

# SAGAR TECH PLAZA "B"

## PREMISES CO-OP. SOCIETY LTD.

(Regd. No. MUM-2/W-L/GNL(C)/8216/2007-2008) Dated 11-06-2007  
 CTS No.721, Andheri Kurla Road, Sakinaka, Mumbai - 400 072.

(Regd. Under the Maharashtra Co-Operative Societies Act - 1960.)

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares of Rs. 50/- Each

## Share Certificate

This is to Certify that Mr. /Mrs. /M/s. ANIL LAXMANRAO JADHAV AND SUJATA

ANIL JADHAV

is/are the Registered holder of FIVE fully paid-up shares of Rs. Fifty each Numbered  
 from 486 to 490 (both inclusive) in SAGAR TECH PLAZA "B" PREMISES CO-OP.  
 SOCIETY LTD. subject to the BYE-LAWS of the said society.

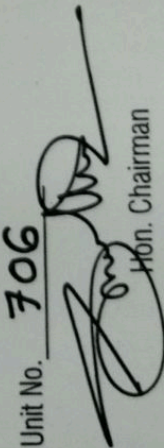
**Rs. 250/-**

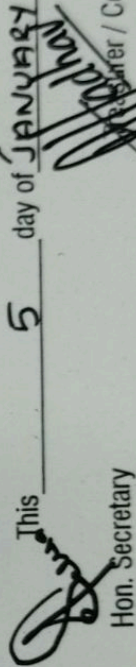
Given under the common seal of

**SAGAR TECH PLAZA "B"**  
**PREMISES CO-OP. SOCIETY LTD.**

Unit No. 706

This 5 day of JANUARY 2011

  
 Hon. Chairman

  
 Hon. Secretary

Registrar / Committee Member

NOTE: NO TRANSFER OF THE SHARES WILL BE REGISTERED WITHOUT PRODUCTION OF THIS CERTIFICATE

# SAGAR TECH PLAZA 'B' PREMISES CO-OP. SOCIETY LTD.

SAGAR TECH PLAZA 'B' PREMISES CO-OP. SOCIETY LTD. CTS NO. 721, A.K. ROAD, SAKINAKA, MUMBAI-72  
(Reg. No. -MUM-2/WL/GNU/C/8216/2007-2008) DTD. 11.06.2007)  
(GSTIN- 27AAEAS2092P1ZX)

## Maintenance Bill

Name : ANIL JADHAV Bill No : 514  
Unit No : Unit 706 Bill Date : 18-Jan-2024  
Unit Area (sq. ft) : 0.00 Due Date : 29-Feb-2024  
Member GSTIN : NA Bill Period : 01-Jan-2024 to 31-Mar-2024  
Mobile No : 9820002549 Mail ID : hindusthan.anil@gmail.com  
VAN : TECHB0000000706

No	Head	HSN/ SAC Code	Rate	Amount (Rs.)
1	Maintenance Charges	999599		9099.00
2	Sinking Fund	999599		432.00
3	Repair Fund	999599		1299.00
4	Insurance Charges	999599		144.00
5	Education & Training Fund	999599		30.00
6	Parking Charges	999599		0.00
7	Non Occupancy Charges	999599		0.00
8	Other Charges	999599		0.00
Sub-Total of Taxable Heads (A)				11,004.00
9	Property Tax			15435.00
10	Electricity Charges			2166.00
11	Water Charges			723.00
12	Cheque Bounce Charges			0.00
Sub-Total of Non Taxable Heads (B)				18,324.00
13	SGST		9%	2878
14	CGST		9%	2878
Tax Total (C)				5,756.00
Current Bill Amount (A+B+C)				35,084.00
			Arrears/Advances	466071.00
			Current Interest/ Late Fees	20973.00
			Previous Interest/ Late Fees	53,574.00
<b>Total Payable Amount</b>				<b>Rs. 575,702.00</b>

\* Online payment accepted only through NEFT add Bank AC No: 100703130020803 as Beneficiary Consumer with IFSC Code: SVCB0000007 of The Shamrao Vithal Co-operative Bank Limited Sakinaka

\* Any queries related bill to should be raised with 7 days of bill issuance to society office (sagartechb@gmail.com)

\* Outstanding dues are subject to final audit.

\* Please write your Unit number and Mobile number backside of each cheque.

\* This is computer generated bill hence signature is not required.

**BRIHANMUMBAI MAHANAGARPALIKA**

No. CE/3743/BPES/AL of

130 APR 2004

Office of the Dy. Ch. Eng. (B.P.) E.S.	4
4 <sup>th</sup> Floor, Transport Garage Bldg. Pahl Nagar, Ghatkopar (E)	86
Mumbai 400 075.	
2098	

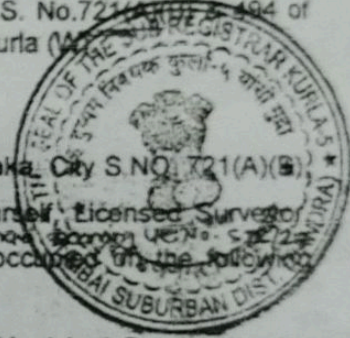
To,

✓ Hemant Parikh,  
 Architect,  
 703-704, Krushal Comm. Tower  
 M.G.Road, Chembur (W),  
 Mumbai.

Sub:- Full occupation permission to the commercial bldg. (B) comprising basement (part) + ground + 9 upper floors on plot bearing C.T.S. No. 721(A)(B) 494 of Village Mohili, Sakinaka, Kurla (W).

Sir,

The full development work of bldg. 'B' situated at Sakinaka, City S.No. 721(A)(B) 494, of Village Mohili completed under the supervision of yourself, Licensed Surveyor License No. CA/88/11569 and Structural Engineers may be occupied on the following conditions :-



- 1) That certificate under section 270-A of the Mumbai Municipal Corporation Act shall be submitted within three months.
- 2) That balance layout terms and conditions shall be complied with.
- 3) That the void provided for proposed third lift shall be barricaded.

A set of certified completion plans is returned herewith in token of Municipal approval

Yours faithfully,

*[Signature]*  
 30/4/04  
**S.E.B.P. (L)**

*[Signature]*  
 30/4/04  
**S.E.B.P. (L & SF)**

*[Signature]*  
 30/4/04  
 Ex. Eng. (Building Proposal)  
 Eastern Suburb

c.c.:- Forwarded for information to the owner -  
 ✓ M/S. SLM INDUSTRIES

*[Signature]*  
 30/4/04  
**S.E.B.P. (L)**

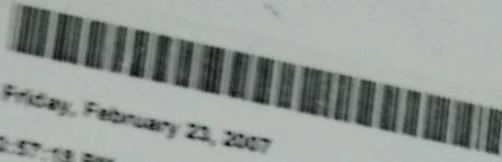
*[Signature]*  
 30/4/04  
**S.E.B.P. (L & SF)**

*[Signature]*  
 30/4/04  
 Ex. Eng. (Building Proposal) Eastern Suburb

c.c.:- Forwarded for information -  
 ✓ Mr. C. C. ...  
 ✓ Mr. ...  
 ✓ Mr. ...  
 ✓ Mr. ...

*[Signature]*

*[Signature]*  
 30/4/04  
 Ex. Eng. (Building Proposal) Eastern Suburb



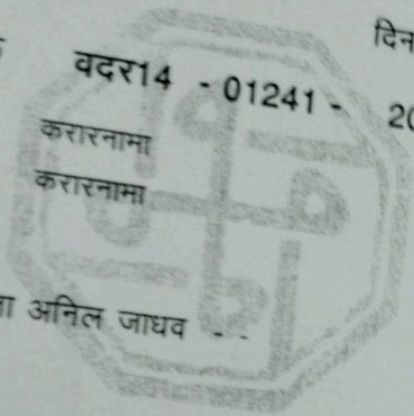
Friday, February 23, 2007  
2:57:18 PM

Duplicate  
नोंदणी  
हस्त

# पावती

गावाचे नाव मोहीली  
दस्तऐवजाचा अनुक्रमांक  
दस्ता ऐवजाचा प्रकार

पावती क्र. : 1250  
दिनांक 23/02/2007



वदर 14 - 01241 - 2007

सादर करणाराचे नाव: सुजाता अनिल जाधव

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :-  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25) :-  
एकूण रु.

आपणास हा दस्त अंदाजे 3:58PM ह्या वेळेस मिळेल



दुय्यम निबंधक

बाजार मुल्य: 1419260 रु. मोबदला: 1100000 रु.  
भरलेले मुद्रांक शुल्क: 70975 रु.

सह दुय्यम निबंधक  
मुंबई उपनगर

देयकाचा प्रकार : डीडी/धनाकर्पाद्वारे;  
बँकेचे नाव व पत्ता: दि सर्वोदय को ऑ बँक लि. मुं. 59;  
डीडी/धनाकर्ष क्रमांक: 005242; रक्कम: 14200 रु.; दिनांक: 23/02/2007

## DELIVERED

### समाशोधनाच्या अधिन राहून

ठाणे भारत सहकारी

Thane Bharat Sahakari

राखा / Br. दिनांक / मुद्रांक शुल्क / Stamp Duty रु./R सेवा आकारणी शुल्क / Service Charges No. of Documents एकूण / Total

अक्षरी रुपये / Amount in Words

Minholid 800

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name

duty paying party

पत्ता / Address

108/B, Raheja Vihar

हिल साईड

समोरच्या पंक्तीतले नाव / Name of co

Surender R. Rawat

व्यवहाराच्या उद्देशाने करणारे / Purpose of

Agreement for Sale

नाम / Name of the Bank

Thane Sahakari Bank Ltd

108/B, Raheja Vihar

हिल साईड

ठाणे

मुंबई

महाराष्ट्र

INDIA

STAMP DUTY

MAHARASHTRA



9289 19 2009

BILL OF NON COLLECTION

For Thane Bharat Sahakari Bank Ltd

Authorised Signatory

R. Surender R. Rawat

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 23<sup>rd</sup> day of February, 2007

BETWEEN SHRI SURENDER R. RAWAT, an adult, Indian inhabitant Mumbai addressed at, 105/D, Raheja Nest Complex, Chandivili Farm Road, Chandivili, Andheri (E), Mumbai-400 072 hereinafter collectively called "THE VENDOR" (Which expression shall unless it be repugnant to the context meaning thereof be deemed to mean and include his respective legal heirs, executors, administrators and permitted assigns) of the First Part; AND SMT

SUJATA ANIL JADHAV, an adult, Indian Inhabitant of Mumbai, address 1008/B, Raheja Vihar, Hill Side, Powai, Andheri (E), Mumbai-400 hereinafter called "THE PURCHASER" (Which expression shall unless it is repugnant to the context or meaning thereof be deemed to mean and include

successors and assigns) of the Second Part AND SHRI ANIL LAXMAN JADHAV an adult, Indian Inhabitant of Mumbai, addressed at, 1008/B, Raheja Vihar, Hill Side, Powai, Andheri (E), Mumbai-400 072.

Thane Bharat Sahakari Bank Ltd, Mulund Branch, Keshav Bhuvan, M. G. Road, Near Railway Station, Mulund (W), Mumbai - 400 080



INDIA STAMP DUTY MAHARASHTRA

Rs. 00709831-85246

57186 132701

SPECIAL METRIC ADDRESS FEB 23 2007

S. Jadhav

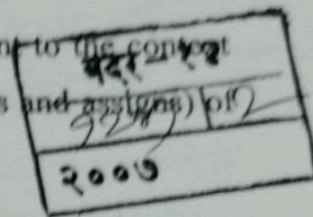
S. Jadhav

S. Jadhav

S. Jadhav

**firming Party** (Which expression shall unless it be repugnant to the context meaning thereof be deemed to mean and include its successors and assigns) of

**Third Part.**



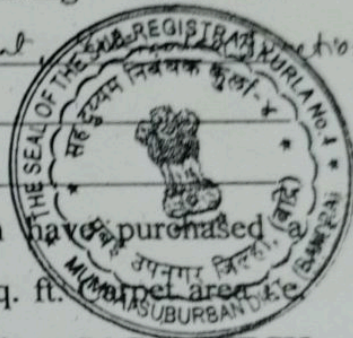
**WHEREAS:**

Pursuant to an Agreement dated 13<sup>th</sup> JUNE 2002 executed

between M/s. Sant Sagar Corporation, having office at

Andheri Kurla Road, Opp. Sudharshan Restaurant,

Mumbai - 400072



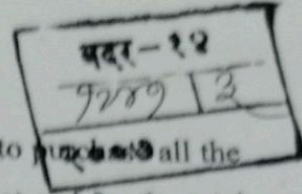
The Party of the First part and Third Part both have purchased commercial use premises office No.706 adm. 709 sq. ft.

963 sq. ft. S. built up area 7<sup>th</sup> Floor Bldg. named as SAGAR TECH PLAZA B Building is situated at Andheri-Kurla Road, Sakinaka, Andheri (E), Mumbai. (hereinafter referred to as 'the said premises') and more particularly described in the Schedule hereunder written, for the consideration on the terms and conditions contained.

- (ii) Now the Vendor have 50% share in the Said Premises and he is seized and possessed of or otherwise well and sufficiently entitled to the said premises as the absolute owners thereof as per his share.
- (iii) The Vendor have agreed to sell and transfer their right, title and interest in respect of the said premises of his share and the Purchaser has approached the Vendor to purchase the said premises on payment of the consideration amount to the Vendor and upon the terms and conditions hereinafter appearing:

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED**

**BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**



1. The Vendor hereby agree to sell and Purchaser agrees to purchase all the right, title and interest of the Vendor in the said premises at and for the total consideration of Rs. 11,00,000/- (Rupees Eleven Lakhs Only) payable by the Purchaser to the Vendor in the manner specified hereunder:

2. The Party of the Third Part is also the other owner of the 50% of his share in the Said Premises and he have no objection if the party of the First Part sell and transfer their right, title and interest in respect of the said premises of his share to the party of the First Part.

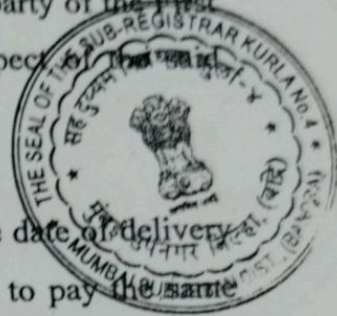
3. The Vendor shall pay all the Society's dues upto the date of delivery of possession and thereafter the Purchasers will be liable to pay the same and will be subject to bye-laws and Resolutions of the Society.

4. The Vendor undertakes that on execution of this agreement they will handover to the Purchaser (i) the Certificates of shares together with the share transfer form duly filled in and execution, (ii) the agreement for purchase of said premises all other documents relating to the said premises, if any, in the possession of the Vendor.

5. The Vendor declare that they have paid all the amounts due and payable to said Builders and /or Association and /or concerned authorities till date.

6. It is agreed by and between the parties hereto that the transfer charges by whatever name it is called, shall be borne by the Vendor and the Purchaser in equal shares.

7. The Vendor hereby declare that they have good right and absolute authority to enter into this Agreement and transfer the said premises and the Vendor have not done any act, matter or thing whatsoever whereby the Vendor are prevented from agreeing to transfer or assign the said premises in favour of the Purchaser.



12/11/12

12/11/12