

517/3289

पावती

Original/Duplicate

Wednesday, April 11, 2018

नोंदणी क्र.: 39म

4:45 PM

Regn.: 39M

पावती क्र.: 3421

दिनांक: 11/04/2018

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल9-3289-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनिल नारायणभाई बारोट

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

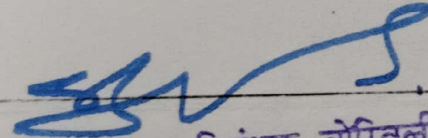
रु. 820.00

पृष्ठांची संख्या: 41

एकूण:

रु. 30820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:55 PM ह्या वेळेस मिळेल.

 BRL9
सह. दुय्यम निबंधक, बोरिवली - ९
मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु.12118860 /-

मोबदला रु.23500000/-

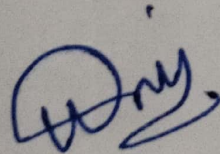
भरलेले मुद्रांक शुल्क : रु. 1175000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000351938201819R दिनांक: 10/04/2018

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 820/-

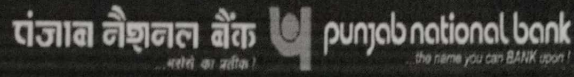


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID बरल९	201804114602	11 April 2018,04:27:51 PM			
मूल्यांकनाचे वर्ष	2018				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	64-मालाड (उत्तर) (बोरीवली)				
उप मूल्य विभाग	64/315भुभाग: उत्तरेस गावाची सीमा, पुर्वेस एस. व्ही. रोड, दक्षिणेस वॉर्ड सीमा व पश्चिमेस तिक रोड.				
सर्व्हे नंबर /न. भू क्रमांक :	सि टी.एस. नंबर#316				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खूली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
53000	117000	135500	170900	117000	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	103.58चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.117000/-
उद्ववाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100% apply to rate= Rs.117000/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((117000-53000) * (100 / 100))+53000) = Rs.117000/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 117000 * 103.58 = Rs.12118860/-			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी = A + B + C + D + E + F + G + H + I = 12118860 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.12118860/-			

Home

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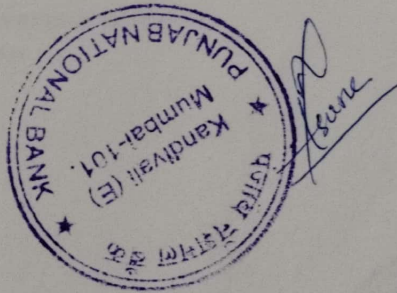




e-Stamp [Simple Receipt] Offline Payment Receipt

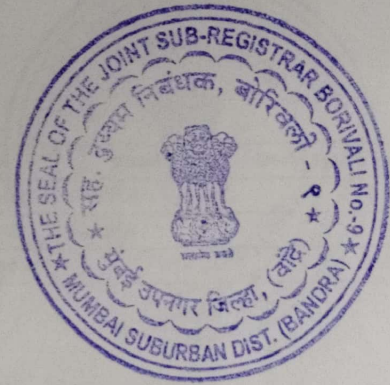
Branch Name	: KANDIVALI (E) (3985)		
Challan Number	: MBST10041850396	GRAS GRN	: MH000351938201819R
PaymentDate	: 10/04/2018 12:14:32 PM	Bank Txn ID	: 100418M351460
District	: 7101-MUMBAI	Office Name	: IGR557-BRL 8_JT SUB REGISTRAR BORIVALI 8
Stamp Duty	: 0030045501-75		
Amount	: 1175000.00		
Registration Fees	: 0030063301-70		
Amount	: 30000.00		
Total Amount	: 1205000.00		
Duty Payer Name	: ANIL NARAYANBHAI BAROT	Duty Payer ID	: PAN-AEQPB4452F
Duty Payer Mob No	: +91-9820930186		
Article Code	: B25-Agreement to sale/Transfer/Assignment		
Movability	: Immovable	Consideration Amount	: 23500000.00
Prop Descr	: FLAT NO402, JASWANTI GOLD, CHSL, SUBHASH LANE, KANDIVALI WEST, MUMBAI Maharashtra 400067		
Property Area	: 928.82 sq.feet		
Other Party Name	: KIRIT M SHAH	Other Party ID	: PAN-ANEPS0058B

Print Reciept



Handwritten signatures: Anil Narayanbhai Barot and Kirit M Shah

Handwritten signature: Jeepraj



बरल - ९/
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**Data of Bank Receipt for GRN MH000351938201819R
Bank - PUNJAB NATIONAL BANK**

Bank/Branch :
 Pmt Txn id : 100418M351460 **Simple Receipt**
 Pmt DtTime : 10/04/2018 12:14:32 **Print DtTime** :
 ChallanIdNo : 03006172018041050396 **GRAS GRN** : MH000351938201819R
 District : 7101 / MUMBAI **GRN Date** : 10/04/2018 12:42:07
 Office Name : IGR557 / BRL 8_JT SUB REGISTRAR BORIVALI 8

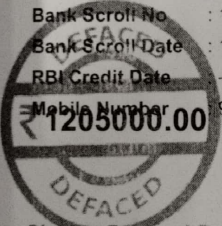
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 11,75,000.00/- (Rs Eleven Lakh Seventy Five Thousand Rupees Only)

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

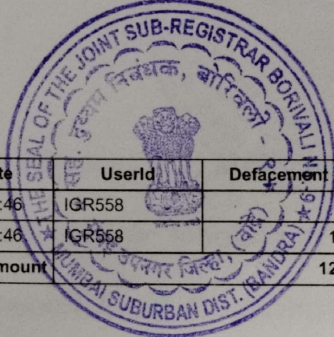
Only for verification not to be printed and used

Article : B25
Prop Mvblty : Immovable **Consideration** : 2,35,00,000.00/-
Prop Descr : FLAT NO402,JASWANTI GOLD,CHSL, , SUBHASH LANE
 : KANDIVALI WEST,MUMBAI,Maharashtra
 : 400067
Duty Payer : PAN-AEQPB4452F ANIL NARAYANBHAI BAROT
Other Party : PAN-ANEPS0058B KIRIT M SHAH

Bank Scroll No : 1
Bank Scroll Date : 11/04/2018
RBI Credit Date : --
Mobile Number : 9820930186



Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-517-3289	0000252577201819	11/04/2018-16:44:46	IGR558	30000.00
2	(IS)-517-3289	0000252577201819	11/04/2018-16:44:46	IGR558	1175000.00
Total Defacement Amount					12,05,000.00

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AGREEMENT FOR SALE

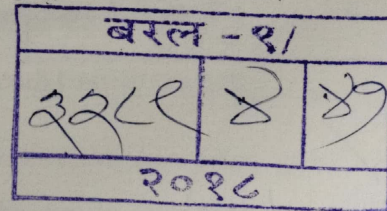
THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this 11th day of April, 2018.

: BETWEEN :



1) MR. KIRIT M. SHAH (PAN NO.ANEPS0058B), aged 58 years & 2) MRS. GEETA K. SHAH (PAN NO.ANHPS7928P), aged 57 years, Indian Inhabitants of Mumbai, residing at Flat No.402, 4th Floor, Jaswanti Gold Co-operative Housing Society Ltd., Subash Lane, Kandivali (West), Mumbai 400 067, hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **ONE PART**;

: AND :



Mrs. Geeta K. Shah

Dr. Jagdish

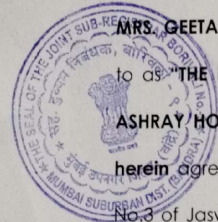
1) MR. ANIL NARAYANBHAI BAROT (PAN NO. AEQP B4452F), aged 39 years, & 2) MRS. JAGRUTI ANIL BAROT (PAN NO. AQXP B9652J), aged 39 years, Indian Inhabitants of Mumbai, residing at Flat No.203, 2nd Floor, Shraddha Co-operative Housing Society Ltd., Off. Marve Road, Adarsh Dugdhalaya, Malad (West), Mumbai 400 064, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS :-

1. By an Agreement dated 6th April, 2015 made and entered into ;

BETWEEN : ASHRAY HOUSING, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its Office at 11/12, Nagarwala Colony, Opp. Laxminarayan Shopping Centre, Poddar Road, Malad (East), Mumbai 400 097, therein referred to as "THE PROMOTER" of the FIRST PART ; **AND : 1) MR. KIRIT M. SHAH & 2)**

MRS. GEETA K. SHAH i.e. "THE TRANSFERORS" herein, therein referred to as "THE PURCHASERS" of the SECOND PART ; Whereby the said ASHRAY HOUSING agreed to sell and the said "THE TRANSFERORS" herein agreed to purchase Flat No.402 on 4th Floor in the Building No.3 of Jaswanti Gold (now known as Jaswanti Gold Co-operative Housing Society Ltd.) situated at Subash Lane, Kandivali (West), Mumbai 400 067, together with all the rights, title, interests, benefits etc. at the consideration amount and on the terms and conditions and contained therein.



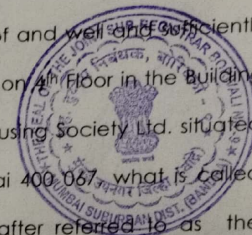
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2016

Handwritten signatures and initials:
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yshab
Dny
Jagru

That the above said Agreement dated 6th April, 2015 was duly Stamped and Registered with Joint Sub Registrar Borivali 2, M.S.D. under Document Serial No.BRL-2-2481-2015 on 06.04.2015.

2. A society named "Jaswanti Gold Co-operative Housing Society Ltd." was formed in the said "Building No.3 of Jaswanti Gold" and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 vide Registration No. M.U.M./S.R.A./H.S.G./[T.C.]/12682/Year 2016 (hereinafter referred to as "the said Society") and 1) MR. KIRIT M. SHAH & 2) MRS. GEETA K. SHAH i.e. "THE TRANSFERORS" herein are duly admitted to the membership of the said society and issued Share Certificate No.1 for ten fully paid up Shares of Rs.50/- each bearing Distinctive Nos. from 001 to 010 (both inclusive) by the said Society on 24th December, 2016 (hereinafter referred to as "the said Shares").

3. By virtue of above "THE TRANSFERORS" herein i.e. 1) MR. KIRIT M. SHAH & 2) MRS. GEETA K. SHAH became the joint, absolute and exclusive owners, fully seized, possessed of and well and lawfully entitled to the said ownership Flat No.402 on 4th Floor in the Building known as Jaswanti Gold Co-operative Housing Society Ltd. situated at Subash Lane, Kandivali (West), Mumbai 400 067, what is called "ON OWNERSHIP BASIS" (Which is hereinafter referred to as the "SAID FLAT").



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4. "THE TRANSFERORS" hereby declare that their title over the said Flat is marketable and free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and license, charge, mortgage or any other encumbrances.

5. "THE TRANSFERORS" further declare that their membership in the said society is valid and subsisting and not terminated by the said society.

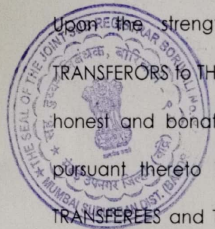
That the TRANSFERORS have good right, title authority, full and absolute right to sell and dispose of the said Flat and they have truly, faithfully and honestly disclosed all the facts to the TRANSFEREES without suppressing or misrepresentation of any facts from the TRANSFEREES and their rights in respect of the said Flat and the said Flat has clear and marketable title, free from all encumbrances at law and equity, right, title, interest and/or claim in favour of any third party/parties whatsoever in respect of the said Flat which affects the right of the TRANSFEREES and they have not received or agreed to receive any consideration from any third party whatsoever either in cash or in kind or created or agreed to create any third party right and/or inducted or agreed to induct any third party claim, use and/or possession of the said Flat.

Upon the strength of the aforesaid representations made by THE TRANSFERORS to the TRANSFEREES believing the same to be true and correct, honest and bonafide the parties entered in to an oral negotiation and pursuant thereto THE TRANSFERORS herein have agreed to sell to THE TRANSFEREES and THE TRANSFEREES have agreed to purchase and acquire

from the said THE TRANSFERORS the said Flat No.402 on 4th Floor in the Building known as Jaswanthi Gold Co-operative Housing Society Ltd. situated at Subash Lane, Kandivali (West), Mumbai 400 067, together with all rights, title, interest, benefits, shares, sinking fund, etc. and with clear and marketable

title, free from all encumbrances for the lump sum price or consideration amount of **Rs.2,35,00,000/- (RUPEES TWO CRORES THIRTY FIVE LAKHS ONLY)** subject to THE TRANSFERORS putting THE TRANSFEREES in possession of the said

Flat and/or getting the names of THE TRANSFEREES recorded in the records of the society to which THE TRANSFERORS have agreed to do so and upon



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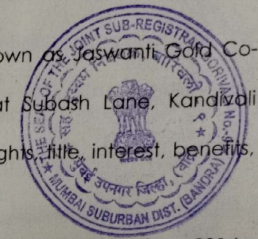
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certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY

AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

- 1) "THE TRANSFERORS" hereby declare and confirm that what is recited hereinabove in respect of the said Flat and the said shares shall be treated as representations and irrevocable declarations on their part. "THE TRANSFERORS" hereby confirm that "THE TRANSFEREES" have agreed to purchase the said Flat relying upon the correctness of the declarations and representations made by "THE TRANSFERORS" in these presents.
- 2) "THE TRANSFERORS" have agreed to sell, transfer and assign to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase and acquire the said
 - a. Flat No.402 on 4th Floor in the Building known as, Jaswanthi Gold Co-operative Housing Society Ltd. situated at Subash Lane, Kandivali (West), Mumbai 400 067, together with all rights, title, interest, benefits, membership and Deposits thereof, etc.
 - b. Fully paid up shares of Rs.50/- each bearing Distinctive Nos. from **001 to 010** (both inclusive) under Share Certificate No.1 issued by the said society.
 - c. All deposits standing to the credit of "THE TRANSFERORS" in the records and registers of the said Society and other concerned authorities at the lump sum price or consideration amount of **Rs.2,35,00,000/- (RUPEES TWO CRORES THIRTY FIVE LAKHS ONLY)** which shall be paid in the names of both "THE TRANSFERORS" in equal proportion.



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3) "THE TRANSFEREES" have paid to "THE TRANSFERORS" the sum of **Rs.1,62,65,000/- (RUPEES ONE CRORE SIXTY TWO LAKHS AND SIXTY FIVE THOUSAND ONLY)** as per particulars mentioned in the receipt appearing hereunder on or before execution of this Agreement being the part consideration amount for the sale of the said Flat (the receipt whereof "THE TRANSFERORS" doth hereby admit and acknowledge).

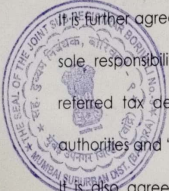
4) "THE TRANSFEREES" shall deposit a sum of **Rs.2,35,000/- (RUPEES TWO LAKHS THIRTY FIVE THOUSAND ONLY)** with the concerned authorities towards the tax deducted at source from the total consideration amount in respect of this transaction as per the Indian Income Tax Act, 1961 and "THE TRANSFEREES" shall hand over the receipt/challan of the said amount which is deposited with the concerned authorities in the names of "THE TRANSFERORS" to "THE TRANSFERORS".

It is further agreed by and between the parties hereto that it shall be the sale responsibility of "THE TRANSFERORS" to get the refund of above referred tax deducted at source (if applicable) from the concerned authorities and "THE TRANSFEREES" will not be held liable for the same.

It is also agreed by and between the parties hereto that the above referred sum of rupees deposited with the concerned authorities towards tax deducted at source shall be deemed to be part of the consideration amount paid to "THE TRANSFERORS".

2020	2021	2022	2023	2024
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Handwritten signatures and initials: y. Shah, Jagdish



5) "THE TRANSFEREES" agree and undertake to pay to "THE TRANSFERORS" the sum of **Rs.70,00,000/- (RUPEES SEVENTY LAKHS ONLY)** within a period of 30 (thirty) working days from the date of receiving the No Objection Certificate from the said Jaswanti Gold Co-operative Housing Society Ltd. in favour of the Bank/Financial Institution in their format, from which "THE TRANSFEREES" are availing loan facilities as and by way of disbursement of loan and/or from own source of funds being the balance full and final consideration amount for the sale of the said Flat and against receiving the vacant and peaceful possession of the said Flat.

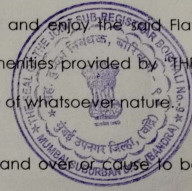
6) "THE TRANSFERORS" shall handover to THE TRANSFEREES the vacant and peaceful possession of the said Flat against the receipt of the balance full & final consideration amount and "THE TRANSFEREES" shall be entitled to quietly enter upon, live, hold, occupy, possess and enjoy the said Flat together with the fittings, fixtures, and other amenities provided by "THE TRANSFERORS" absolutely without any hindrance of whatsoever nature.

7) "THE TRANSFERORS" agree and undertake to hand over of cause to be handed over to "THE TRANSFEREES" or their nominees/assignees all original papers and documents including earlier Original Agreement, Original Share Certificate, etc. pertaining to the said Flat against receiving the balance full and final consideration amount.

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8) THE TRANSFERORS agree and undertake to Co-operate to get the aforesaid Flat transferred in the records of the said society in the names of "THE TRANSFEREES" and get "THE TRANSFEREES" admitted as the members of the said Society in place of "THE TRANSFERORS" and such transfer charges/premium on transfer charges or donation payable to the said Society on account of transfer of names will be borne and paid by **both the parties in equal proportion.**

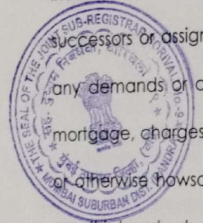
Handwritten notes: y. Shah, Jagdish



9) "THE TRANSFERORS" hereby declare that there is no Prohibitory Order by any Government and/or Authority, which may prohibit THE TRANSFERORS from transferring the said Flat. THE TRANSFERORS further declare that no attachment has been levied on the said Flat.

10) "THE TRANSFERORS" hereby undertake and declare that any nomination, assignment, transaction, lien or will in regards to the said Flat and the said shares if made by themselves or their constituted attorney/s in respect of the said Flat shall hereafter be deemed to be in-operative, cancelled, revoked, withdrawn and null and void.

11) The TRANSFERORS hereby agree and undertake to indemnify and keep indemnified the TRANSFEREES and their heirs, executors, administrators, successors or assigns in the event they suffer any loss or damage due to any demands or claim by way of tenancy, sub-tenancy license, lease, mortgage, charges, inheritance, sale, exchange, possession lien, gift, trust or otherwise howsoever being brought forward at any time in future by any third party due to the wrong representation of the TRANSFERORS to the TRANSFEREES or any other person claiming through them.



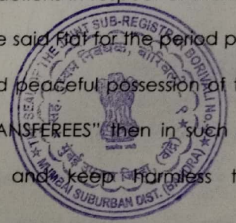
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12) The TRANSFERORS further hereby declare that there is no charge claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances and should there be any claim from any person or persons against the said Flat then in such an event the TRANSFERORS hereby agree and undertake to indemnify the TRANSFEREES against such claims.

Handwritten signatures: J. Shah, D. D. Jagtap

13) The TRANSFERORS agree and undertake to sign and execute all Acts and Deeds including Sale Deed, Affidavit, Declarations, Undertakings etc. in favour of the TRANSFEREES and shall co-operate the TRANSFEREES to transfer their names in the records of the society, as may be required under the Maharashtra Co-operative Societies Act, 1960 and as per the Bye-Laws of the society for the effectual transfer of the said Flat and the said Shares with all the deposits and meters in respect of the said Flat to the names of and in favour of the TRANSFEREES.

14) The TRANSFERORS covenant to the TRANSFEREES that should there be any claim or demand by any person/bank/concerned Authority in respect of the deficit Stamp duty or Registration Fees or Service Tax or V.A.T. payable in respect of the previous agreements/transactions in respect of the said Flat or for any other liabilities pertaining to the said Flat for the period prior to the date of handing over the vacant and peaceful possession of the said Flat by "THE TRANSFERORS" to "THE TRANSFEREES" then in such an event the TRANSFERORS shall indemnify and keep harmless the TRANSFEREES in respect of such claim.



बरेल - १/
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२०१८

15) The TRANSFEREES agree to pay the necessary Stamp duty and registration fees as leviable by the concerned Government Authority on this Agreement.

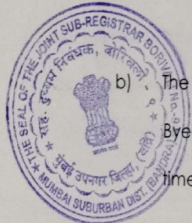
16) The TRANSFEREES after the payment of the total consideration amount are entitled to become the members of the said Society as per bye-laws of the said society and subject to bye-laws of the society.

Handwritten signature: Jagtap

17) "THE TRANSFERORS" shall pay to the said society and all the concerned authorities the monthly outgoings such as Society Maintenance Charges, Assessment Tax, Electricity Bills, Cable T.V. Charges, etc. and all other dues in respect of the said Flat upto the date of possession and obtain complete discharge of the same. "THE TRANSFEREES" shall be liable to pay outgoings and dues from the date of Possession and "THE TRANSFERORS" hereby indemnify and agree to keep indemnified "THE TRANSFEREES" in this respect.

18) The TRANSFEREES hereby covenant with The TRANSFERORS as Follows:-

a) That the TRANSFEREES from the date they are put in possession of the said Flat, shall regularly pay to the said society and all the concerned authorities the monthly outgoings and all the dues payable in respect of the said Flat.



b) The TRANSFEREES shall observe, perform and abide by the Bye-laws, rules and regulations of the society from time to time in force.

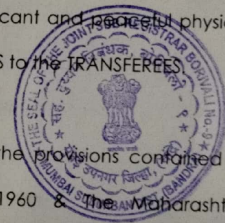
19) The TRANSFERORS have complied with all rules and regulations of the said society and that they have done nothing by which they could be disentitled to make this sale.

Handwritten signatures and initials:
Kus
J. S. Shah
Jagmud

20) "THE TRANSFERORS" hereby declare that from the date of the receipt of the balance full and final consideration amount neither they themselves nor any of their family members, legal heirs, successors, etc. shall have or claim to have any right, title, interest and/or claim of whatsoever nature in the said Shares & the said Flat.

21) On payment of the full and final consideration amount as specified above, "THE TRANSFEREES" shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy the said Flat for and unto the use and benefit of "THE TRANSFEREES", their heirs, executors, administrators and nominees forever and without any let, hindrance, denial, eviction, claim, charge, interest, demand or lien of "THE TRANSFERORS" or any person or persons lawfully or equitably claiming through, under or in trust for "THE TRANSFERORS".

22) This agreement shall be deemed to be the Sale Deed or Deed of Transfer upon payment of the said full and final consideration amount by the TRANSFEREES and upon handing over the vacant and peaceful physical possession of the said Flat by the TRANSFERORS to the TRANSFEREES.



23) This Agreement shall always be subject to the provisions contained in Maharashtra Co-operative Societies Act, 1960 & the Maharashtra Ownership Flats Act, 1963.

Handwritten signatures and initials:
J. S. Shah
Jagmud

बरल - ९
३२६९४४
२०१६

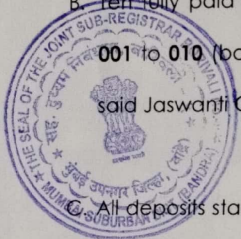
PROPERTY SCHEDULE

A. Flat No.402 admeasuring 928.82 sq. ft. equivalent to 86.29 sq. mtrs. Carpet area on 4th Floor in the Building known as Jaswanti Gold Co-operative Housing Society Ltd. situated at Subash Lane, Kandivali (West), Mumbai 400 067, constructed on all that piece or parcel of land bearing C.T.S. Nos.316/1 to 86, 317 & 317/1 to 8 of Village: Malad (North), Taluka : Borivali, in the registration District and Sub-District of Mumbai City and Mumbai Suburban. The building consists of Ground Floor + 1st & 2nd Parking Tower & Mini Roatary + 3rd Parking Tower & Podium + 4th to 19th upper Floors and the year of construction is 2014 as per O.C.

B. Ten fully paid up shares of Rs.50/- each bearing Distinctive Nos. from **001 to 010** (both inclusive) under Share Certificate No.1 issued by the said Jaswanti Gold Co-operative Housing Society Ltd.

C. All deposits standing to the credit of "THE TRANSFERORS" in the records and registers of the said society, electric co., Gas co. etc.

D. All rights, benefits and advantages available to "THE TRANSFERORS" are entitled to as a members and shareholders of the said society.



बरेल - ९		
३२८९	१५	४९
२०१८		

Handwritten signatures:
 Kirit M. Shah
 Geeta K. Shah
 Jagruti

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year first herein above written.

SIGNED, SEALED AND DELIVERED by the)
 within named THE TRANSFERORS)

1) **MR. KIRIT M. SHAH &**)

Handwritten signature: Kirit M. Shah

2) **MRS. GEETA K. SHAH**)

in the presence of *Blunt*)
Blunt Proscare)

Handwritten signature: G. Shah



SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
1) <i>Handwritten signature:</i> Kirit M. Shah		
2) <i>Handwritten signature:</i> G. Shah		

बरेल - ९/		
३२८९	१५	४९
२०१८		

Share Certificate No : 1

Member's Regn. No. : 1

No. of Shares : 10 (Ten)



SHARE CERTIFICATE

**JASWANTI GOLD
CO-OPERATIVE HOUSING SOCIETY LIMITED**

(Registered under the Maharashtra Co-operative Societies Act 1960)

(Regn. No. M.U.M. / S.R.A. / H.S.G. / (T.C.) / 12682 / Year 2016)

C.T.S. 316, 316/ 1 to 86 & 317, 317/1 to 81 to 8 of Village Malad, Shubhash Lane, Kandivali (West), Mumbai - 400 067

(AUTHORISED SHARE CAPITAL OF ₹ 1,00,000.00 DIVIDED INTO 2000 SHARES OF ₹ 50 EACH.)

This is to Certify that Shri / Smt. / M/s. Kirif M. Shah & Geeta K. Shah

is/are the Registered Holder/s of Ten fully paid up shares of Rupees Fifty each, numbered from 001 to 010 (both inclusive) residing in flat no. 402 on 4th

floor in the **Jaswanti Gold Co-operative Housing Society Limited**.

subject to the Bye Laws of the said Society.

Given under the Common Seal of the said Society at Mumbai this 24th day of December 2016

V. K. Manani

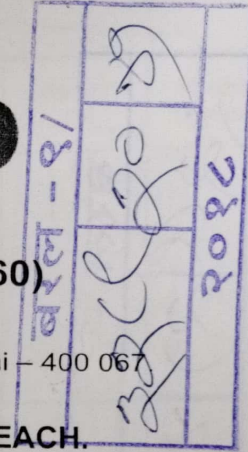
Authorised
M. C. Member

V. K. Manani

Secretary

H. K. Manani

Chairman



JASWANTI GOLD CO-OP. HSG. SOCIETY LTD.

(Regn. No. Mum / S.R.A. / HSG / TC/ 12682 / Year 2016)
C.T.S. 316/1 to 8 of Village Malad, Shubhash Lane, Kandivali (West), Mumbai - 400 067.
Tel.: 28653979 • Email : jaswantigold@gmail.com

Date: 25/03/2018

TO WHOMSOEVER IT MAY CONCERN

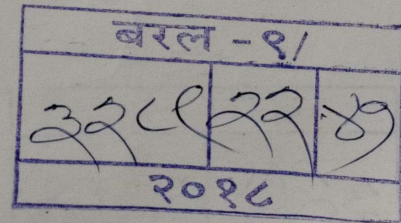
This is to certify that as per our records Flat no 402 on 4th Floor in JASWANTI GOLD Co-operative Housing Society Ltd. situated at Shubhash Lane Kandivali (west) Mumbai 400067 is owned by Mr. Kirit M. Shah & Mrs. Gaeta k. Shah having 928.82 sq ft Carpet area the Building consists of Stilt plus 19 Nineteen upper Floor with lift the construction Year is New the Society has no objection of whatsoever nature for transferor the above mentioned flat in the names of the purchasers.

For Jaswanti Gold Co-Op. Hsg. Soc. Ltd.

Hon. Chairman / Hon. Secretary



IGBC CERTIFIED "PLATINUM RATED"



न.धू.अ.मालाड



द्वितीय क्र. एम.यु.एम./एस.आर.ए./एच.एस.जी./टी.सी./१९६८२ /सन २०१६



सत्यमेव जयते

महाराष्ट्र शासन

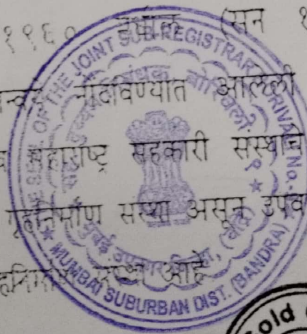
कीटणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, जयवंती गॉल्ड सहकारी

गृहनिर्माण मंत्र्या मर्यादित, न.भू.क्र. ३१६, ३१६/१ ते ८६ आणि ३१७, ३१७/१ ते ८ ऑफ

द्विलेज मालाड, सुभाष रोड, कॉटिवली (पश्चिम), मुंबई- ४०० ०६७.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० (सन १९६१) चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये निर्दिष्ट करण्यात आलेली आहे. उपनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू मालकी संस्था/भाडेकरू सहभागीदारी संस्था/इतर पृथक्करण संस्था आहे.



सती :

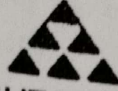
कार्यालयीन मोहोर

हस्ता :

स्थळ मुंबई

दिनांक ०९/०५/२०१६

सहकारी मंत्र्या, पूर्व व पश्चिम उपनगरे
३२६९
२०१६



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2378/RS PL/AP

Date : 29 NOV 2014

To,
Shri. Vishwas Satodia
01/A wing, Upper ground floor,
Shah Arcade-II, Rani Sati Marg,
Malad (E), Mumbai-400 097.

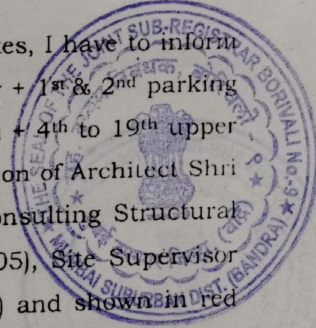
Sub: Amended IOA cum Part Occupation Permission to Sale building no.3 of S. R. Scheme on plot bearing C.T.S. No. 316, 316/1 to 86, 317 & 317/1 to 8 of village Malad (N), Subhash Road, Kandivali (W), R/S Ward of M.C.G.M, Mumbai for "Jaswanti Residency SRA Sahakari Grih Nirman Society (Ltd.)"

Ref : Your letter dated 19/09/2014

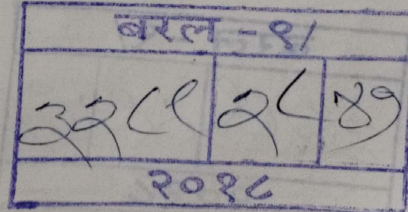
1. Completion Certificate by Architect dtd. 12/09/2014
2. Completion Certificate by Structural Engineer dtd. 12/09/2014
3. Completion Certificate by Licensed Supervisor dtd. 12/09/2014

Sir,

With reference to your above letter & Certificates, I have to inform you that the permission to part occupy Ground floor + 1st & 2nd parking tower & mini Roatary + 3rd parking tower & Podium + 4th to 19th upper floors in Sale Building completed under the supervision of Architect Shri Vishwas Satodia (Registration No. CA/86/9600), Consulting Structural Engineer Shri. Vatsal Gokhani (Reg. No. STR/G/105), Site Supervisor Shri. Jaspal Singh Dogra (License No. D/227/S.S.I.) and shown in red



Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051
Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in



colour in the plans submitted by you on 19/09/2014 is hereby granted subject to the following conditions;

1. This occupation permission is for 89 Sale Residential.
2. That the balance LOI & IOA conditions shall be complied with before asking full OCC of sale bldg. or as directed.
3. That the certificate under section 270A of MMC, Act shall be obtained from A.E. (WW)-R/S ward and a certified copy of the same shall be submitted to this office.
4. That you shall develop the layout R.G. before full OCC of Sale bldg. under reference.
8. That you shall execute the Conveyance Deed for rehab Component and Sale Component or Composite Component before obtaining full Occupation Certificate to sale bldg. under reference.
9. That the precaution shall be taken on site during ongoing work for the occupants & you shall submit the Indemnify the SRA & its officers against claims/damages on account of part OC as per Indemnity Bond submitted by you.

One set of plans of Sale building is returned herewith as token of approval.

Yours faithfully,

Executive Engineer-W.S.
Slum Rehabilitation Authority

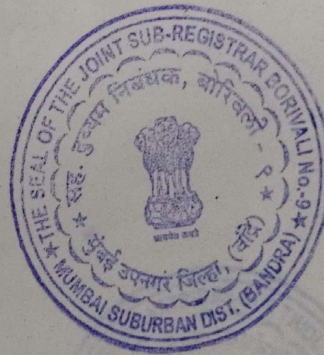
बरल - ९/		
३२८	३०	१९
२०१८		

Copy to:

1. M/s. Ashray Housing
2. Asst. M.C., R/S ward
3. A.E. (WW), R/S ward
4. A. A. & C., R/S ward
5. ARS (SRA) / I-Card section

[Handwritten Signature] 29/11/14

Executive Engineer-W.S.
Slum Rehabilitation Authority



Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051
Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail
info@sra.gov.in

29	11	14
2026		

517/3289

बुधवार, 11 एप्रिल 2018 4:45 म.नं.

दस्त गोपवारा भाग-1

बरल9

दस्त क्रमांक: 3289/2018

दस्त क्रमांक: बरल9 /3289/2018

बाजार मूल्य: रु.
1,21,18,860/-

मोबदला: रु. 2,35,00,000/-

भरलेले मुद्रांक शुल्क: रु.11,75,000/-

दु. नि. सह. दु. नि. बरल9 यांचे कार्यालयात

पावती:3421

पावती दिनांक:

अ. क्रं. 3289 वर दि.11-04-2018

11/04/2018

रोजी 4:33 म.नं. वा. हजर केला.

सादरकरणाचे नाव: अनिल नारायणभाई बारोट

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

820.00

पृष्ठांची संख्या: 41

एकुण: 30820.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, बोरिवली - ९
मुंबई उपनगर जिल्हा.सह. दुय्यम निबंधक, बोरिवली - ९
मुंबई उपनगर जिल्हा.

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

शिक्का क्रं. 1 11 / 04 / 2018 04 : 33 : 55 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 04 / 2018 04 : 35 : 09 PM ची वेळ: (फी)

**प्रतिज्ञापत्र**

* सदर दस्तावेज हा नोंदणी कार्यालय ११/०४/२०१८ मध्ये नमूद असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तावेजास योग्य कायदा, निष्पक्षदक वकिली, साक्षीदार व सोबत जोडलेल्या कागदपत्रांनी सत्यता राहिली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पक्ष व वकिलीद्वारेच संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :

बरल - ९/		
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२०१८		



11/04/2018 4 52:34 PM

दस्त गोषवारा भाग-2

बरल9

दस्त क्रमांक:3289/2018

दस्त क्रमांक : बरल9/3289/2018

दस्ताचा प्रकार : -करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अनिल नारायणभाई बारोट पत्ता: प्लॉट नं: 203, माळा नं: 2 रा मजला, इमारतीचे नाव: श्रद्धा सोसायटी, ब्लॉक नं: आदर्श दुग्धालय, मालाड पश्चिम, रोड नं: ऑफ मार्वे रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: AEQP4452F	लिहून घेणार वय :-39 स्वाक्षरी:-		
2	नाव: जागृति अनिल बारोट पत्ता: प्लॉट नं: 203, माळा नं: 2, इमारतीचे नाव: श्रद्धा सोसायटी, ब्लॉक नं: आदर्श दुग्धालय, मालाड पश्चिम, रोड नं: ऑफ मार्वे रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: AQXPB9652J	लिहून घेणार वय :-39 स्वाक्षरी:-		
3	नाव: किरीट एम शाह पत्ता: प्लॉट नं: 402, माळा नं: 4 था मजला, इमारतीचे नाव: जसवंती गोल्ड को ऑप हौ सो ली, ब्लॉक नं: सुभाष लेन, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर: ANEPS0058B	लिहून देणार वय :-58 स्वाक्षरी:-		
4	नाव: गीता के शाह पत्ता: प्लॉट नं: 402, माळा नं: 4 था मजला, इमारतीचे नाव: जसवंती गोल्ड को ऑप हौ सो ली, ब्लॉक नं: सुभाष लेन, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर: ANHPS7928P	लिहून देणार वय :-57 स्वाक्षरी:-		

वरील दस्तऐवज करून देणारा तथाकथित करारनामाचा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 11 / 04 / 2018 04 : 37 : 00 PM

ओळख:-

खालील इसम असे निघदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: नंदलाल कक्कड वय: 43 पत्ता: 701, दक्षिण बिल्डींग, मार्वे रोड मालाड प मुं पिन कोड: 400064		
2	नाव: रमेश तळेकर वय: 40 पत्ता: अंबिका दर्शन, कांदिवली पूर्व मुंबई पिन कोड: 400101		

शिकका क्र.4 ची वेळ: 11 / 04 / 2018 04 : 38 : 58 PM

BRL9

EPayment Details.

सह. दुय्यम निबंधक, बोरिवली - ९

Sr. मुंबई EPayment Number
1 MH000351938201819R

बरल - ९/

Defacement Number
0000252577201819

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करणेत घेते की, या
दस्तामध्ये एकूण..... पाने आहेत.
पुस्तक क्र. १/बरल-९/..... २०१८
वर नोंदला, दिनांक..... 12/04/2018

सह. दुय्यम निबंधक, बोरिवली क्र.-९,
मुंबई उपनगर जिल्हा

3289 / 2018



13/04/2018

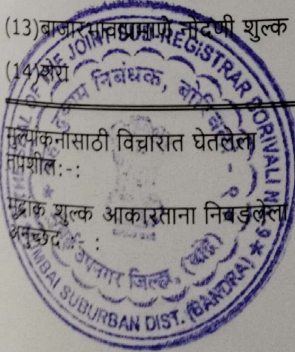
सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरिवली 9
दस्त क्रमांक : 3289/2018
नोदणी :
Regn:63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	23500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12118860
(4) भू-मापन, पोटहिस्सा व घरकामांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 402, माळा नं: 4 था मजला, इमारतीचे नाव: जसवंती गोल्ड को ऑफ हौ सो ली, ब्लॉक नं: सुभाष लेन, कादिवली पश्चिम मुंबई 400067 ((C.T.S. Number : 316/1 to 86, 317 & 317/1 to 8 ;))
(5) क्षेत्रफळ	1) 103.58 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तक्ते.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-किरीट एम शाह वय:-58; पत्ता:-प्लॉट नं: 402, माळा नं: 4 था मजला, इमारतीचे नाव: जसवंती गोल्ड को ऑफ हौ सो ली, ब्लॉक नं: सुभाष लेन, कादिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ANEPS0058B 2): नाव:-गीता के शाह वय:-57; पत्ता:-प्लॉट नं: 402, माळा नं: 4 था मजला, इमारतीचे नाव: जसवंती गोल्ड को ऑफ हौ सो ली, ब्लॉक नं: सुभाष लेन, कादिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ANHPS7928P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल नारायणभाई बारोट वय:-39; पत्ता:-प्लॉट नं: 203, माळा नं: 2 रा मजला, इमारतीचे नाव: श्रद्धा सोसायटी, ब्लॉक नं: आदर्श दुग्धालय, मालाड पश्चिम, रोड नं: ऑफ मार्वे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AEQPB4452F 2): नाव:-जागृति अनिल बारोट वय:-39; पत्ता:-प्लॉट नं: 203, माळा नं: 2, इमारतीचे नाव: श्रद्धा सोसायटी, ब्लॉक नं: आदर्श दुग्धालय, मालाड पश्चिम, रोड नं: ऑफ मार्वे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AQXPB9652J
(9) दस्तऐवज करून दिल्याचा दिनांक	11/04/2018
(10) दस्त नोंदणी केल्याचा दिनांक	11/04/2018
(11) अनुक्रमांक, खंड व पृष्ठ	3289/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1175000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) खर्च	

सह. दुय्यम निबंधक, बोरिवली
मुंबई उपनगर जिल्हा



मुद्रांकनासाठी विद्यारात घेतलेला
तामशील :-

मुद्रांक शुल्क आकारासाठी निवडलेला
अनुच्छेद :-

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

खरी प्रत

सह. दुय्यम निबंधक, बोरिवली क्र - 9
मुंबई उपनगर जिल्हा

श्री/श्रीमती स्मिता नाईकर
घांना त्यांचे ता 23/07/2018 च्या अर्ज क्र
अर्जांनुसार नक्कल दिली.
दि. 23/07/2018 या. क्र. 3432

सह. दुय्यम निबंधक, बोरिवली - 9



12/04/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9
दस्त क्रमांक : 3289/2018
नोंदणी :
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गावाचे नाव : मालाड

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(5) क्षेत्रफळ	1) 103.58 चौ.मीटर
(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:-किरीट एम शाह वय:-58; पत्ता:-प्लॉट नं: 402, माळा नं: 4 था मजला, इमारतीचे नाव: जसवंती गोल्ड को ऑप हौ सो ली, ब्लॉक नं: सुभाष लेन, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ANEPS0058B 2): नाव:-गीता के शाह वय:-57; पत्ता:-प्लॉट नं: 402, माळा नं: 4 था मजला, इमारतीचे नाव: जसवंती गोल्ड को ऑप हौ सो ली, ब्लॉक नं: सुभाष लेन, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ANHPS7928P
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल नारायणभाई बारोट वय:-39; पत्ता:-प्लॉट नं: 203, माळा नं: 2 रा मजला, इमारतीचे नाव: श्रद्धा सोसायटी, ब्लॉक नं: आदर्श दुग्धालय, मालाड पश्चिम, रोड नं: ऑफ मार्वे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AEQPB4452F 2): नाव:-जागृति अनिल बारोट वय:-39; पत्ता:-प्लॉट नं: 203, माळा नं: 2, इमारतीचे नाव: श्रद्धा सोसायटी, ब्लॉक नं: आदर्श दुग्धालय, मालाड पश्चिम, रोड नं: ऑफ मार्वे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AQXPB9652J
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/04/2018
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(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.

