



28/04/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

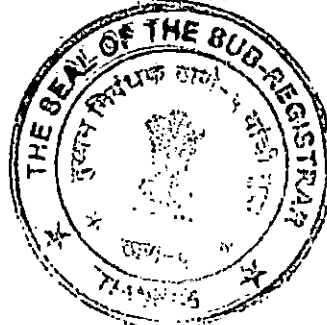
दस्त क्रमांक : 4274/2014

नोदणी :

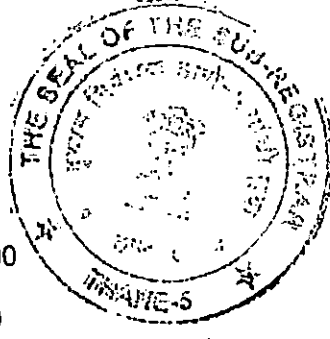
Regn:63m

गावाचे नाव : 1) कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5281500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 806, माळा नं: 8 वा मजला,वि.नं.बी-2, इमारतीचे नाव: पार्कवुडस, ब्लॉक नं: घोडबंदर रोड, रोड नं: कावेसर,ठाणे वेस्ट, इतर माहिती: एक कव्हर्ड कार पार्किंग स्पेस सह, मौजे कावेसर ठाणे सर्वे नं.163/1ते9,सर्वे नं.165/1पार्ट,2पार्ट,सर्वे नं.166/1ते16,22पार्ट ते 24पार्ट व 30पार्ट,सर्वे नं.167,(झोन नं.11/42 23)((Survey Number : 163/1ते9 ;))
(5) क्षेत्रफळ	1) 69.58 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:-गिरीश उमेश कोटीयन व दिव्या गिरीश कोटीयन तर्फे कु.मु.म्हणून उमेश रामन्ना कोटीयन - - वय:-32; पत्ता:-प्लॉट नं: 806, माळा नं: 8 वा मजला,विंग बी2, इमारतीचे नाव: पार्कवुडस, ब्लॉक नं: घोडबंदर रोड, रोड नं: कावेसर,ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AICPK8817F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्राजक्ता नितीन शेंडे - - वय:-28; पत्ता:-प्लॉट नं: 405, माळा नं: बिल्डिंग नं.1,ए-विंग, इमारतीचे नाव: साईभास्कर रेसीडेंसी, ब्लॉक नं: -, रोड नं: कल्याण, . . पिन कोड:-421301 पॅन नं:-AGAPT0971B 2): नाव:-नितीन नामदेवराव शेंडे - - वय:-31; पत्ता:-प्लॉट नं: 405, माळा नं: बिल्डिंग नं.1,ए-विंग, इमारतीचे नाव: साईभास्कर रेसीडेंसी, ब्लॉक नं: -, रोड नं: कल्याण, . . पिन कोड:-421301 पॅन नं:-BDBPS8104A 3): नाव:-नामदेवराव सितारामजी शेंडे - - वय:-62; पत्ता:-प्लॉट नं: 405, माळा नं: बिल्डिंग नं.1,ए-विंग, इमारतीचे नाव: साईभास्कर रेसीडेंसी, ब्लॉक नं: -, रोड नं: कल्याण, . . पिन कोड:-421301 पॅन नं:-AHYPS4306A
(9) दस्तऐवज करून दिल्याचा दिनांक	28/04/2014
(10) दस्त नोंदणी केल्याचा दिनांक	28/04/2014
(11) अनुक्रमांक, खंड व पृष्ठ	4274/2014



index-2(सूची - २)



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|-------------------------------------|--------|
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 408000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

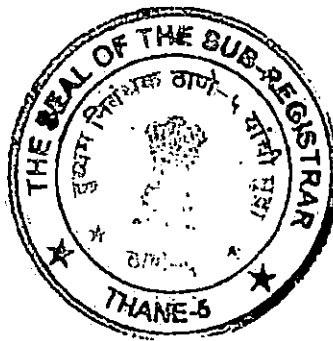
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 201५

1. दस्ताचा प्रकार :- कृषाश्रमा अनुच्छेद क्रमांक 25b
2. सादरकर्त्याचे नाव :- प्राजक्ता बिलीन शेडे
3. तालुका :- ठाणे
4. गावाचे नाव :- कपिलेश्वर
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 163/1/9
6. मूल्य दरविभाग (झोन) :- 11/42 2 अ उपविभाग
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी.दर :-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 69.50 क्वाड्रेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- नस गच्ची :- पोटमाळा :-
10. मंजला क्रमांक :- 8 वा उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- घसारा :-
12. बांधकामाचा प्रकार :- आरधारसी / इतर मक्के / अर्धे मक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेली घट / वाढ
14. लिफ्ट अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :-
3. काळावधी :-
15. निर्धारित केलेले बाजारमूल्य :- 52,01,500/-
16. दस्तामध्ये दर्शविलेली मोबदला :- 68,00,000/-

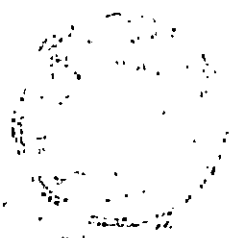
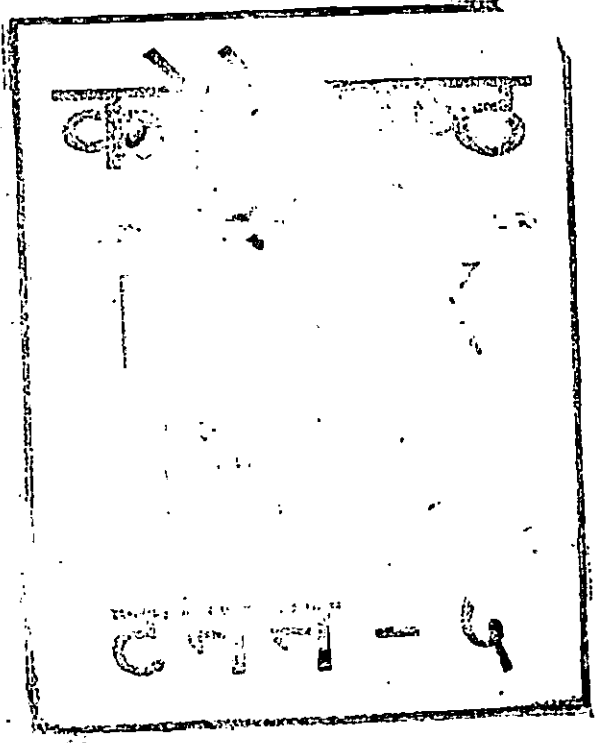
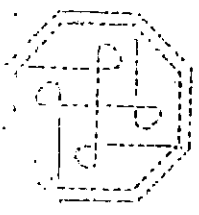


17. देय मुद्रांक शुल्क :- भरलेले मुद्रांक शुल्क :- 4,08,000/-
18. देय नोंदणी फी :- 30,000/-

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दस्त क्रमांक <u>8208</u> / 2015
१ / २०

लिफ्ट

सिंह दयान निदेशक



टनन - ५	
दस्त	22/8 / 2018
कर्मक	
3180	

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 28th day of April, 2014.

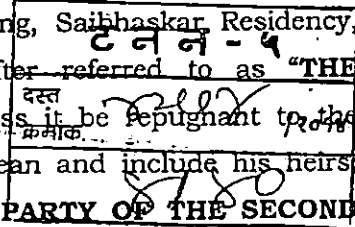
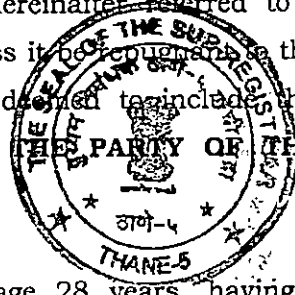
BETWEEN

1] MR. GIRISH UMESH KOTIAN, age 34 years, Having Pan No. ALNPK7868E 2] MRS. DIVYA GIRISH KOTIAN, age 29 years, Having Pan No. AWVPK8997K (presently living abroad, having address at 51 Quincy Road, Egham, Surrey, United Kingdom TW20 9JJ) **THROUGH THEIR POWER OF ATTORNEY** (Executed by Mr. Girish Umesh Kotian and Mrs. Divya Girish Kotian on 27-11-2013 in the office of Consulate High Commission of India, LONDON [GBRLC 1604413 Dated 27-11-2013] in all respect, and same is attached herewith this Agreement as Attachment

1) **HOLDER MR. UMESH RAMANNA KOTIAN** Indian Inhabitant, having address at Flat No. 806, 8th Floor, Wing B2, Park woods, Ghodbunder Road, Kavesar, Thane [w] - 400615, hereinafter referred to as "**THE VENDORS**" [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their heirs, executors, administrators and assigns] **THE PARTY OF THE FIRST PART.**

AND

1) MRS. PRAJKTA NITIN SHENDE, age 28 years, having Pan No. AGAPT0971B, 2) MR. NITIN NAMDEORAO SHENDE, age 31 years having Pan No. BDBPS8104A, and 3) MR. NAMDEORAO SITARAMJI SHENDE, age 62 years, having Pan No. AHYPS4306A, Indian Inhabitant, having address at Flat No. 405, Bldg No. 1, A Wing, Saibhaskar, Residency, Chikangar, Kalyan [w] - 421301, hereinafter referred to as "**THE PURCHASERS**" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns] **THE PARTY OF THE SECOND PART.**



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[VENDOR]

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Page no. - 1 -

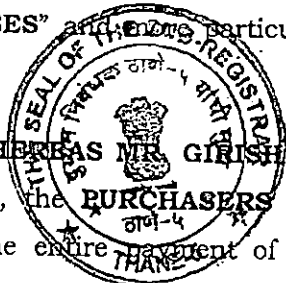
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[PURCHASER]

WHEREAS by virtue of a Registered **AGREEMENT FOR SALE** dated 7th day of March, 2012 [Registered with the Sub-Registrar of Thane - 1 with Doc. No. TNN1-01973-2012, by Registration Receipt No. 1988, on Dated 15-03-2012] executed between **M/s. ANILINE CONSTRUCTION COMPANY PVT LTD**, a Company Registered under the Companies Act, 1956, having its office at Dynamic House, General A. K. Vaidya Marg, Yashodham, Goregaon[E], Mumbai - 400063, therein referred to as **'THE OWNERS'**, of the **ONE PART**, and **MR. GIRISH UMESH KOTIAN & MRS. DIVYA GIRISH KOTIAN**, therein referred to as **'THE PURCHASERS'**, of the **OTHER PART**, now [the **VENDORS** herein], have purchased and acquired all right, title and interest in residential Premises bearing **Flat No. 806**, admeasuring **57.99 Sq. Mtrs. [CARPET]** area, on the **8th Floor**, of the **Wing No. B-2, Along With One Covered Car Parking Space** in the said Building to be known as **"PARKWOODS"**, standing on the property bearing **Survey No. 163/1 to 9, Survey No. 165/1[PART],2[PART], Survey No. 166 Hissa No 1 to 16, 22[PART] to 24[PART], & 30[PART], Survey No. 167, Village - KAVESAR**, lying, being and situated at Park woods, Ghodbunder Road, Kavesar, Thane[w], within the limit of the Thane Municipal Corporation and within the Registration District and Sub-district of Thane, which flat hereinafter referred to as the **"SAID PREMISES"** and more particularly described in the schedule hereunder written.

AND WHEREAS MR. GIRISH UMESH KOTIAN & MRS. DIVYA GIRISH KOTIAN, the **PURCHASERS** therein, now [the **VENDORS** herein], has made the entire payment of consideration to the said **M/s. ANILINE CONSTRUCTION COMPANY PVT LTD**, therein of such being on and thereupon, **MR. GIRISH UMESH KOTIAN & MRS. DIVYA GIRISH KOTIAN**, the **PURCHASERS** therein, now [the **VENDORS** herein], have been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS MR. GIRISH UMESH KOTIAN & MRS. DIVYA GIRISH KOTIAN, the **PURCHASERS** therein, now [the **VENDORS** herein], are enjoying the said premises as full and absolute owner thereof & they will



Handwritten signatures and initials in a rectangular box, including the name 'Girish' and 'Divya'.

[VENDOR]

[VENDOR]
Page no. - 2 -

[PURCHASER]

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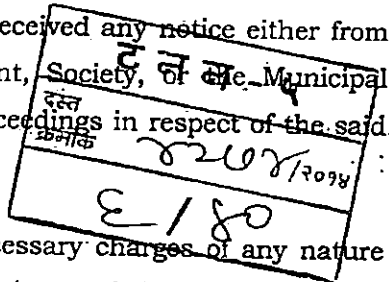
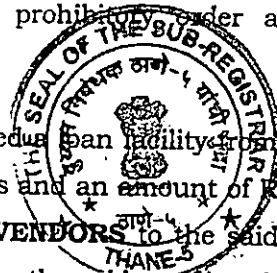
Handwritten signatures of the Purchaser, including 'Girish' and 'Divya'.

decided to sell the said premises on **OWNERSHIP BASIS** together with undivided right, title and interest in the said premises and the **PURCHASERS** demanded from the **VENDORS** and the **VENDORS** has given inspection to the **PURCHASERS** and he is satisfied with all the documents of the title relating to the said premises and other arrangements and the plans, designs and specifications prepared by the Architect and other documents.

AND WHEREAS the **VENDORS** out of their own interest have decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

AND WHEREAS the **PURCHASERS** being in need of permanently suitable accommodation, came to know of the same, approached the **VENDORS** whereupon the **VENDORS** represented to the **PURCHASERS** that :

- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the **VENDORS** personally affecting the said premises.
- B) There are no attachments or prohibitory order as against or affecting the said premises.
- C) That the **VENDORS** have obtained a loan facility from **AXIS BANK**, for purchase of the said premises and an amount of Rs. 5831561/- is still due and payable by the **VENDORS** to the said bank; **SAVE AND EXCEPT THE** aforesaid loan, the said premises is free from all encumbrances or charges and / or is not the subject matter to any lispensens or easements or attachments either before or after judgment. The **VENDORS** have not received any notice either from the Government, Semi - Government, Society, of the Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The **VENDORS** have paid all the necessary charges of any nature whatsoever in respect of the said premises and the **VENDORS** have not received any notice from any statutory body or authorities



[VENDOR]

[VENDOR]
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[PURCHASER]

asking for the payment of any nature whatsoever of the said premises.

- E) The **VENDORS** in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy, leave and licence or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.
- F) Neither the **VENDORS** nor any of their predecessors in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.
- G) The **VENDORS** have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the **PURCHASERS** and the **VENDORS** have all the right, title and interest to enter into this agreement with the **PURCHASERS** on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the **PURCHASERS** offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society, at hand for **LUMP SUM PRICE / CONSIDERATION** of Rs. 68,00,000/- [Rupees Sixty Eight Lakhs Only].

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the **VENDORS** and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows

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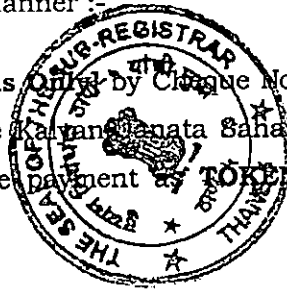
[PURCHASER]

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The VENDORS hereby agree to sell, assign and transfer and the PURCHASERS hereby agree to purchase and acquire from VENDORS, the said premises bearing Flat No. 806, admeasuring 57.99 Sq. Mtrs. [CARPET] area, on the 8th Floor, of the Wing No. B-2, Along With One Covered Car Parking Space in the said Building to be known as "PARKWOODS", standing on the property bearing Survey No. 163/1 to 9, Survey No. 165/1[PART],2[PART], Survey No. 166 Hissa No 1 to 16, 22[PART] to 24[PART], & 30[PART], Survey No. 167, Village - KAVESAR, lying, being and situated at Park woods, Ghodbunder Road, Kavesar, Thane[w], within the limit of the Thane Municipal Corporation and within the Registration District and Sub-district of Thane and more particularly described in the schedule written hereunder TOGETHER WITH ALL the rights, titles and interests therein at and for a LUMP-SUM PRICE / CONSIDERATION of Rs. 68,00,000/- [Rupees Sixty Eight Lakhs Only].
2. The PURCHASERS has agreed to pay to the VENDORS LUMP-SUM PRICE / CONSIDERATION of Rs. 68,00,000/- [Rupees Sixty Eight Lakhs Only] in the following manner :

a) Rs. 1,00,000/- [Rupees One Lakhs Only] by Cheque No. 100046 Dated 09/04/2014 Drawn on The Kalyan Janata Sahakari Bank Ltd, Branch - Kalyan towards the payment of TOKEN MONEY before execution of this Agreement.

b) Rs. 19,00,000/- [Rupees Nineteen Lakhs only] by Cheque No. 100052 Dated 15/04/2014 Drawn on The Kalyan Janata Sahakari Bank Branch - Kalyan, towards the payment AS PART PAYMENT before execution of this Agreement.



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[VENDOR]

[VENDOR]
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[PURCHASER]

c) The **VENDORS** has acknowledged and agreed that the **PURCHASERS** is required to deduct tax at source (TDS) out of the Consideration amount and accordingly **Rs. 68,000/-** i.e. 1% of the value of this Agreement is deducted. The **PURCHASERS** has agreed to provide supporting Challan evidencing payment of TDS as mentioned above within prescribed time as provided by the Income Tax Authorities to the **VENDORS**. Accordingly the balance consideration amount shall.

d) The **PURCHASERS** have agreed to pay the **BALANCE AMOUNT OF CONSIDERATION** of **Rs. 47,32,000/- [Rupees Forty Seven Lakhs Thirty Two Only]** within 30 days from the date of registration of this agreement by obtaining loan / financial assistance from LIC HOUSING FINANCE LTD. [with an arrangement that an amount of **Rs. 47,00,000/-** or any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly pay to **AXIS BANK** against the outstanding loan of the **VENDORS** in respect of the said premises and the balance amount of consideration shall be pay to the **VENDORS**].

However, if the **PURCHASERS** will be unable to pay full and final payment as stipulated period mentioned above then the **PURCHASERS** will be liable to pay to **VENDORS** interest @**18% PER ANNUM** on the balance payment upto grace period further **15** days after that the **PURCHASERS** will be unable to pay full and final payment upto grace period mentioned above then this Agreement shall terminated / cancelled with an amount of **Rs. 50000/- [Rupees Fifty Thousand Only]** will be forfeited and the **VENDORS** shall retain ownership of the said premises as before.

3. The **PURCHASERS** have paid an amount of **Rs. 20,00,000/- [Rupees Twenty Lakhs Only]** as and by way of **EARNEST MONEY PAYMENT OF CONSIDERATION** as more particularly described also in the receipt hereunder written and the payment and receipt whereof, the **VENDORS** hereby admit and acknowledge and hereby

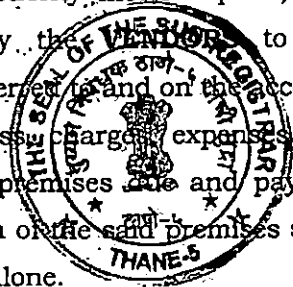
[VENDOR]

[VENDOR]
Page no. - 6 -

[PURCHASER]

release, acquit and discharge the **PURCHASERS** from the payment thereof absolutely and forever.

4. On receipt of full and final amount of the consideration in respect of said premises, the **VENDORS** shall hand over and put the **PURCHASERS** in vacant, peaceful, exclusive, physical and legal **possession of the said Premises**, without reservation on any rights or claim of whatsoever nature and thereafter the said Premises shall be the absolute property of the **PURCHASERS**.
5. The **VENDORS** shall execute and hand over to the **PURCHASERS** all necessary applications, Power of Attorney, Forms, Declarations for getting the Said Premises transferred in their name.
6. All taxes, cess, charges, expenses and such outgoings in respect of the said premises due and payable till the date of handing over possession of the said Premises; if found, due and payable the same shall be borne and pay by the **VENDORS** alone and that the **VENDORS** shall indemnify and keep indemnified the **PURCHASERS** at all times in respect thereof.
7. All the deposits and amounts, Viz. electricity meter deposit, and other deposits, charges, etc. paid by the **VENDORS** to the authorities concerned, shall stand transferred to and on the account of the **PURCHASERS**. All the taxes, cess, charges, expenses and other outgoings in respect of the said premises due and payable from the date of handing over possession of the said premises shall be borne and pay by the **PURCHASERS** alone.
8. The **PURCHASERS** hereby agree and undertake to abide by all the rules and regulations of the Local Authority in respect of said premises from the date of handing over possession of the said Premises, the **PURCHASERS** shall pay and shall keep on paying to the concerned authority all the taxes, electricity, water charges,



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[VENDOR]

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[PURCHASER]

maintenance charges and all other dues and outgoings and shall not withhold the same for any reason whatsoever.

9. The **VENDORS** shall deliver and cause to be delivered to **PURCHASERS** all the previous agreements, documents, deeds, permissions, etc. pertaining to the said premises for the purpose of the record of **PURCHASERS**.
10. The **VENDORS** have represented to the **PURCHASERS** that :-
- A) They are the absolute owners of the said premises and no other person/s has / have any interest therein.
 - B) There are no encumbrances on the said premises and they have paid full charges, outgoings fees, levies, taxes, etc. in respect thereof, subject to whatever is stated hereinabove.
 - C) That they have been in possession of the said premises.
 - D) That the said premises is free from all encumbrances, charges, lien, mortgage, etc. and no financial institutions [except Axis bank] or any other person/s has or have any claim of whatsoever nature against the said premises.



That the title of the **VENDORS** to the said premises is clear and marketable and free from encumbrances.

That on taking possession of the said premises, the **PURCHASERS** shall be entitled to occupy the same without any claim or interruption from the **VENDORS** or anybody claiming under them.

ट न न - ५	
पक्ष	२२१०
क्रमांक	९९ / १०

G) That they have paid full dues in respect of the said premises to the authorities concerned and shall indemnify and keep indemnified the **PURCHASERS** against all or any claim in that regard.

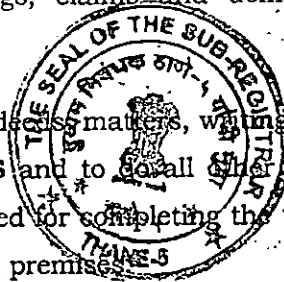
[VENDOR]

[VENDOR]
Page no. - 8 -

[PURCHASER]

H) They shall obtain the necessary **NO OBJECTION CERTIFICATE** from the said Builders / Sellers for the transaction of sale of the said premises, as contemplated through these presents.

11. The **VENDORS** hereby agree, admit and declare that the **VENDORS** has full rights and absolute authority to enter into this Agreement and that he has not done or performed or caused to be done or performed any acts, deeds, matters or things, whatsoever whereby they may be prevented from entering into this Agreement.
12. The **VENDORS** hereby state, declare and confirm that the **PURCHASERS** shall be entitled to get transferred the Electricity Meter in their name which is installed in the said premises to their name and the **VENDORS** shall if required give their fullest co-operation in that regard.
13. The **VENDORS** hereby further agree and declare that he will save, defend, keep harmless and indemnify the **PURCHASERS** from and against all the former and other estates, titles, charges and encumbrances whatsoever made, executed occasioned or suffered by the **PURCHASERS** or by any other person or persons lawfully or suitable claiming or claim by, from, under or in trust from him and also against all action, proceedings, claims and demands and damages.
14. The **VENDORS** agree to execute all deeds, matters, writings, papers, etc. in favour of the **PURCHASERS** and to do all other incidental and necessary acts as may be needed for completing the title of the **PURCHASERS** in respect of the said premises.
15. The **VENDORS** shall bear and pay all the charges, fees, and/or expenses required for the transfer of the said premises in the favour of the **PURCHASERS**. The **VENDORS** hereby undertake and indemnify the **PURCHASERS** that he will do all the acts, deeds and other required things to get the said premises transferred in the name of the **PURCHASERS**.



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[VENDOR]

[VENDOR]
Page no. - 9 -

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[PURCHASER]

16. The **PURCHASERS** shall register this Agreement in the Office of the Sub-Registrar and intimate about the same to the **VENDORS** and the **VENDORS** shall attend the Office of the Sub-Registrar and admit the execution of these presents, without any hindrance and delay.
17. The charges of stamp duty, registration fees and the charges of this agreements, application, deeds, legal charges, etc., shall be borne and paid by **PURCHASERS ALONE**.
18. The transfer fees if any payable to Builder and Society shall be borne by the **VENDORS** alone.
19. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE OF PROPERTY ::

ALL THAT PREMISES bearing Flat No. 806, admeasuring 57.99 Sq. Mtrs. [CARPET] area, on the 8th Floor, of the Wing No. B-2, Along With One Covered Car Parking Space in the said Building to be known as "PARKWOODS" standing on the property bearing Survey No. 163/1 to 9, Survey No. 165 [PART], 2[PART], Survey No. 166 Hissa No 1 to 16, 22[PART] & 24[PART], & 30[PART], Survey No. 167, Village - KAVESAR, lying, being and situated at Park woods, Ghodbunder Road, Kavesar, Thane[w], within the limit of the Thane Municipal Corporation and within the Registration District and Sub-district of Thane.

ट न न - ६	
दस्त	०२०४ / २०१४
क्रमांक	९३ / ८०

[VENDOR]

[VENDOR]
Page no. - 10 -

[PURCHASER]

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

SIGNED SEALED AND DELIVERED

By the Withinnamed "VENDORS"

MR. GIRISH UMESH KOTIAN

MRS. DIVYA GIRISH KOTIAN

THROUGH THEIR POWER OF ATTORNEY HOLDER

MR. UMESH RAMANNA KOTIAN

In presence of

1] 

2] 

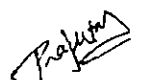




SIGNED SEALED AND DELIVERED

By the Withinnamed "PURCHASERS"

MRS. PRAJKTA NITIN SHENDE



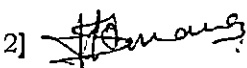
MR. NITIN NAMDEORAO SHENDE

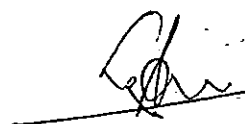


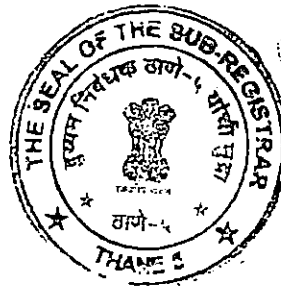
MR. NAMDEORAO SITARAMJI SHENDE

In the presence of

1] 

2] 





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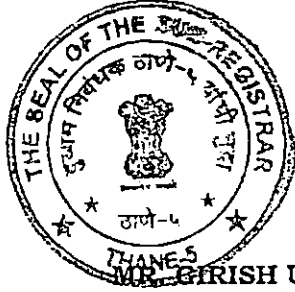
दस्ता
क्रमांक ४२८४/२०१४

[PURCHASER] १४/१०

:: RECEIPT ::

RECEIVED of and from **MRS. PRAJKTA NITIN SHENDE, MR. NITIN NAMDEORAO SHENDE and MR. NAMDEORAO SITARAMJI SHENDE [PURCHASERS]**, a sum of **Rs. 20,00,000/- [Rupees Twenty Lakhs Only]** towards the payment as and by way of **EARNEST MONEY OF CONSIDERATION** against the sale of **Flat No. 806**, admeasuring **57.99 Sq. Mtrs. [CARPET]** area, on the **8th Floor**, of the **Wing No. B-2, Along With One Covered Car Parking Space** in the said Building to be known as **"PARKWOODS"**, standing on the property bearing **Survey No. 163/1 to 9, Survey No. 165/1[PART],2[PART], Survey No. 166 Hissa No 1 to 16, 22[PART] to 24[PART], & 30[PART], Survey No. 167, Village - KAVESAR**, lying, being and situated at **Park woods, Ghodbunder Road, Kavesar, Thane[w]**, The payment details in following manner :-

SR. NO.	AMOUNT OF RUPEES	CHEQUE NO.	DATE	DRAWN ON
1.	Rs. 1,00,000/-	100046	09/04/2014	The Kalyan Janata Sahakari Bank Ltd
2.	Rs. 19,00,000/-	100052	15/04/2014	The Kalyan Janata Sahakari Bank Ltd.



Rs. 20,00,000/-

WE SAY RECEIVED

[Handwritten Signature]

MR. GIRISH UMESH KOTIAN & MRS. DIVYA GIRISH KOTIAN

THROUGH THEIR POWER OF ATTORNEY HOLDER

MR. UMESH RAMANNA KOTIAN

"VENDORS"

WITNESSES :-

- 1] *[Handwritten Signature]*
- 2] *[Handwritten Signature]*

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----- Original message -----

From: girishkotian
Date:14/04/2014 5:57 PM (GMT+00:00)
To: kiran_housing@yahoo.com
Subject: Housing deal confirmation

Dear Ms Kavita.

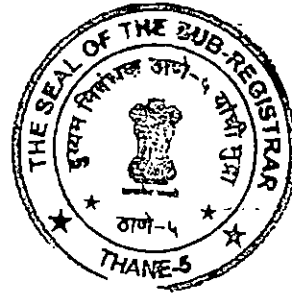
I would like to confirm as per our conversation that I am happy and would like to sell my property based at Ghodbunder road park woods to Mr. Nitin Shinde at the agreed price of Rs. 70 Lakh. I would also like to confirm that my father Mr. Umesh Kotian has all the power and rights to sell this property and work on the completion of the deed on my behalf as he is my power of attorney.

Please feel free to get in touch on any queries.

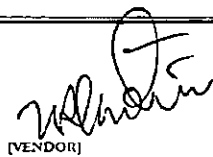
Thanking you

Kind regards

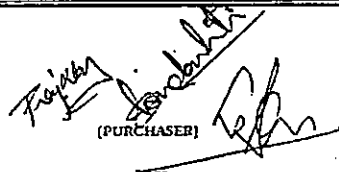
Girish Kotian
Sent from Samsung Mobile



ट न न - ५	
दस्त	४२७४
क्रमांक	१६/८०


[VENDOR]

[VENDOR]
Page no. - 13 -


[PURCHASER]

ANNEXURE 'II'

पान क्रमांक		पान क्रमांक	
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
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97	98	99	100

पान क्रमांक		पान क्रमांक	
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पान क्रमांक		पान क्रमांक	
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पान क्रमांक		पान क्रमांक	
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टनन - ५	
दस्त क्रमांक	४२४४ / २०१४
	१५/४०

टनन-९
दस्त क्रमांक ५६८३/२०१२
३१/५४

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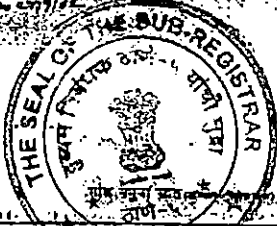
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दस्त *[Signature]*
 क्रमांक १६/८०

टनन-९
 दस्त क्रमांक १६८/२०१२
 ८२/५१९

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पंजीयन क्रमांक: ३३३३

पंजीयन क्रमांक	३३३३
दिनांक	०९-१२-१९९९
पंजीयन स्थान	ठाणे-५

पंजीयन क्रमांक: ३३३३

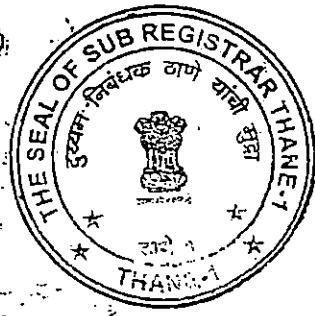
पंजीयन क्रमांक	३३३३
दिनांक	०९-१२-१९९९
पंजीयन स्थान	ठाणे-५

क्र.सं.	पंजीयन क्रमांक	दिनांक	पंजीयन स्थान
१	३३३३	०९-१२-१९९९	ठाणे-५

क्र.सं.	पंजीयन क्रमांक	दिनांक	पंजीयन स्थान
१	३३३३	०९-१२-१९९९	ठाणे-५

पंजीयन क्रमांक: ३३३३

पंजीयन क्रमांक	३३३३
दिनांक	०९-१२-१९९९
पंजीयन स्थान	ठाणे-५



टनन - ५
दस्त क्रमांक ३३३३ / २०१५
२० / १०

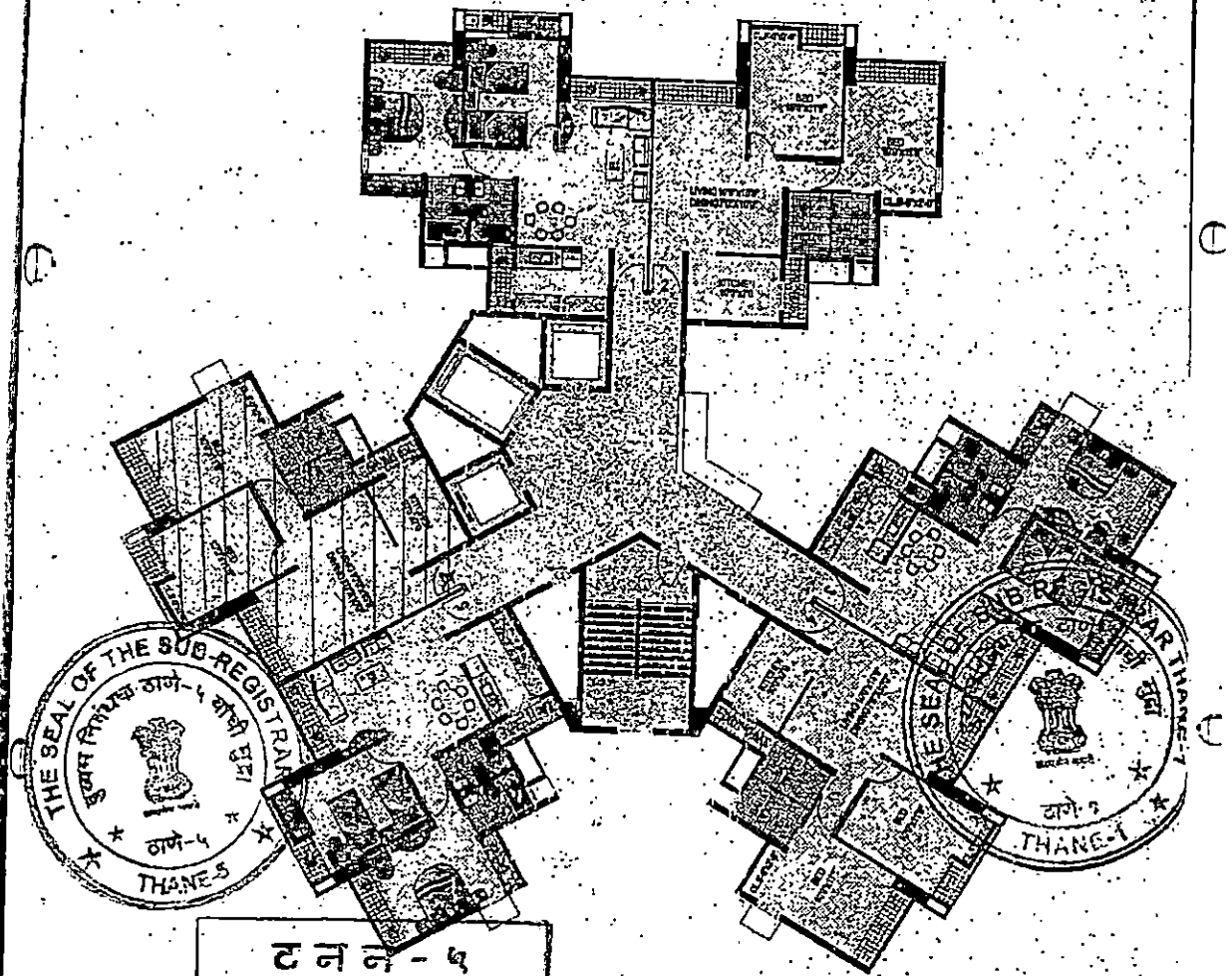


टनन-९
दस्त क्रमांक ३३३३/२०१२
३३/१५११

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टनन - ५	
दस्ता	क्रमांक ४२०४ / २०१२
२९/४०	

TYPE B2 - 2 BHK

टनन-९	
दस्ता क्रमांक	४६३/२०१२
५४	

Proposed Floor Plan of Flat No. ४०६ on ४th Floor in Wing B2 ४०१ ५४
 at Parkwoods agreed to be acquired by the Purchaser.

Signature

Signatures

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

604

सुधारित PERMISSION / COMMENCEMENT CERTIFICATE

इमारत टाईप - अ क्र. १ - स्टील्ट + २७ मजले, (सी.सी. फक्त स्टील्ट + २१ मजले करीता)

इमारत टाईप - बी क्र. २ - स्टील्ट + २७ मजले,

इमारत टाईप - बी क्र. ३ - स्टील्ट + २० मजले,

इमारत टाईप - सी क्र. ४ - स्टील्ट + २७ मजले,

क्लब हाऊस - तळ + १ मजला

तात्पुरत्या स्वरूपाचे साईट ऑफीस - तळ मजला

V.P. No. ६९/१२९ TMC/TDD/१६३ Date १२/६/२००९

To, Shri / Smt. मे. आर्कीटाईप कन्सल्टंट्स (इं.) प्रा. लि. (न. वि.) (Architect)

Shri / Smt. मे. ऑनलाईन डायस्टफ अँड फार्मास्यूटीकल्स कं. प्रा. लि. (मालक)

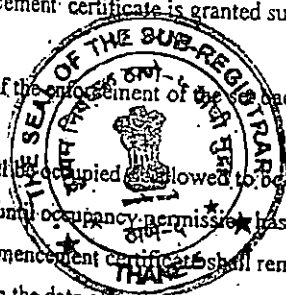
Sir,

With reference to your application No. ५५४६६ dated १२/०३/२००९ For development Permission/grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरिल प्रमाणे in village कावेसर Sector No. ६ Ward No. situated at Road/ Street घोडबंदर रोड C.T.S. No./H.No./T. No. स.नं. १६३/१ ते ९, स.नं. १६५/१ पे २ पे, स.नं. १६६ हि.नं. १ ते १६, २२ पे ते २४ पे व ३० पे व स.नं. १६७

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequences of the enforcement of the Part of the public street. backfilling shall forthwith be carried out.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development Permission / Commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

- 4) इमारत क्र. टाईप अ चे २२ ते २७ मजल्याचे काम सुरु करणेसाठी TMR विभागाकडील मोजणी नकाशा सादर करणे आवश्यक तसेच स.नं. १६३/५ (पे) ते १६३/५ (पे) चे अदयावत ७/१२ उत्तारे दाखल करणे आवश्यक. तोपर्यंत तेवढ्या क्षेत्राची सि. सि. संपूर्ण देवण्यात येत आहे.



टनन - ६
दस्त क्रमांक २२०८ / २०१४
१६३/५ (पे) चे अदयावत ७/१२
२२/६/०९

टनन-९
दस्त क्रमांक १६३/२०१२
३१/५४

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Handwritten signatures

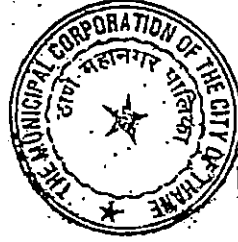
६) सुधारित परवानगी/सी.सी./ वि.प्र.क्र.८९/१२९ ज.म.पा/श.वि.वि/४९८ दि.२५-१०-२००७
मधील संबंधित आपणावर बंधनकारक राहतील.

WARNING: PLEASE NOTE THAT DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1964

सावधान

"सर्वजूर नकाशातनुसार बांधकाम न करणे तसेच
विकार नियंत्रण विभागाच्या आदेशावरून बांधकाम
परवानग्या न घेता बांधकाम करणे. महासत्ता
प्रादेशिक व नगर रचना अधिनियम १९६४ कलम ५२
अनुसार दखलसाम भुजा जाते. त्यासाठी जास्तीत
जास्त ३ वर्षे फेट व रु. १०००/- दंड होऊ शकतो".

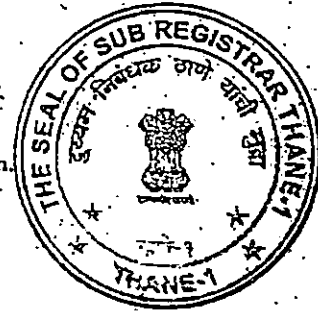
Office No. _____
Office Stamp _____
Date _____



[Signature]
कार्यकारी अभियंता,
शहर विकास विभाग,
ठाणे महानगरपालिका, ठाणे
Municipal Corporation
the city of Thane,

Copy to:-

- 1) Dy. Municipal commissioner - Zone
- 2) E.E. (Encroachment)
- 3) Competent Authority (U.L.C)
For Sec. 20, 21, & 22 if required
- 4) F.L.R. for necessary correction in record of
Land is affected by Road widening / reservation.



ट न न - ५	
दस्त क्रमांक	<i>[Signature]</i> / २०१४
	२३ / ४०

ट न न - ९	
दस्त क्रमांक	<i>[Signature]</i> / २०१२
	<i>[Signature]</i>

[Signature]

[Signature]
[Signature]
[Signature]



architects & interior designers

archetype consultants (i). pvt. ltd.

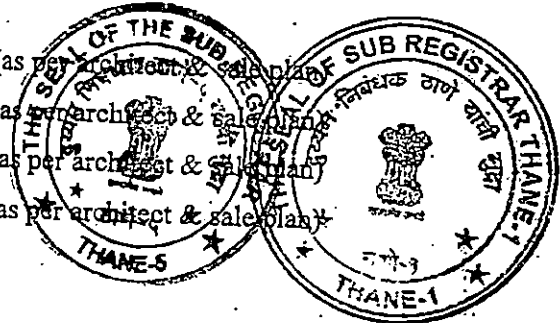
Date : 22/12/2010.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the name of the buildings mentioned in Commencement Certificate for Aniline Dyestuff & Pharmaceuticals Pvt. Ltd., are same as of Architectural plans & sale plans as under.

As per Commencement Certificate:

- 1) Building A1 = Building A (as per architect & sale plan)
- 2) Building B2 = Building B1 (as per architect & sale plan)
- 3) Building B3 = Building B2 (as per architect & sale plan)
- 4) Building C4 = Building C (as per architect & sale plan)



For Archetype Consultants (i) Pvt. Ltd.

(ARCHITECT)

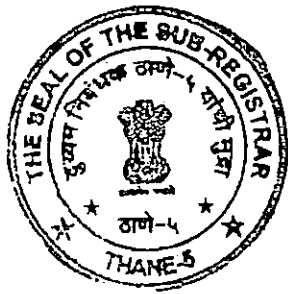
Reg. No. CA/89/12205

a/ 101,102, shree sarika apts., above shivsagar restaurant, panchipakhadi, thane-406-602.
tel: 25420661 / 25421386 / 25390094 telefax : 2539 5888 e-mail: design@cpil@gmail.com

दनन-१
दस्त क्रमांक २८०३/२०१२
२४/१०

दस्त क्रमांक २८०४ / २०१४
२४/१०

कोरे वळ
L
M
टनन - ५



टनन - ५
दस्त
क्रमांक ४२०४ / २०१४
२५ / ८०

Mob.: 9323388887

Mrs. Shilpa S. Naik

(Govt. Authorised Stamp Vendor)

Jai Bhawani Typing Centre, Near Amogh Hotel, Behind Town Hall,
Tembhi Naka, Thane (W) - 400 601, L. No. 029 / 2001

RECEIPT

Sr. No.

Date:

2 DEC 2013

RECEIVED with thanks from Mr. / Mrs. Ganesh Umesh Kshirsagar

sum of Rs. 500 /- (Rupees Five hundred)

Dated 2 DEC 2013 against the payment of purchasing Non

Judicial General Stamp Papers

50 x	<u>4</u>	100 x	<u>2</u>	500 x	<u>1</u>
1000 x		5000 x		10000 x	

Sr. 8040448 To ---

Amount ---

(Mrs. S. S. Naik)
Stamp Vendor
I Say Received



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Handwritten signature

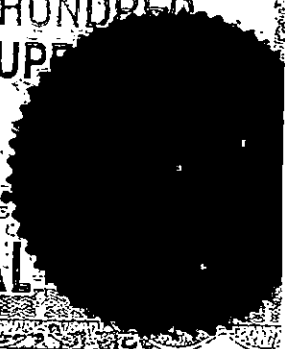
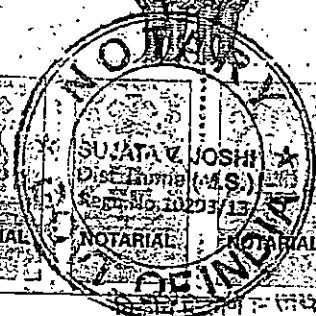
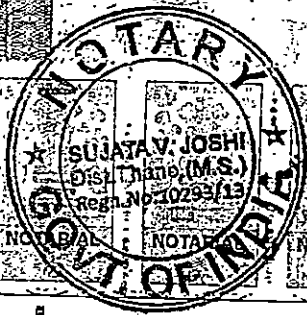
टनन-५
दस्ता <u>2208</u> / 2013
संक्रमांक <u>28/80</u>

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES



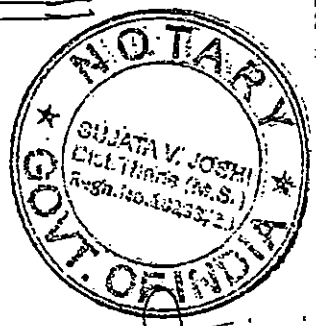
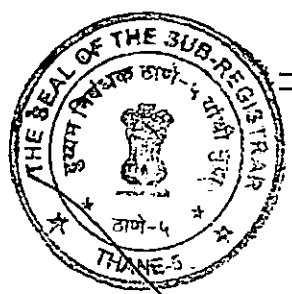
महाराष्ट्र MAHARASHTRA



विस्था कोषागार कार्यालय,
ठाणे.
26 NOV 2013
मुद्रक प्रमुख निरीक्ष/निरीक्षक
26/11/2013

अपेक्षित दिनांक शिवाजी नैमीनाका ठाणे-०
P 33051
दिनांक 04.04.13
नाम Ginch umesh korian
पत्ता Andhera Mumbai
दिनांक 2 DEC 2013
शिवेश्वर उमेश कोरान

POWER OF ATTORNEY

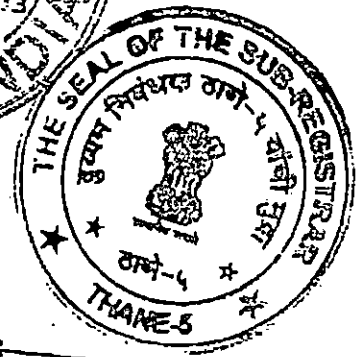
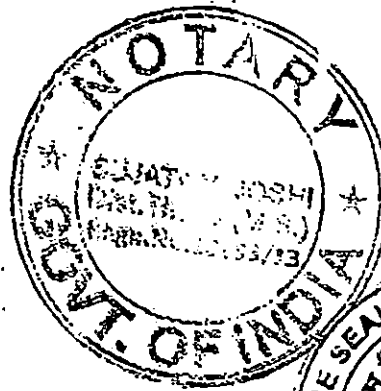


तमज - ३
दस्त 2208
क्रमांक 20/80

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Anshu KOTIA

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POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME:

ट न न - ५
S/O MR
क्रमांक ४२०४ / २०१४
२५/१०

We, Girish Umesh Kotian, PAN ALNPK7868E aged 34 years
 Umesh Ramanna Kotian & Divya Somnath Kanchan PAN AWVVPK8997K
 aged 28 years W/O Mr Girish Umesh Kotian both Indian Inhabitant, residing
 at 51 Quincy Road, Egham, Surrey, United Kingdom TW20 9JJ, SEND

GREETINGS:

Umesh Ramanna Kotian 24/11/13
Girish Umesh Kotian 27/11/13

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Handwritten signatures



WHEREAS We are lawful owners of Flat No. 806 on 8th floor in B2 wing in Parkwoods, being and situated at Ghodbunder road, Thane West 400615 within the limits of The Thane Municipal Corporation, (hereinafter for brevity's sake referred to as "the said Premises")

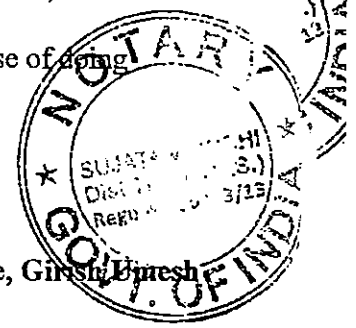
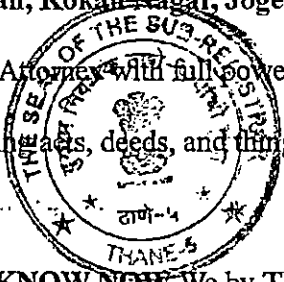
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AND WHEREAS due to lack of time and since we are unable to travel to Mumbai, we are desirous of appointing a fit and proper person to sell the said premises and do all other acts, deeds and things in that connection.

AND WHEREAS We are desirous to appoint Mr Umesh Ramanna

Kotian PAN AICPK8817F, aged 63 years, residing at F/504, Dheeraj Darshan, Kokan Nagar, Jogeshwari East, Mumbai – 400060, as our true and lawful Attorney with full power and authority for the purpose of doing following acts, deeds, and things.

V. JOSHI
Notary Public
No. 27/15
INDIA



KNOW NOW We by THESE PRESENTS, that, We, Girish Umesh

Kotian & Divya Somnath Kanchan do hereby appoint, nominate and constitute, the said Mr Umesh Ramanna Kotian as our true and lawful Attorney to do the following acts, deeds and things.

दस्तावेज क्रमांक	2267
दिनांक	22/11/13

Girish Umesh Kotian
27/11/13

Divya Somnath Kanchan
27/11/13

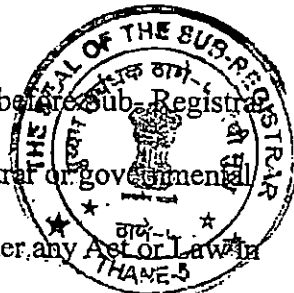


Witnesses
[Signatures]

1. To sell the said premises and for that purpose enter into and execute Agreement for Sale or such other agreements, deeds or documents as the Attorney may deem fit for sale of the said premises and to accept consideration thereof in either or both of our names and on our behalf and to give receipts for all or any part of such sale proceeds or consideration money as fully and effectually as we ourselves could have done.

2. To present for registration the Agreement for sale of the said premises executed on our behalf and admit the execution thereof executed on our behalf.

3. To lodge, admit for execution, registration and appear before Sub-Registrar at Thane/ Mumbai, Maharashtra, India or the Sub- Registrar or governmental authority of any district appointed or to be appointed under any Act or Law in force for the registration of deeds, assurances, contracts or other instruments for sale of the said Premises and admit the execution in our name and on our behalf



4. To apply to Sub-Registrar to get such registered agreement/s in our name and on our behalf for the purpose of sale of the said Premises.

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27/11/13

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27/11/13



Wale

Trishit
Sanjay
Prakash

5. To apply for appear and obtain necessary clearance and/or permission from Axis Bank Limited or any other bank or financial institution concerning the release of mortgage on the said premises, in connection with bank loans including obtaining no objection, no encumbrance certificates and do all such acts, deeds and things to hand over the said premises to a prospective buyer free and clear of any encumbrance from any person, bank or financial institution.

6. To execute and give good and sufficient release or any other discharges for the sale of the said premises and also to sign, execute, make and deliver all proper and sufficient conveyances, releases and other assurances of the said

Premises.

7. To execute applications, affidavits, declaration, bonds for the said purpose in our name and on our behalf.

8. To do all acts deeds and things as may be necessary or incidental on our behalf to cause the sale of the said Premises as our said attorney may deem fit and proper.

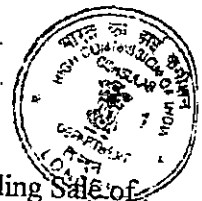
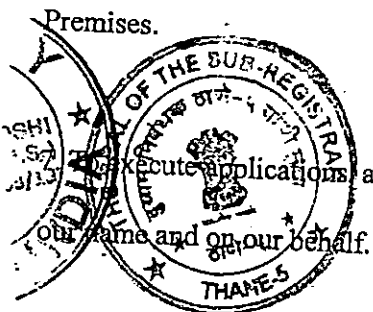
ट न न - ५
दस्ता ४२०४ १२२९३
३१/१०

9. To enter and execute agreement for Sale/Rectification deed regarding Sale of

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27/11/13

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27/11/13
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the said Premises and accept consideration thereof and issue valid receipts to that effect in either or both of our names and on our behalf.

AND We ourselves agree to ratify and confirm all and whatsoever our said Attorney shall purpose to do or cause to be done by virtue of these presents.

SIGNED, SEAL & DELIVERED by

Withinnamed "EXECUTANTS"

Girish Umesh Kotian & Gkoti 27/11/13

Divya Somnath Kanchan Kanchan 27/11/13

On this 27th day of November, 2013

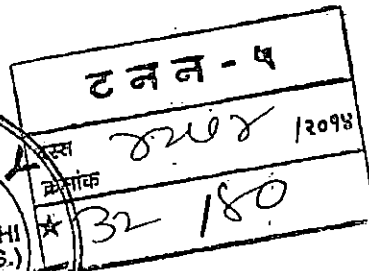
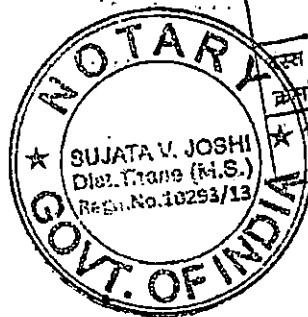
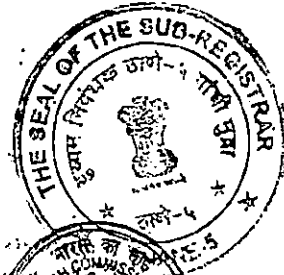
in the presence of...

1.

ACCEPT THE POWERS

Mr Umesh Ramanna Kotian

POWER OF ATTORNEY HOLDER



Handwritten signature

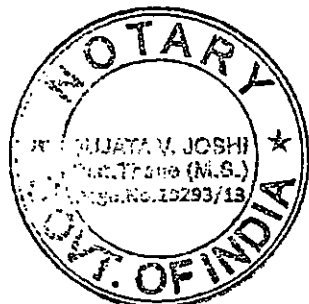
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>



[Handwritten Signature]
[Attorney]

Umesh KOTIAR

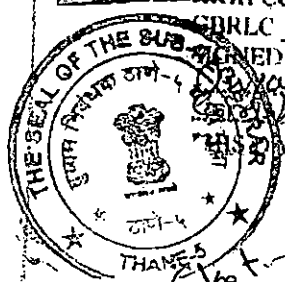


कर
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OR.
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95:
144
1431

The Signature(s) and / or photographs requested
The High Commission of India does not bear any
responsibility for the contents of the Power of Attorney

ट न न - ५
<i>[Handwritten]</i> 3092
33/80

[Handwritten Signature]
ASSIST. CONSULAR OFFICER
HIGH COMMISSION OF INDIA
LONDON.



HIGH COMMISSION OF INDIA, LONDON
GDRLC 1604413 DATE 27-11-13

SIGNED AND DECLARED BY THE SAID
Sujata Somnath Kanchan Indian ppt G-8110255
Umesh KOTIAR British ppt 51290507
DATE OF 27-11-13

[Handwritten Signature]
27/11/13

[Handwritten Signature]
27/11/13

BEFORE ME
NOTARISED

[Handwritten Signature]
SUJATA V. JOSHI
ADVOCATE & NOTARY
101 ... Station Rd
Phone: 430 605.

NOTED & REGISTERED
Sr. No. 1203/13.

Subject to Registration

[Handwritten Signature]

[Handwritten Signatures]

प्रकर विभाग
TAX DEPARTMENT
NITIN SHENDE



भारत सरकार
GOVT. OF INDIA

MAACHARYA GOWARDHAN THOOL

1986

PT0971B



11/22/2013

आयकर विभाग
INCOME TAX DEPARTMENT
NITIN N SHENDE
NAMDEORAO SITARAMJI SHENDE
23/09/1983
Permanent Account Number
BDBPS8104A
Signature

भारत सरकार
GOVT. OF INDIA

प्रकर विभाग
TAX DEPARTMENT
GORAO SITARAMJI SHENDE

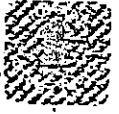


भारत सरकार
GOVT. OF INDIA

AMJI KASHIRAMJI SHENDE

1952

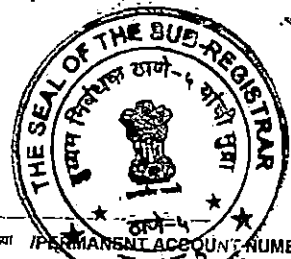
S4306A



20/12/2012

आयकर विभाग
INCOME TAX DEPARTMENT
KAMLESH SUVARNA
KRISHNAPPA SUVARNA
12/11/1965
Permanent Account Number
AXKPS0845C
Signature

भारत सरकार
GOVT. OF INDIA



PERMANENT ACCOUNT NUMBER
AQVPS3341R
नाम / NAME
KAVITA KIRAN SADRE
पिता का नाम / FATHER'S NAME
DATTATRAY VITHALRAO BASUDKAR
जन्म तिथि / DATE OF BIRTH
22-12-1965



आई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AMKPS817F
नाम / NAME
UMESH RAMANNA KOTIAN
पिता का नाम / FATHER'S NAME
RAMANNA APPU KOTIAN
जन्म तिथि / DATE OF BIRTH
15-09-1950

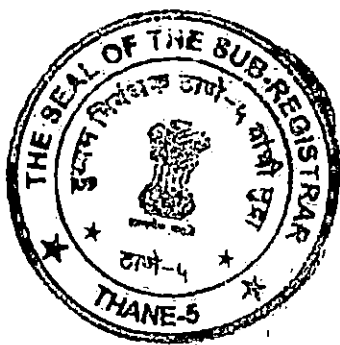


हस्ताक्षर / SIGNATURE
PRSharma
आयकर अधिकारी (कंप्यूटर ऑपरेशंस)
Commissioner of Income-tax (Computer Operations)

हस्ताक्षर / SIGNATURE
आयकर अधिकारी (कंप्यूटर ऑपरेशंस)
Commissioner of Income-tax (Computer Operations)

ट न न - ५	
दस्त	
क्रमांक	38/80

कारे मसु
L
तनल - ५



तनल - ५
दस्ता
क्रमांक ४२०४ / २०१४
३५ / ४०

कुलमुखवत्याच पत्राचे घोषणापत्र

मी, श्री./श्रीमती/श्री... उमेश रामना कोटीयन याद्वारे
घोषित करतो की, बुध्दम निबंधक ठाणे येथे कार्यालयात कदारबाग

..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

श्री./श्रीमती/श्री... गिरिश कोटीयन व दिव्या कोटीयन यांनी

दिनांक २१/११/२०१३ रोजी मला दिलेल्या कुलमुखवत्याच पत्राच्या आधारे मी सादर

दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे. सादर

कुलमुखवत्याच पत्र लिहून देणार यांनी कुलमुखवत्याच पत्र रद्द केलेले नाही किवा

कुलमुखवत्याच लिहून देणार व्यक्तीपैकी कोणीही मृत झालेले नाही किवा अन्वय

कोपत्याही कारणामुळे कुलमुखवत्याच रद्द बातळ केलेले नाही. सादर

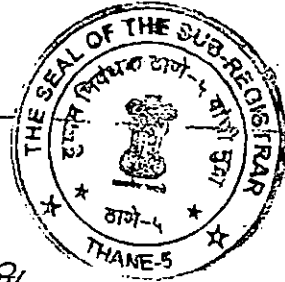
कुलमुखवत्याच पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम

आहे. सादर कथन चकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२

अन्वये शिक्कोस मी पात्र राहिन याची मला जाणीव आहे.

ठिकाण : ठाणे

दिनांक :

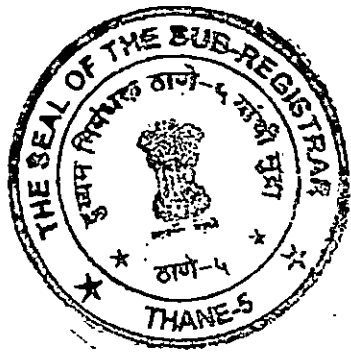
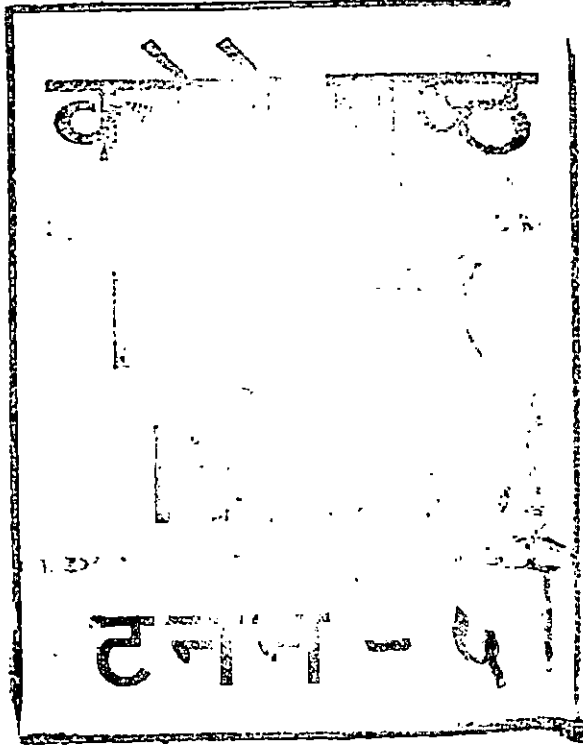


सही-

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कुलमुखवत्याच पत्राचे घोषणापत्र लिहून देणार

द न न - ७
<i>(Handwritten signature)</i>
३६/४०



टनन - ५	
दस्त	१२०४
क्रमांक	१२०४

Summary1 (GoshwaraBhag-1)

335/4274

सोमवार, 28 एप्रिल 2014 7:24 म.नं.

दस्त गोषवारा भाग-1

टनन5 3570

दस्त क्रमांक: 4274/2014

दस्त क्रमांक: टनन5 /4274/2014

बाजार मूल्य: रु. 52,81,500/- मोबदला: रु. 68,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,08,000/-

दु. नि. सह. दु. नि. टनन5 यांचे कार्यालयात

पावती:4914

पावती दिनांक: 28/04/2014

अ. क्र. 4274 वर दि.28-04-2014

सादरकरणाचे नाव: प्राजक्ता नितीन शेंडे - -

रोजी 7:22 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

Rajk

दस्त हजर करणाऱ्याची सही:

एकुण: 30800.00

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

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 क्र. 1 28 / 04 / 2014 07 : 22 : 44 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 28 / 04 / 2014 07 : 23 : 42 PM ची वेळ: (फी)



Summary! (GoshwaraBhag-1)



28/04/2014 7 34:17 PM

दस्त गोषवारा भाग-2

दननं5 30/80

दस्त क्रमांक:4274/2014

दस्त क्रमांक :दननं5/4274/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गिरीश उमेश कोटीयन व दिव्या गिरीश कोटीयन तर्फे कु.मु.म्हणून उमेश रामन्ना कोटीयन पत्ता:प्लॉट नं: 806, माळा नं: 8 वा मजला,विंग बी2, इमारतीचे नाव: पार्कवुडस, ब्लॉक नं: घोडबंदर रोड, रोड नं: कावेसर,ठाणे वेस्ट, महाराष्ट्र, ठाणे. पॅन नंबर:AICPK8817F	लिहून देणार वय :-32 स्वाक्षरी:- 		
2	नाव:प्राजक्ता नितीन शेंडे - - पत्ता:प्लॉट नं: 405, माळा नं: बिल्डिंग नं.1,ए-विंग, इमारतीचे नाव: साईभास्कर रेसीडेंसी, ब्लॉक नं: -, रोड नं: कल्याण, . . पॅन नंबर:AGAPT0971B	लिहून घेणार वय :-28 स्वाक्षरी:- 		
3	नाव:नितीन नामदेवराव शेंडे - - पत्ता:प्लॉट नं: 405, माळा नं: बिल्डिंग नं.1,ए-विंग, इमारतीचे नाव: साईभास्कर रेसीडेंसी, ब्लॉक नं: -, रोड नं: कल्याण, . . पॅन नंबर:BDBPS8104A	लिहून घेणार वय :-31 स्वाक्षरी:- 		
4	नाव:नामदेवराव सितारामजी शेंडे - - पत्ता:प्लॉट नं: 405, माळा नं: बिल्डिंग नं.1,ए-विंग, इमारतीचे नाव: साईभास्कर रेसीडेंसी, ब्लॉक नं: -, रोड नं: कल्याण, . . पॅन नंबर:AHYPS4306A	लिहून घेणार वय :-62 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:28 / 04 / 2014 07 : 32 : 36 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:कविता किरण सदरे - -
वय:32

छायाचित्र

अंगठ्याचा ठसा



पत्ता:ठाणे
पिन कोड:400601

2 नाव:कमलेश सुवर्णा - -
वय:47
पत्ता:जोगेश्वरी
पिन कोड:400060

स्वाक्षरी
[Signature]

स्वाक्षरी
[Signature]



शिकका क्र.4 ची वेळ:28 / 04 / 2014 07 : 33 : 22 PM

शिकका क्र.5 ची वेळ:28 / 04 / 2014 07 : 33 : 40 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 5

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH000371923201415S	

4274 /2014

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, Immediately after registration.

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

प्रमाणित करण्यास येते की सदर दस्त्यास
एकूण ०१ पाने आहेत.
सह दुय्यम निवेदन, ठाणे-५ (वर्ग-२)
पुस्तक क्र. १
क्रमांक ४२७०
सह दुय्यम निवेदन, ठाणे-५ (वर्ग-२)
दिनांक २१ माहे १० सन १४



ट न न - ५	
दस्त	२२४ / २०१४
क्रमांक	८० / १०

पावती Original/Duplicate
28, 2014 नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 4914 दिनांक: 28/04/2014

सर

क्रमांक: टनन5-4274-2014

र : करारनामा

नाव: प्राजक्ता नितीन शेंडे - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 800.00

पृष्ठांची संख्या: 40

एकूण: रु. 30800.00

थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 7:43 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक ठाणे ५

281500 /-

मोबदला: रु. 6800000/-

रु. 408000/-

: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डॉर क्रमांक: MH000371923201415S दिनांक: 26/04/2014

IDBI

: By Cash रक्कम: रु 800/-

ANILINE CONSTRUCTION
COMPANY PRIVATE LIMITED



REGD. OFFICE : DB HOUSE,
YASHODHAM, GEN. A. K. VAIDYA MARG,
GOREGAON (EAST), MUMBAI - 400 063.
TEL. : +91-22-4249 0500 / 2840 2304-05
FAX : +91-22-2843 1310

CIN:U24239MH1959PTC011443

Ref. No.: AN/2014/ 888

12/05/2014

To,
Mr. Girish Umesh Kotian
Ms. Divya Girish Kotian
F/504, Dheeraj Darshan,
Konkan Nagar, Jogeshwari (E),
Mumbai 400 060.

Dear sir,

Sub: **NOC Transfer of allotment of flat No.B2/806 on the 8th floor in building known as "Parkwoods" situated at Ghodbunder Road, Thane (W).**

We are in receipt of your letter dated 09/05/2014, wherein you have informed us about your intention to assign your right, title and interest in the aforesaid flat No.B2/806 on the 8th floor in "Parkwoods", at Ghodbunder road, Thane (W) to **Mrs. Prajakta Nitin Shende & Mr. Nitin Namdeorao Shende**.


We hereby confirm that we have No Objection to your assigning your right, title and interest in flat No.B2/806 on the 8th floor in "Parkwoods", at Ghodbunder road, Thane (W) in favour of **Mrs. Prajakta Nitin Shende & Mr. Nitin Namdeorao Shende** subject to them accepting and abiding the terms and conditions of Agreement to Sell dated 07/03/2012.

With this transfer of allotment of flat No.B2/806 on the 8th floor in "Parkwoods", at Ghodbunder Road, Thane (W), all your right, title and interest of any kind in the said flat No.B2/806 on the 8th floor in "Parkwoods", at Ghodbunder road, Thane (W) stands fully cancelled.

You are requested to sign and return the duplicate of this letter in confirmation of your acceptance.

Thanking You,

Yours faithfully,
For **ANILINE CONSTRUCTION CO. PVT. LTD.**


AUTHORISED SIGNATORY.

I/We Confirm

Signature of
**Girish Umesh Kotian &
Divya Girish Kotian**