and the said TEN Shares, to the TRANSFEREES for a total consideration of ₹.72,00,000/- (Rupees Seventy-two lakhs only).



90349	2. The Transferees shall pay to the Transferor the aforesaid amount of ₹ 72,00,000/- (Rupees Seventy-two Lakhs only) in the manner set out hereunder:-
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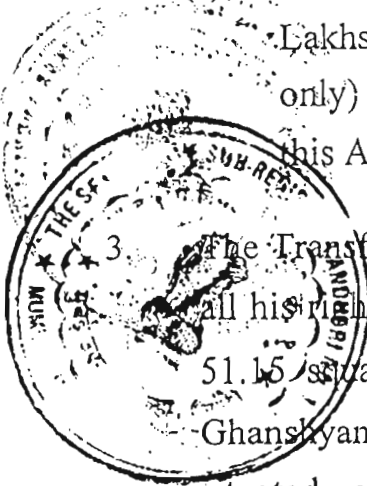
(a) A sum of ₹ 1,11,111/- (Rupees One Lakh Eleven Thousand One Hundred Eleven only) paid before execution of this Agreement as earnest money.



(b) The Transferees hereby confirm having deducted a sum of ₹ 72,000/- (Rupees Seventy-two Thousands only) from the total consideration as mentioned above towards TDS under the provisions of the Income Tax Act.

The Transferees further confirm that the Transferors shall be entitled to claim the benefit for the same TDS Amount as per the provisions of the Income Tax Act.

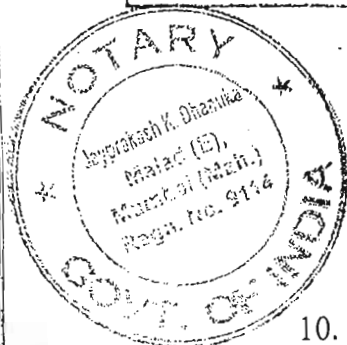
(c) The balance sum of ₹ 70,16,889/- (Rupees Seventy Lakhs Sixteen Thousand Eight Hundred Eighty-nine only) shall be paid within 15 days from the execution of this Agreement.



3. The Transferor has agreed to grant, assign, transfer and assure all his rights, title and interest in the Unit No.36 admeasuring 51.15 square mtrs. of the said Society's building of Nand Ghanshyam Industrial Premises Co-operative Society Ltd., situated at Off Mahakali Caves Road, Andheri(East), Mumbai-400 093 along with the said 10 shares of Rs.50/- each bearing Nos.311 to 320 (both inclusive) represented by Share Certificate No.37 to the Transferees and declare that the said TEN Shares and the said Unit have not been mortgaged and pledged as security with any Bank or Financial Institution or with any body and are free from any type of liabilities.

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90849	The Transferor hereby authorised / empowered the Transferees to have change the name / transfer the Power connection (including the credit of security deposit) / BMC
	Shop and Establishment License in the name of the Transferees and for the same the Transferor hereby declared his No Objection. However, all such fees, charges, taxes, duties etc. for the name change is to be borne by the Transferees alone.



10. The Transferor has paid all the dues and Taxes for the said Unit upto the date of this Agreement and if any amount payable, the same shall be borne and discharged by the Transferor and the Transferees shall not be liable for the same. The Transferor will be responsible for any earlier liability prior to execution of this agreement in respect of the said Unit.

11. It has been agreed by and between the parties hereto that the expenses of the stamp duty and the registration charges in respect of the transfer shall be borne and paid by the Transferees alone. However, the Transfer Premium payable to the said society, in respect of the Transfer of the said unit shall be paid by the Transferor and the Transferees in equal shares.



12. The Transferees agree to pay regularly the outgoings; dues and taxes in respect of the said Unit from the date of this Agreement. The Transferees will observe the terms and conditions as mentioned in the bye-laws of the said Society.

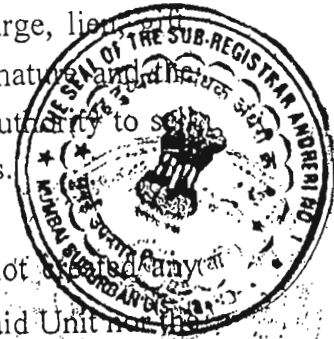
13. All the deposits with the said Society or any other authority including Sinking Funds etc. in respect of the said Unit stands in the names of the Transferor herein shall be transferred in the name of the Transferees on completion of the Sale and the Transferor shall not take any objection whatsoever.

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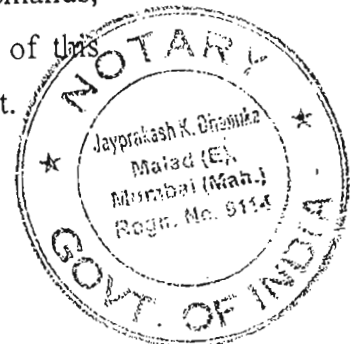
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4. The Transferor hereby confirms that he will deliverer to the Transferees all original documents relating to the title of the said Unit in his possession including the aforesaid share certificate and all forms duly signed and endorsed on receipt of the full and final payment and he further undertakes that he shall from time to time do and execute all things and acts, including whatsoever for the better assurance in law and more perfectly transferring the right, title, interest and benefit in the said Unit and every part of the said shares to the use and benefit of the Transferees as aforesaid.
5. The Transferees will observe the terms and conditions as mentioned in the bye-laws of the said society.
6. That the Transferor hereto states and confirms that he is the absolute owner of the said Unit admeasuring 51.15 square mtrs. and no other person has or have any right, title, interest, property claim or demand of any nature whatsoever unto and upon the said Unit either by way of sale, charge, lien, trust, mortgage and otherwise or whatsoever nature and the Transferor has right, full power and absolute authority to sell and transfer the said premises to the Transferees.
7. The Transferor further confirms that he has not created any charge or encumbrances of any nature on the said Unit nor the said Unit is the subject matter of any litigation nor is the same attached in execution of any decree whether of Government or otherwise nor the Transferor has created any tenancy or Leave & License or any other right in favour of any other person in respect of the said Unit.
8. The Transferor shall indemnify and keep the Transferees indemnified from and against all actions, claims, demands, costs, charges, etc, falling due before the execution of this present and until the date of execution of the agreement.



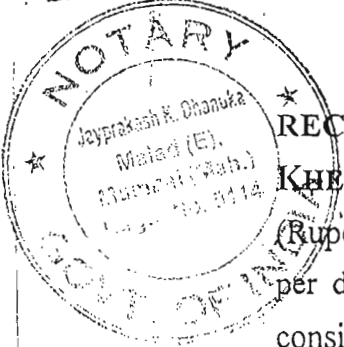
3.10.12
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[8]

RECEIPT



RECEIVED with thanks from SHRI SANJAY OMPRAKASH KHETAN and MRS. ANITA S. KHETAN, a sum of ₹ 1,11,111/- (Rupees One Lakh Eleven Thousand One Hundred Eleven only) as per details given hereunder, being earnest money out of the total consideration for the sale of Unit No.36 admeasuring 51.15 square mtrs., in Nand Ghanshyam Industrial Premises Co-operative Society Ltd., situated at Off Mahakali Caves Road, Andheri(East), Mumbai - 400 093.

Chq. No. /
Date
154240
27/06/2017

<u>Drawn on</u>	<u>Amount (₹)</u>
Bank of India Malad(East) Branch	1,11,111/-
Total ₹	<u>1,11,111.00</u>



I say Received

(ASHISH M. THAKUR)

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14. This Agreement shall always be subject to the provision of Maharashtra State Co-operative Society Act and the rules made thereunder or any other provisions of law applicable therein.

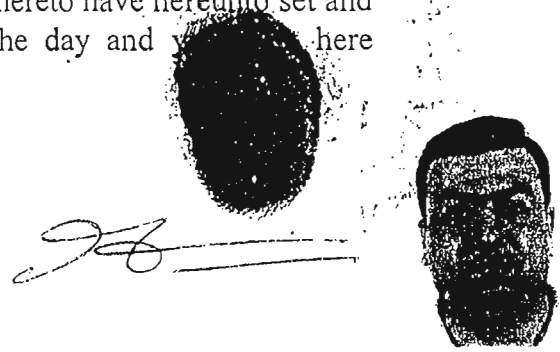
SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of Unit No.36 admeasuring 51.15 square mtrs. in Nand Ghanshyam Indl. Premises Co-operative Society Ltd., situated at Off Mahakali Caves Road, Andheri(East), Mumbai - 400 093 and forming part of [redacted] and parcel of the land or ground lying, being and situated at Mulgaon Village, Andheri Taluka in Greater Mumbai within the registration Sub-district of Bandra of Mumbai Suburban District and forming part of Survey No.88, Hissa [redacted] and City Survey No.46 (Part).



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year here above written at Mumbai.

SIGNED AND DELIVERED by the)
 within named TRANSFEROR.)
 MR. ASHISH M. THAKUR)
 in the presence of [Signature]

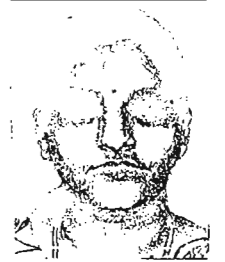
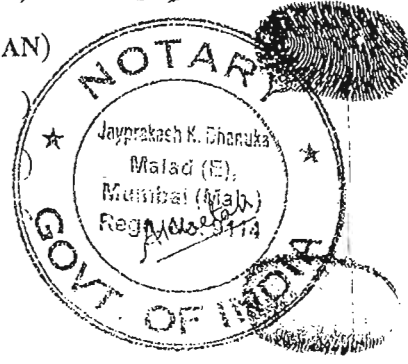


SIGNED AND DELIVERED by the)
 within named TRANSFEREES)
 SHRI SANJAY OMPRAKASH KHETAN)

S/O Khetan



and
 MRS. ANITA S. [redacted]



[Signature]
 [Signature]

IND GHANSHYAM INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.

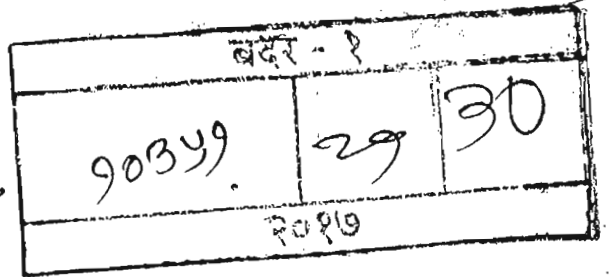
(Regd. No. : BOM / W-KE / GNL / (O) 659)

Off : Mahakali Caves Road, Andheri (East), Mumbai - 400 093.

Date : _____

02 nd Sept 2017

To,
Shri Ashish Thakur,
Unit No. 36,
Nand Ghanshyam Industrial Estate,
Off M. C. Road,
Andheri East,
Mumbai - 400 093.



Dear sir,

Sub:- No objection

We are in receipt of your letter dated 01st Sept. 2017 and we would like to inform you that the Society will have no objection in sale of your Unit No. 36 to Shri Shri Sanjay O. Khetan and Smt. Anita S. Khetan as per the Bye-Laws of the Society.

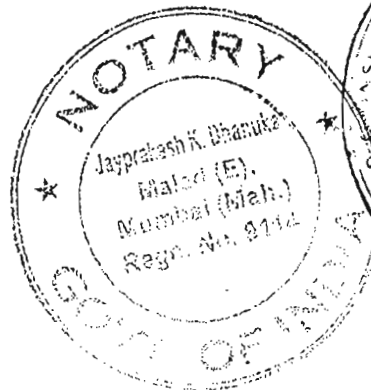
The details of the property is as follows.

Unit No. : 36
Area : 51.15 sq. meter ca
Village : Mulgaon
CTS No. : 46
Year of construction : 1979
Type of construction : Ground plus two with
Tahsil : Andheri

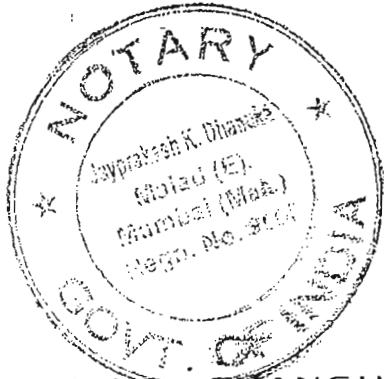


For Nand Ghanshyam Indl Pre Co-Op. Soc. Ltd.,

Atmas. K. Rupawalla
Hon. Secretary



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NAND GHANSHYAM INDL. PREM. CO-OP. SOC. LTD

Regn. No. BOM/W-KE/GEN/(O)659
 Off Mahakali Caves Road, Andheri (E),
 Mumbai 400 093.

Name : [36] Mr. Ashish M. Thakur Bill No. : 91
 (51.15 Sq. Mtr.)
 Particulars : Bill * July-September 2017 Date : 01/07/2017

SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	Municipal Taxes	3371.00	2.	Maintenance Charges	4604.00
3.	Lease Rent	34.00	4.	Sinking Fund	142.00
5.	Contingencies Fund	460.00	6.	Non Occupancy Chgs.	460.00
7.	Water Charges	2100.00			



00 Arrears(I): 0.00 Total Rs. 11171.00
 Eleven Thousand and One Hundred Seventy One Arrears Rs. 0.00
 Amount Due Rs. 11171.00

NOTES : Please pay this bill within 2 months from the date of bill.
 Interest @ 8% will be charged on delayed payments.
 Any discrepancies about this bill should be intimated immediately.

FOR NAND GHANSHYAM INDL. PREM. CO-OP. SOC. LTD

Authorised Signatory

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NAND GHANSHYAM INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. BOM/W-KE/GONL/(0)659 Dated 21-4-1988)
C. T. S. 45 (P), Mahal Industrial Estate, Mahakali Caves Road, Andheri (East), Bombay-400 993.

37

Member's Register No. 37

Authorised Share Capital Rs. 10,00,000/- Divided into 20,000 Shares each of Rs. 50/- only

S IS TO CERTIFY that Shri/Smt. M/s MANOJ MANUFACTURING Co.

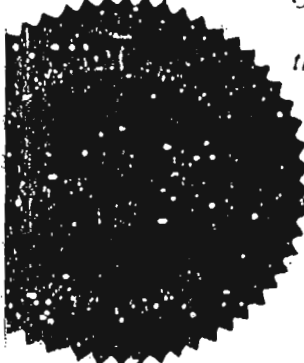
Unit No. 36 is the Registered Holder of (Ten) Shares from No. Three hundred
free twenty of Rs 50/- (Fifty only) Each. Eleven

in NAND GHANSHYAM INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED.

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

Given under the Common Seal of the said Society at Bombay

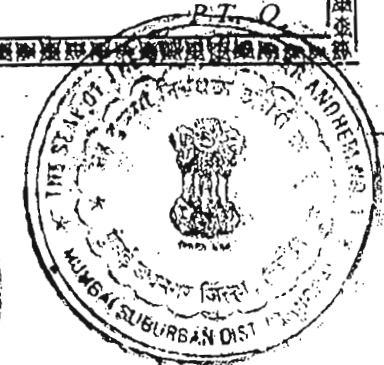
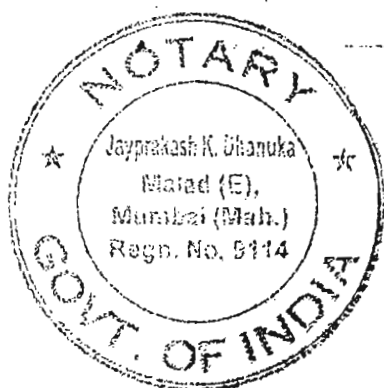
this 9th day of August 1988.



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Committee Member

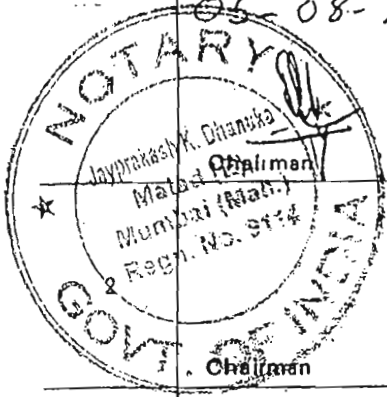


P.T.O. For Endorsement
in name of
ASHISH M THAKUR

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Memorandum of the transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Register at which name of the Transferee is recorded
1	2	3	4	5
	05-08-2006	SHRIASHISH M THAKUR Uttam. K. Rup. walle Hon. Secretary	37	109 NANBGHANSHYAM INDL. I CO-OP. SOCIETY LTD Committee Mem
	Chairman	Hon. Secretary		Committee Mem
3	Chairman	Hon. Secretary		Committee Memb
4	Chairman	Hon. Secretary		Committee Membe
5	Chairman	Hon. Secretary		Committee M



२०१५ महानगरपालिका

करनिर्धारण व संकलन खाति

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील

जवना इमारतीच्या मालकांना कर लेखा क्रमांकातील

११ नुसार आपल्या इमारतीच्या मालकांसाठी

संकलितले एकमेव जोडलेले क्रमांक (JMD) असेल

दुसऱ्या कोणाच्या नावावर धरता येणारे असतील

आजलेले क्रमांक (JMD) नमूद करावे



बृहन्मुंबई महानगरपालिका

लेखा क्रमांक
KE0905770100000

मालमत्ता कर वर्ष
2016-2017

देयक क्रमांक
201610BIL05341740
201620BIL05341724

देयक दिनांक
23/04/2016

Shalich transfer

पक्षकाराचे नाव व पत्ता : NANDGHANSHYAM INDL
ESTATE MAHAL INDUSTRIAL, ESTATE PLOT NO 13 B, MAHAKALI ROAD ANDHERI EAST MUMBAI 400093

प्रेषक - सहा. फ. व सं. / विभाग : Asstt. Assessor & Collector K/East Ward, Assessment & Collection Dept., 2nd Floor, Room No.206, Azad Road, Gundavali, Andheri (E) Mumbai-400069.

PREM TO,

मालमत्ता क्रमांक, सदरिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे.
KE 3765 (19) CTS 46 PART MAHAKALI ROAD ANDHERI EAST NAND GHANSHYAM INDUSTRIAL ESTATE M/S BOMBAY XAVIRIAN CORPORATION LESSEE ASIAN BUILDERS

प्रथम करनिर्धारण दिनांक : 01/04/1979 जलजोडणी क्रमांक : एकूण भांडवली मूल्य : 421336485

number

अक्षरी रूपये Forty Two Crore Thirteen Lac Thirty Six Thousand Four Hundred and Eighty Five Only

देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची धकबाकी ₹ 171732 ०१/०४/२०१० या तारखेनंतरची धकबाकी ₹ 119319

देयक कालावधी : 01/04/2016 ते 31/03/2017

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव :	01/04/2016 ते 30/09/2016	01/10/2016 ते 31/03/2017
सर्वसाधारण कर	241269	241269
जल कर	0	0
जल लाभ कर	151901	151901
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	93806	93806
म.न.पा. शिक्षण उपकर	89355	89355
राज्य शिक्षण उपकर	71493	71493
रोजगार हमी उपकर	17866	17866
वृक्ष उपकर	4470	4470
पथकर	116165	116165
एकूण देयक रक्कम	786325	786325
कलम १५२ (अ) नुसार दंडाची रक्कम	0	0
परताव्यावरील घ्याजाची वसूली	0	0
अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	786325	786325
* 30.06.2016 पर्यंत भरावयाची निव्वळ रक्कम	772475	758625
* 31.07.2016 पर्यंत भरावयाची निव्वळ रक्कम	779400	765550
* 31.07.2016 नंतर भरावयाची निव्वळ रक्कम	786325	786325
अक्षरी रूपये	Seven Lac Eighty Six Thousand Three Hundred and Twenty Five Only	Seven Lac Eighty Six Thousand Three Hundred and Twenty Five Only
अंतिम देय दिनांक	14/08/2016	31/12/2016

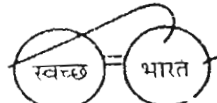


"To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO KE0905770100000, Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

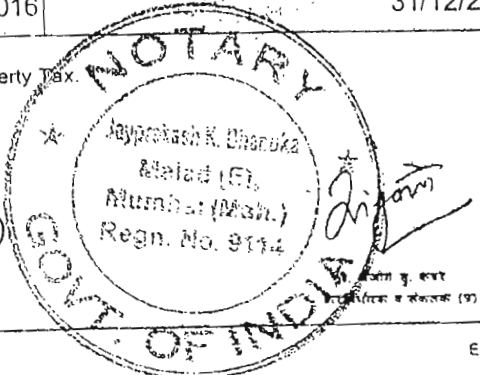
* अर्ली-बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.



"आपले मत, आपली ताकद"
राज्य शासनाची वेबसाईट: <http://coo.maharashtra.gov.in>



एक कदम स्वच्छता की ओर



300.176251
4.19.12.16
786325/-

5687378

सूची क्र.2

दुयम निबंधक : अंधेरी 3 (अ)

07/09/2017

दस्त क्रमांक : 5687/2006

Note:-Generated Through eSearch
Module. For original report please
contact concerned SRD office.

नोंदणी :

Regn:63m

90349

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गावाचे नाव : मुळगांव

(1) विलेखाचा प्रकार घोषणा पत्र

(2) मोबदला रु.0

(3) बाजारभाव भाडेपट्ट्याच्या रु.1

(4) बाबिलेपट्ट्याद्वारे आकारणी देतो की पट्ट्याद्वारे तीनपट्टे करावे

(4) भू-मापन चौकसिहा व घरक्रमांक घेतल्यास

(5) क्षेत्रफळ

पालिकेचे नाव: इतर वर्णन : गाळा नं 36, 1 ला मजला, नंदघनशाम इंडस्ट्रियल प्रिमायसेस यासी मोबदला रु 50000/- व बाजार मुल्य रु 987000/-

51.15 चो मि बांधिव

(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.

(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करुन दिल्याचा दिनांक 17/06/2006

(10) दस्त नोंदणी केल्याचा दिनांक 17/06/2006

(11) अनुक्रमांक, खंड व पृष्ठ 5687/2006

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 98700

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 9870



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AHCPK2408H

नाम / NAME
SANJAY QMPRAKASH KHETAN

पिता का नाम / FATHER'S NAME
QMPRAKASH RESARDEO AGARWAL

जन्म तिथि / DATE OF BIRTH
08-04-1973

हस्ताक्षर / SIGNATURE

आयकर निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत
 INDIA

ANITA KHETAN

INDRA KUMAR PATODIA

13/07/2009

आयकर निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)

Akshata

S.O. Khetan

बदर - १

90349

2030

PERMANENT ACCOUNT NUMBER
AACPT3764E

नाम / NAME
ASHISH MOHAN THAKUR

पिता का नाम / FATHER'S NAME
MOHAN PARMANAND THAKUR

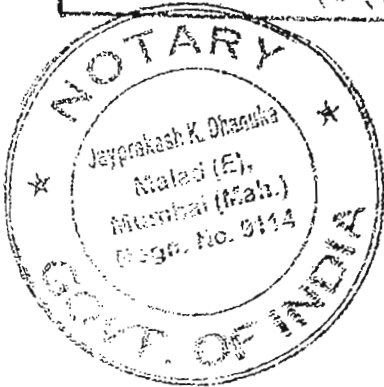
जन्म तिथि / DATE OF BIRTH
25-09-1972



हस्ताक्षर / SIGNATURE

Ashish

आयकर निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)



G.M.

4163 1696 9935

आधार - सामान्य माणसाचा अधिकार



कल्याणकर भास्करन पिल्लई
 Karunakaran Bhaskaran Pillai

जन्म वर्ष / Year of Birth : 1954

पुरुष / Male

4163 1696 9935

Valid Till : 02-09-2027 (NT)



AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DO
MCWG	13-01-2009
LMV	13-01-2009

DOB **03-08-1977** BG **Not**

Name : **SUNIL RAUT**
 S/O of **VISHWNATH RAUT**
 Add: **R-4A, SINDHURGA CHL, AADARSH NGR, BHANDARI COMP, CHARKOP, KANDIVALI (W), MUMBAI**
 PIN: **410067**

Signature & II of Issuing Authority: *Sunil Raut* MHC2 2009233

Signature/Thumb Impression of holder

Sunil Raut

शुक्रवार, 08 सप्टेंबर 2017 11:02 म.पू.

दस्त गोपवारा भाग-1

वदर1

दस्त क्रमांक: 10351/2017

दस्त क्रमांक: वदर1 /10351/2017

बाजार मुल्य: रु. 72,43,000/-

मोवदला: रु. 72,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,62,200/-

वदर - १		
१०३५१	२६	३०
२०१७		

दु. नि. सह. दु. नि. वदर1 यांचे कार्यालयात

पावती:12151

पावती दिनांक: 08/09/2017

अ. क्रं. 10351 वर दि.08-09-2017

सादरकरणाराचे नाव: संजय ओमप्रकाश खेतान

रोजी 10:52 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

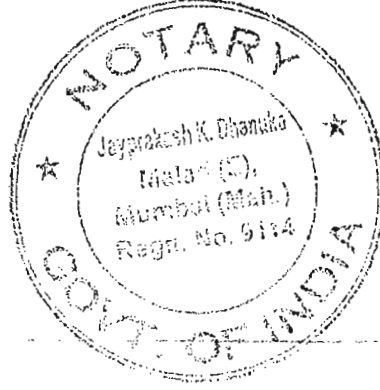
रु. 600.00

पृष्ठांची संख्या: 30

S. O. Khetan

दस्त हजर करणाऱ्याची मही:

एकुण: 30600.00



S. O. Khetan
सह. दुय्यम निबंधक, अंधेरी-१

S. O. Khetan
सह. दुय्यम निबंधक, अंधेरी-१

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 08 / 09 / 2017 10 : 52 : 57 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 08 / 09 / 2017 10 : 53 : 50 AM ची वेळ: (फी)





08/09/2017 11 06:35 AM

दस्त गोपबारा भाग-2

बदर 1

दस्त क्रमांक: 10351/2017

दस्त क्रमांक : बदर1/10351/2017

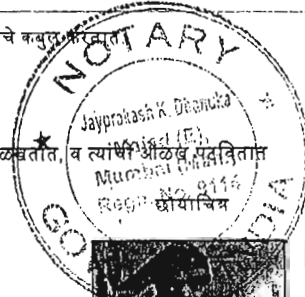
दस्ताचा प्रकार :- करारनामा

बदर - १		
१०७५१	३०	३०

- | | | | | |
|----------|--|---------------------------------------|-----------|---------------|
| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
| 1 | नाव: आशिष एम ठाकूर
पत्ता: प्लॉट नं: 61, माळा नं: -, इमारतीचे नाव: अला मोना, ब्लॉक नं: खार पश्चिम, रोड नं: 13 वा रस्ता, महाराष्ट्र, मुम्बई.
पिन नंबर: AACPT3764E | लिहून देणार
वय :-45
स्वाक्षरी:- | | |
| 2 | नाव: संजय ओमप्रकाश खेतान
पत्ता: ए 501, 5 वा मजला, शाहू आर्केड, मालाड पूर्व, रानी मती मार्ग, आळाडू पूर्व, MAHARASHTRA, MUMBAI, Non-Government.
पिन नंबर: AHCPK2408H | लिहून घेणार
वय :-44
स्वाक्षरी:- | | |
| 3 | नाव: अनिता संजय खेतान
पत्ता: प्लॉट नं: ए 501, माळा नं: 5 वा मजला, इमारतीचे नाव: शाहू आर्केड, ब्लॉक नं: मालाड पूर्व, रोड नं: रानी मती मार्ग, महाराष्ट्र, मुम्बई.
पिन नंबर: AAFPP6016L | लिहून घेणार
वय :-42
स्वाक्षरी:- | | |



कायदेशीरपणे तयार झालेला असा कथित करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करितो आहे. दिनांक 08/09/2017 10:57:12 AM



- आयोजन:- खार पश्चिम इमारतीच्या निवेदीत करारनामाची ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना त्यांच्याकडून छायाचित्र व अंगठ्याचा ठसा घेतला जातो.
- | | | | | |
|---|--|-----------|--|--|
| 1 | नाव: 43 कमलेश अपार्टमेंट शेर ए पंजाब अंधेरी पूर्व
पिन कोड: 400093 | स्वाक्षरी | | |
| 2 | नाव: बी के पिल्लई
वय: 62
पत्ता: ए 21 विश्रुल महाकाली अंधेरी पूर्व
पिन कोड: 400093 | स्वाक्षरी | | |

शिकका क्र.4 ची वेळ: 08/09/2017 10:57:47 AM

दस्त तयार करणाराचे नाव: ...

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 30 पाने आहेत. पुस्तक क्र. १/बदर-१/क्रमांक १०३५१/२०१७ खर नोंदला, दिनांक 08-SEP-2017

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH005177265201718E	0002031751261717
2	MH005096314201718S	000289174620171G

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08/09/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

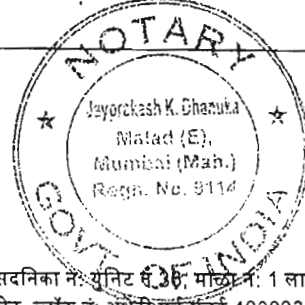
दस्त क्रमांक : 10351/2017

नोदणी :

Regn:63m

गावाचे नाव : 1) मुळगांव

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 7200000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 7243000
- (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: युनिट व 30, मालाड नं: 1 ला मजला, इमारतीचे नाव: नंदघनश्याम इंडस्ट्रीयल ईस्टेट, ब्लॉक नं: अंधेरी पूर्व मुंबई 400093, रोड नं: महाकाली केव्हस रोड ((C.T.S. Number : 46 ;))
- (5) क्षेत्रफळ 1) 61.38 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:-आशिष एम ठाकूर वय:-45; पत्ता:-प्लॉट नं: 61, माळा नं: -, इमारतीचे नाव: असा मोना, ब्लॉक नं: खार पश्चिम, रोड नं: 13 वा रस्ता, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AACPT3764E
- (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-संजय ओमप्रकाश खेतान वय:-44; पत्ता:-ए 501, 5 वा मजला, शाहू आर्केड, मालाड पूर्व, रानी सती मार्ग, अंआळाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400097 पॅन नं:-AHCPK2408H
2): नाव:-अनिता संजय खेतान वय:-42; पत्ता:-प्लॉट नं: ए 501, माळा नं: 5 वा मजला, इमारतीचे नाव: शाहू आर्केड, ब्लॉक नं: मालाड पूर्व, रोड नं: रानी सती मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAFPP6016L
- (9) दस्तऐवज करून दिल्याचा दिनांक 08/09/2017
- (10) दस्त नोंदणी केल्याचा दिनांक 08/09/2017
- (11) अनुक्रमांक, खंड व पृष्ठ 10351/2017
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 362200
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तासोबत सूची II TRUE COPY

Jayprakash
Dhanuka
ADVOCATE & NOTARY
3153, Shubra Chambers, 3rd Floor,
Datt Street Fort, Mumbai-400 023
Mob: 9223483625, 9222877567

12/9/17

DATED THIS 8th DAY OF September 2018

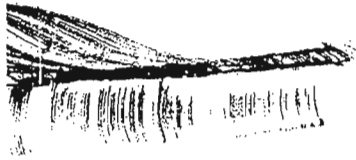
MR. ASHISH M. THAKUR
(THE TRANSFEROR)

AND

SHRI SANJAY OMPRAKASH KHETAN

and

MRS. ANITA S. KHETAN
(THE TRANSFEREES)



AGREEMENT FOR SALE

in respect of Unit No.36
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Mahal Industrial Area,
Off Mahakali Caves Road,
Andheri(East), Mumbai - 400 093.

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Bank of India **BOI** ★
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MALAD (EAST) Branch, MUMBAI, MAHARASHTRA, 400097
IFSC: BKID0000094

21-07-2017

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रुपये Rupees Sixteen thousand eight hundred eighty nine only

अदा करे ₹ 16889/-

खा. नं. / A/c No. 008410100019638

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SANJAY O KHETAN
Please sign above

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