

74/3891

पावती

Original/Duplicate

Tuesday, February 22, 2022

नोंदणी क्र. :39म

11:46 AM

Regn.:39M

पावती क्र.: 4368

दिनांक: 22/02/2022

गावाचे नाव: माजिवडे

दस्तऐवजाचा अनुक्रमांक: टनन2-3891-2022

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: - - जितेंद्र सुदाम कुळकर्णी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:05 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

बाजार मूल्य: रु.17397157.779 /-

मोबदला रु.30000000/-

भरलेले मुद्रांक शुल्क : रु. 1800000/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2202202202326 दिनांक: 22/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013462505202122E दिनांक: 22/02/2022

बँकेचे नाव व पत्ता:

Received for
original document



22/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 3891/2022

नोंदणी :

Regn:63m

गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	अंगीमेंट टू सेल
(2) मोबदला	30000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17397157.779
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: मौजे माजिवडे ता जि ठाणे येथील ठाणे महानगरपालिका हद्दीतील सि टी एम न 23 24/5 6 7 8 ए 8 बी 9 10 1 ते 4 25 10 8 2 7 11 26 2 4 9 11 12 7 27 10 1 ते 8 28 2 ते 5 29 7 ते 9 31 4 ते 8 माजिवडा स न 183 12 20 21 22 मदनिका क्र 2001 विमावा मजला ए विंग क्लेरमोट को ऑप हौसिंग सोसायटी लिमिटेड लोहा लक्झरीया कॉम्प्लेक्स मधील क्षेत्र फळ 1144 चौ फुट कार्पेट व स्टील कार पार्किंग न 2593 व 2594 असे 2 पार्किंग ठाणे((Survey Number : 183 12 20 21 22 ; C.T.S. Number : C T S NO 23 24/5 6 7 8 ए 8 बी 9 10 1 ते 4 25 10 8 2 7 11 26 2 4 9 11 12 7 27 , 10 1 ते 8 28 2 ते 5 29 7 ते 9 31 4 ते 8 ;))
(5) क्षेत्रफळ	1) 1144 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- सिद्धार्थ एजुकेशन सर्विसेस लिमिटेड तर्फे संचालक रीना विनय भागवत वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस न 101 चिराग आर्केड , ब्लॉक नं: -, रोड नं: चेदणी ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAJCS5496A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- जितेंद्र सुदाम कुळकर्णी वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका 7 तळमजला साई प्रसाद एस आर ए को ऑप हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: -, रोड नं: विले पार्ले ई मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-BCSPK0366E 2): नाव:-- गायत्री जितेंद्र कुळकर्णी वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका 7 तळमजला साई प्रसाद एस आर ए को ऑप हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: -, रोड नं: विले पार्ले ई मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-BRSPK0560K
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	22/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	3891/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1800000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

Bashmukh
22/02
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JITENDRA SUDAM KULKARNI AND GAYATRI JITENDRA KULKARNI	eChallan	69103332022022211784	MH013462505202122E	1800000.00	SD	0006532231202122	22/02/2022
2	JITENDRA SUDAM KULKARNI AND GAYATRI JITENDRA KULKARNI	eChallan		MH013462505202122E	30000	RF	0006532231202122	22/02/2022
3		DHC		2202202202326	800	RF	2202202202326D	22/02/2022

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



CHALLAN
MTR Form Number-6



GRN	MTR13462505202122E	BARCODE			Date	22/02/2022-10:26:42	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	BCSPK0366E					
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRAR			Full Name	JITENDRA SUDAM KULKARNI AND GAYATRI			
Location	THANE				JITENDRA KULKARNI			
Year	2021-2022 One Time			Flat/Block No.	2001 CLAREMONT A 20TH FLOOR			
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	1800000.00	Road/Street		LODHA LUXURIA MAJIWADA			
0030063301	Registration Fee	30000.00	Area/Locality		MAJIWADA THANE			
			Town/City/District					
			PIN		4 0 0 6 0 1			
			Remarks (If Any)		PAN2=AAJCS5496A~SecondPartyName=SIDDHARTH EDUCATION SERVICES LIMITED~CA=30000000~Marketval=20162743			
			Amount In	Eighteen Lakh Thirty Thousand Rupees Only				
Total	18,30,000.00		Words					
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Cheque-DD Details		Bank CIN	Ref. No.	69103332022022211784 2730973676	
Cheque/DD No.			Bank Date	RBI Date	22/02/2022-10:28:42		Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 8605684999

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

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

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2202202202326	Date 22/02/2022
Received from JITENDRA SUDAM KULKARNI, Mobile number 8605684999, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 5 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 22/02/2022
Bank CIN 10004152022022202131	REF No. 2745532678
This is computer generated receipt, hence no signature is required.	

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SALE DEED

ARTICLES OF THIS SALE DEED is made and entered into at Thane on this **22nd day of February, 2022**

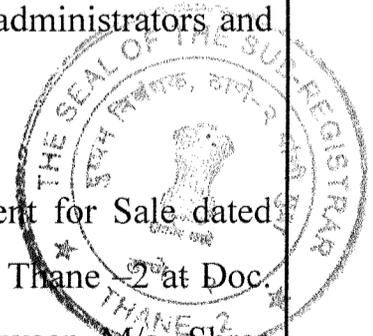
BETWEEN

M/S. SIDDHARTH EDUCATION SERVICES LIMITED,(PAN : **AAJCS5496A**) through its Director Mrs. Reena Vinay Bhagwat age 35 years, PAN :**DIEPK3028P**, Indian Inhabitant, having REGISTERED OFFICE AT 101, Chirag Arcade, Raghoba Shankar Road, Chendani, Thane west 400601, hereinafter referred to as **“THE TRANSFEROR”** (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) MR. JITENDRA SUDAM KULKARNI, age 52 years, PAN : **BCSPK0366E** ,having address at lat No. 7, Ground Floor, Sai Prasad, SRA CHS, Tejpal Scheme Road, Behind Gokul Arcade, Vile Parle East, Mumbai 400051 and **2) MRS. GAYATRI JITENDRA KULKARNI**, age 45 years, PAN : **BRSPK0560K**, both Indian Inhabitant, having address at 179, Baug Wadi, Phungus, Ratnagiri, Maharashtra, Pin code 415611, hereinafter called **“THE TRANSFEREES”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement for Sale dated August 21, 2009 (Registered with the Sub-Registrar of Thane - 2 at Doc. No. 7441/2009 dated August 21, 2009 executed between M/s. Shree Sainath Enterprises, having office at 216, Shah and Nahar Estate, Dr. E.



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Moses Road, Worli, Mumbai 400018 therein referred to as the "Partnership Firm" of the One Part and M/s. Siddharth Education Services Limited, therein referred to as the "Purchaser (TRANSFEROR herein)" of the Other Part purchased and acquired all rights, title and interest in Flat No.2001, admeasuring 1144 Sq. ft. (Carpet) area on 20th Floor, in the "Wing A of Claremont Co-operative Housing Society Ltd. a part of the Complex called as Lodha Luxuria", standing on the plot of land bearing C.T.S. No 23,24/5,6,7, 8A, 8B, 9, 10, 1,2,3,4,25/10, 8,2,7, 11, 26/2, 4,9, 11,12,7,27/9, 10,1,2,4,5,6,7,8, 28/2,3,4,5, 29/7,8,9, 31/4,5,6,8 Majiwada and S. No. 183/12, 20, 21, 22 Balkum Village - Majiwada, lying, being and situated at Majiwada, Thane (West), within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which office hereinafter referred to as the "SAID PREMISES"

AND WHEREAS the TRANSFEROR has made the entire payment of consideration to the said M/s. Shree Sainath Enterprises, of such being on and thereupon, the TRANSFEROR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFEROR is the bonafide member of "Claremont Co-operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC) / 29769-2017 Dated 04/07/2019, and having right, title and interest and membership in respect of the said premises, which society hereinafter in this Sale Deed for brevity's sake is referred to as "The Said Society" and being the member of the said society, the TRANSFEROR is holding _____ fully paid up shares of Rs. ___/- each under Share Certificate No. __, bearing Distinctive No. __ to __ (both inclusive), (hereinafter referred to as the

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SAID SHARES) and thus the TRANSFEROR have clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFEROR out of his own sweet will decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

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

- A) That he is the absolute and lawful owner of the said premises and is a bonafide member of the said society and no other person/s has/have right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR have not received any notice either from the Government, Semi-government, Society or Municipal

Corporation regarding any of the proceedings in respect of the said premises.

- D) The TRANSFEROR have mortgaged the said premises with Deutsche Bank, and the said premises has a charge of the said bank
- E) The TRANSFEROR have paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- F) The TRANSFEROR 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.
- G) Neither the TRANSFEROR nor any of his 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.
- H) The TRANSFEROR have good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFEROR and/or against the said premises or any part thereof.

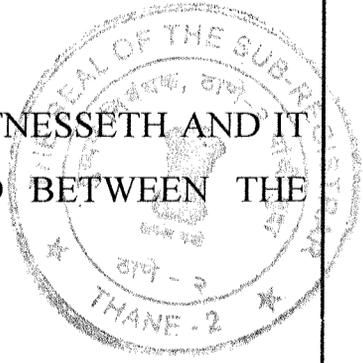
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- I) The TRANSFEROR is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other stature from disposing of the said premises or any part thereof in the manner stated in this Sale Deed.
- J) The TRANSFEROR have not done any act, deed, matter or thing whereby he is prevented from entering into this Sale Deed on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFEROR have all the right, title and interest to enter into this Sale Deed with the TRANSFEREES on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the TRANSFEREES 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 and for **Lump-sum Price / Consideration of Rs. 3,00,00,000/- (Rupees Three Crore 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 TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said Sale Deed into writing as follows :

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



~~Signature~~ Gulbarni Mi

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1. The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No.2001**, admeasuring **1144 Sq. Ft. (Carpet)** area on **20th Floor**, in the **“Wing A, Claremont Co-operative Housing Society Ltd.”**, standing on the plot of land bearing **C.T.S. No 23,24/5,6,7, 8A, 8B, 9,10,1,2,3,4,25/10,8,2,7,11,26/2, 4,9, 11,12,7,27/9, 10,1,2,4,5,6,7,8, 28/2,3,4,5, 29/7,8,9, 31/4,5,6,8Majiwada** and **S. No. 183/12, 20, 21, 22 Balkum**, lying, being and situated at Majiwada, Thane (West), within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a **Lump-sum Price of Rs. 3,00,00,000/- (Rupees Three Crore Only)** along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.

2. The TRANSFEREES have to pay to TRANSFEROR **Lump-sum Price / Consideration of Rs. 3,00,00,000/- (Rupees Three Crore Only)** in the following manner :-

a. **Rs. 56,03,000/- (Rupees Fifty Six Lakhs Three Thousand Only)** by way of online payments as per the attached schedule

b. **Demand Draft** number 064281 dated February 18, 2022 of **Rs. 2,00,00,000 (Rupees Two Crore Only)**

c. A cheque number of Rs. 12,67,000 dated February 21, 2022

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- d. Balance consideration from the State Bank of India towards the remaining amount, within a period of maximum 15 days of the execution of this agreement.
3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES, free from all the encumbrances charges, equity, etc.
4. The TRANSFEROR, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through himself or through his predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the TRANSFEROR shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.
5. **The transfer fees of the society shall be borne by the TRANSFEROR and the TRANSFEREES in equal proportions.** The TRANSFEROR shall also hand over his previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises for the purpose of their record.

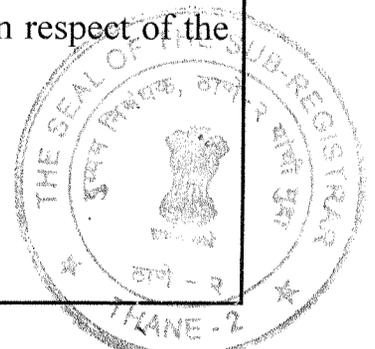


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6. The TRANSFEREES hereby agrees that, on becoming the members of the said society, the TRANSFEREES shall abide by all single bye - laws, rules and regulations adopted by the society.
 7. The TRANSFEROR hereby states, declares and confirms that the TRANSFEREES shall be entitled to get transferred the **Electricity Meters No. 07860215063** having **Consumer No.000038133896** installed in the said premises to their name and the TRANSFEROR shall, if required give his fullest co-operation in that regard.
 8. The TRANSFEREES, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFEROR or any person on him behalf or who may claim through him or in trust for him, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.
 9. The TRANSFEROR hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by him. The TRANSFEREES declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.

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10. The TRANSFEROR further declares that he have full right and absolute authority to enter into this Sale Deed and that he have not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or he may be prevented from entering into this Sale Deed or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.
11. The TRANSFEROR shall obtain the necessary no objection certificate from “**Claremont Co-operative Housing Society Ltd.**”, to effectuate the legal perfect transfer of the said society has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.
12. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the TRANSFEROR to the said society.
13. The TRANSFEROR hereby agrees, assures and declares that there is no suit or litigation pending in any court of law in respect of the said premises.



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Gulbarni

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14. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR hereby undertakes to render his fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.
15. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.
16. The TRANSFEROR and TRANSFEREES shall indemnify and keep indemnified the said society for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.
17. The charges of stamp duty, registration fees, and the charges of this Sale Deed, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
18. This Sale Deed shall always be subject to the provisions of the Maharashtra Ownership of Flats / Shops Act, 1963 and the Rules made thereunder.

Gulbari

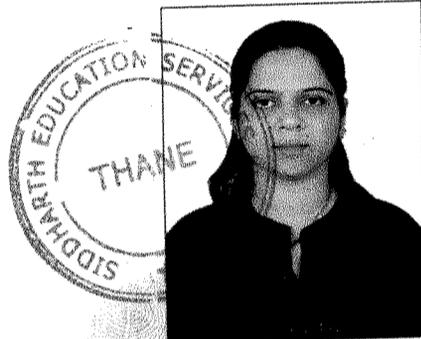
2001-2	
3029	/RORR
93	/80

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No.2001, admeasuring1144 Sq. ft. (Carpet) area on 20thFloor, in the “Wing A of Claremont Co-operative Housing Society Ltd.a part of the Complex called as Lodha Luxuria”, admeasuring 1144 Sq. Ft. (Carpet) area on 20thFloor, in the standing on the plot of land bearing C.T.S. No. No 23,24/5,6,7, 8A, 8B, 9, 10, 1,2,3,4,25/10, 8,2,7, 11, 26/2, 4,9, 11,12,7,27/9, 10,1,2,4,5,6,7,8, 28/2,3,4,5, 29/7,8,9, 31/4,5,6,8Majiwada and S. No. 183/12, 20, 21, 22 Balkum, lying, being and situated at Majiwada, Thane (West) within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane.

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 “**TRANSFEROR**”



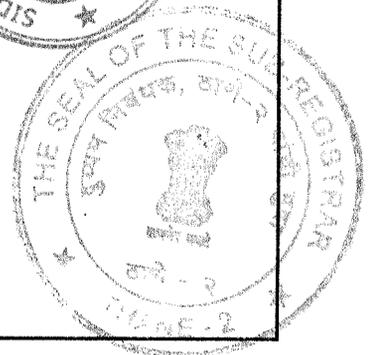
M/S. SIDDHARTH EDUCATION SERVICES LIMITED,

through its Director Mrs. Reena Vinay Bhagwat

in presence of

1) Shubharni

2) Veinay SA



Shubharni

Veinay SA

Shubharni

98 20

SIGNED SEALED AND DELIVERED
by the within named "TRANSFEREES"



Kulkarni

1) MR. JITENDRA SUDAM KULKARNI



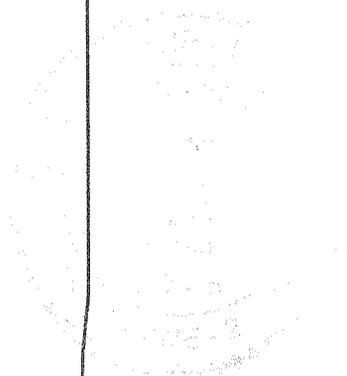
Kulkarni

2) MRS. GAYATRI JITENDRA KULKARNI

in presence of

1) Shukarni

2) Seiay SB



Kulkarni

Sei

ढनन - २
३००९ / २०२२
१५ / १०

:: RECEIPT ::

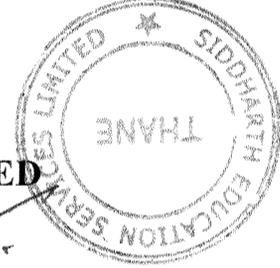
RECEIVED of and from **MR. JITENDRA SUDAM KULKARNI**
And MRS. GAYATRI JITENDRA KULKARNI (TRANSFEREES) a
sum of **Rs. 3,00,00,000/- (Rupees Three Crore Only)** being **Full and**
Final Payment of Consideration against the sale of **Flat No.2001,**
admeasuring **1144 Sq. Ft. (Carpet)** area on **20th Floor,** in the **“Wing A,**
Claremont Co-operative Housing Society Ltd.”, standing on the plot of
land bearing **C.T.S.No. No 23,24/5,6,7, 8A, 8B, 9, 10, 1,2,3,4,25/10,**
8,2,7, 11, 26/2, 4,9, 11,12,7,27/9, 10,1,2,4,5,6,7,8, 28/2,3,4,5, 29/7,8,9,
31/4,5,6,8Majiwada and S. No. 183/12, 20, 21, 22 Balkum, lying, being
and situated at **Majiwada, Thane (West)** within the limits of **Thane**
Municipal Corporation, and within the **Registration District and Sub-**
District of Thane. in the following manner :-

- a. **Rs. 56,03,000/- (Rupees Fifty Six Lakhs Three Thousand Only)** by way of online payments as per the attached schedule
- b. **Demand Draft** number 064281 dated February 18, 2022 of **Rs. 2,00,00,000 (Rupees Two Crore Only)**
- c. A cheque number of Rs. 12,67,000 dated February 21, 2022
- d. Balance consideration from the State Bank of India towards the remaining amount, within a period of maximum 15 days of the execution of this agreement.

*Subject to realization of Cheque.

Rs.3,00,00,000/-

I SAY RECEIVED



M/S. SIDDHARTH EDUCATION SERVICES LIMITED,

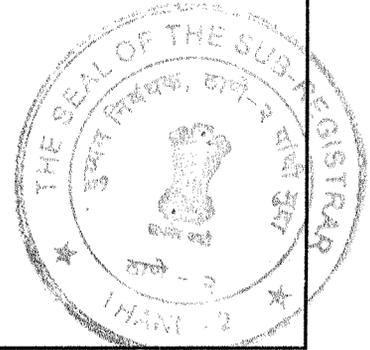
through its Director **Mr. Reena Vinay Bhagwat**

“TRANSFEROR”

WITNESSES :-

1) Shulkarni

2) Reena Vinay SV



Shulkarni

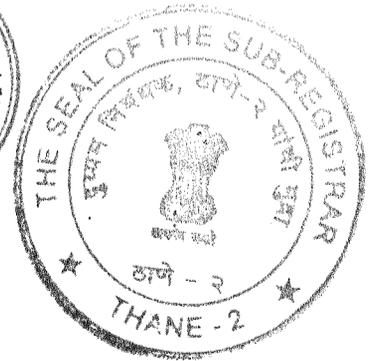
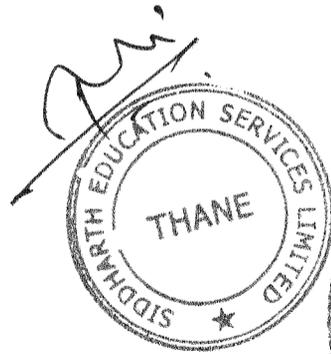
Shulkarni

Reena Vinay SV

SCHEDULE OF PAYMENT

DATE	TRANSACTION ID	AMOUNT
25/01/2022	NEFT 000311429052	700000
25/01/2022	NEFT 000311422170	400000
25/01/2022	NEFT 000311440915	95000
14/01/2020	INFT000 304121825	59000
16/12/2021	000281615797	61000
14/11/2021	0002562385560	200000
13/11/2021	000255912498	300000
12/11/2021	00025539651	500000
27/10/2021	000241253340	300000
26/10/2021	000240322305	180000
02/10/2021	000221763822	76000
01/10/2021	000220124365	123000
29/09/2021	000218259832	43000
27/09/2021	000215191528	25000
18/09/2021	000210557341	54000
03/09/2021	000199339617	30000
03/09/2021	000198776885	105000
02/09/2021	000198597	130000
02/09/2021	000197896794	98000
01/09/2021	00017155545	85000
30/08/2021	000194923954	105000
30/08/2021	000194886638	70000
26/08/2021	000191910496	40000
17/08/2021	00018593444	115000
13/08/2021	000183585066	35000
10/08/2021	000181546852	144000
09/08/2021	000180614285	110000
02/08/2021	000173961903	48000
30/07/2021	000171415725	495000
30/07/2021	000171337843	300000
09/07/2021	000156172893	25000
06/07/2021	000153634431	18000
30/06/2021	000147368507	90000
29/06/2021	000146968158	90000
29/06/2021	000146919195	90000
TOTAL		5339000

DATE	TRANSACTION ID	AMOUNT
06/01/2022	25929683641	12000
27/12/2021	25832284491	15000
16/12/2021	25747187941	8000
03/12/2021	25626143671	20000
01/11/2021	25358749391	59000
05/10/2021	25149373631	50000
05/10/2021	25145802681	100000
	TOTAL	264000
<div style="border: 1px solid black; padding: 5px; margin: 5px auto; width: 80%;"> <p align="center">७५५३०९२</p> <p align="center">७५५३०९२ / २०२२</p> <p align="center">९६ / ४०</p> </div>		
GRAND TOTAL		5603000





SIDDHARTH EDUCATION SERVICES LIMITED

ढेन न - २
३० जून २०२१ / २०२२
१० / १०

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF SIDDHARTH EDUCATION SERVICES LIMITED HELD ON June 30, 2021 AT 101 CHIRAG ARCADE, BEHIND NAGRIK STORES NEAR ASHOK TALKIES, CHENDNI, R.S. ROAD, THANE W THANE 400601

"RESOLVED THAT approval of the board be and is hereby accorded for entering into Agreement For Sale, Of residential premises ad measuring 1144 sq. ft. (Carpet) at 2001 CLARAMONT A-2001, LODHA LUXURIA, MAJIWADA, THANE THANE-400601 (hereinafter referred to in this resolution as "the said property").

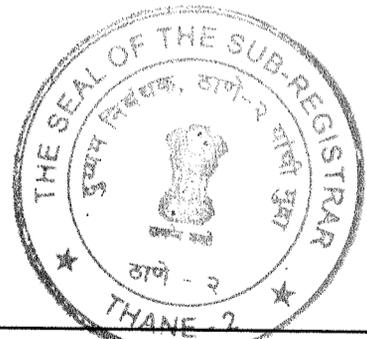
RESOLVED FURTHER THAT Mrs. Reena Bhagwat be and is hereby authorized to agree, settle, sign, execute, submit and amend any deed, documents, agreement, application etc. as may be necessary for the cancellation of the agreement pertaining to the said property including admitting, registration of deed and other relevant documents with the concerned registrar/sub-Registrar of Assurance / other appropriate authorities and to do all acts, deeds, matters and things necessary and incidental thereto to give effect to this resolution.

RESOLVED FURTHER THAT the common seal of the company, if required, on any deed, application, paper, documents etc. be affixed in the presence of Mrs. Reena Bhagwat, Director of the company."

CERTIFIED TRUE COPY

For SIDDHARTH EDUCATION SERVICES LIMITED


VINAY BHAGWAT
DIRECTOR



Regd Office: 1st Floor, Chirag Arcade, Chendani, Thane 400601
Tel: +91 9699 033 033 | Email: Siddharth_academy@yahoo.co.in
Web: www.siddharthacademy.in CIN L80902MH2005PLCI 58161



Certificate No. -

८४२८१ - २

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

3-29 / 2022

१८ / ४०

Occupancy Certificateइमारत क्र. १- विंग सी - बेसमेंट + स्टिल्ट + पोडीयम/तळ मजला+ २७ मजले, जी - बेसमेंट + स्टिल्ट + पोडीयम/तळ मजला+ २७ मजले
इमारत क्र. १-विंग डी,ई, एफ - बेसमेंट व क्लब हाऊस - तळ मजला + १ मजला

V.P. No. 2005/140

TMC/TDD / 32

Date 09/06/2015

To, प्रदिप कांबळे अॅण्ड असोसिएट्स (Architect)

किसन वामन भोईर व इतर (Owner)

मे. श्रीसाईनाथ एन्टरप्रायझेस कन्स्ट्रक्शन अॅण्ड डेव्हलपर्स प्रा. लि. तर्फे श्री. राजेद्र लोढा (P.O.A)

Sub - Occupancy Certificate

Ref. V. P. No. 2005/140

Your Letter No. 12553 Dated - 1/02/2015

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

As above situated at _____ Road / Street _____ Ward No. _____ Sector

No. 5 S. No. / C.T.S. No. / F. P. No. _____ Village मानिवडे, बाळकूम under the

supervision of _____ Licensed Survey or/Engineer/ Structural Engineer/ Supervisor/

Architect/ Licence No. CA/87/10471 _____ may be occupied on the following conditions.

१. पाणी पुरवठा, वृक्ष प्राधिकरण मल निस्सारण विभाग व स्टॉर्म वॉटर ड्रेनेज संदर्भात संबंधीत विभागाने वापर परवानगी करीता अदा केलेल्या ना हरकत दाखल्यातील अटी आपणांवर बंधनकारक राहतील
- २) सोलर वॉटर हीटिंग सिस्टिम, रेन वॉटर हार्वेस्टिंग सिस्टिम व उद्वाहन कार्यान्वित ठेवण्याची जबाबदारी विकासक व तद्नंतर सोसायटी यांची राहिल.
- ३) अग्निशामन विभागाकडील वापर परवाना करीता अदा केलेल्या ना हरकत दाखल्यातील अटी आपणांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

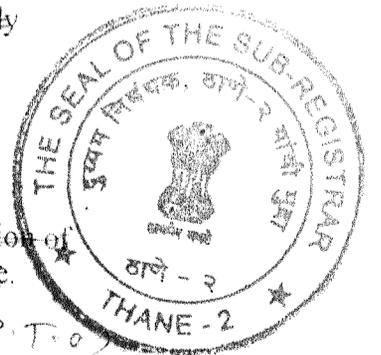
Yours faithfully

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. TDD TMC

Municipal Corporation of
the city of Thane.

(P.T.O.)

पत्र - २
 ३०९ / २०२२
 ७९ - ४०

सर्व्हे नं. २२, २३, २४/१ ते ७. ८अ, ८ब, ९, १०, २५/२, ३, ५, ७, ८, ९, १०, ११, २६/१, ५, ६, २, ४, ७, ८, ९, १०, ११, १२, २७/१, २, ३अ, ३ब, ४, ५, ६, ७, ८, ९, १०, २८/१ ते ५, २९/१ ते ७, ८, ९, ३०/१, ४अ, ४ब, ४क, ५, ६, ८, ३१/१अ, १ब, २, ३, ४, ५, ६, ७, ८, ९, ३२/१, २, ३ ते १४, ३३/१, २, ३, ४, ५, ६अ, ६ब, ७, ८, ९, १०, ११अ, ११ब, १२ ते २१, ३४/१ ते ५, ६अ, ६ब, ३४/७अ, ७ब, ३४/८, ९ मौजे माजिवडे व सर्व्हे नं. १८३/६ब, १८३/१२, १४अ १५, २०, २१, २२, २३, २४ब, २५ब, २६ब, २८, १८३/२४अ, ३२, १८४/२, ३अ, ३ब, ३क, ३ड, ४, ५, ६, ९ब, ७अ, ७ब, ७क, ८, ९अ मौजे बालकुम

- ४) फिटनेस सेंटरबाबत दिलेले हमीपत्र विकासकावर बंधनकारक राहिल.
- ५) डी.पी. गेड एच.सी.एम.टी.आर. बगीचा आरक्षणाखालील क्षेत्राचे उर्वरित ७/१२ उतारे इमारत क्र. १ विंग एच च्या वापर परवान्यापूर्वी किंवा तीन महिन्यांच्या आत ठाणे महानगरपालिकेच्या नावे करणे आवश्यक राहतील.
- ६) ठाणे महानगरपालिकेस टाऊन सेंटर आरक्षण विकसीत करण्याच्या अनुषंगाने बांधून द्यावयाच्या इमारतीबाबत नोंदणीकृत कामनामा पूर्वील तीन महिन्यात करणे आवश्यक
- ७) ४०.०० मी. रुद डी.पी. रस्तावरील बांधकामे इमारत क्र. १ विंग एच च्या वापर परवान्यापूर्वी तोडून उर्वरित रस्त्याचे बांधकाम करणे आवश्यक
- ८) कुपणाभित्त बांधकाम इमारत क्र. जे च्या वापर परवान्यापूर्वी करणे आवश्यक
- ९) यु.एल.सी. निभागाकडील आवश्यक ना हरकत दाखला विंग आय च्या वापर परवान्यापूर्वी सादर करणे आवश्यक
- १०) वि.प्र.क्र. २००५/१४०मधील क्र. ठामपा/शविवि/१४१ दि. ८/१०/२०१४ रोजीच्या सुधारीत परवानगी सी.सी. मधील अटी बंधनकारक राहतील.

या प्रमाणे प्रत्येक परवानगीसाठी कायदा नं. ७/१२ उतारे इमारत क्र. १ विंग एच च्या वापर परवान्यापूर्वी

कार्यान्वयन करणे आवश्यक आहे. याबाबत ठाणे महानगरपालिकेच्या नावे करणे आवश्यक राहिले आहे.

आपला विश्वासू



Yours faithfully,

(Signature)
 कार्यकारी अभियंता
 शहर विकास विभाग
 ठाणे महानगरपालिका, ठाणे
 Municipal Corporation of
 The City of Thane.

Copy to:

- 1) Collector of Thane.
- 2) Dy. Municipal Commissioner - Zone
- 3) E. E. (Water works). TMC.
- 4) Assessor. Tax Dept. TMC.
- 5) Vigilance Dept. T.D.D. TMC.

(Handwritten mark)

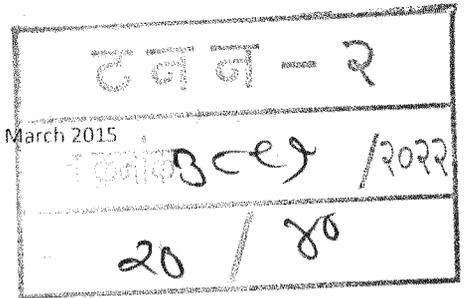


LODHA

BUILDING A BETTER LIFE

Customer ID - 0001205972
SIDDHARTH EDUCATION SERVICES LTD.
301, PRESTIGE CHAMBERS,
OPP P F NO 2,
THANE (W) - 400601
9833233233
siddharth_academy@yahoo.co.in

Date: 3 March 2015



Sub: Activation of Offer of Possession (For Fit Outs)
Re: Agreement to Sell dated 18.08.2009 registered ("Agreement") in respect of Unit No. 2001, Wing A in the Building known as Claremont in the project LODHA LUXURIA, situated at Thane ("Unit")

Dear M/S. SIDDHARTH EDUCATION SERVICES LTD.,

Greetings from the Lodha Group.

We are pleased to inform you that your chosen Unit is ready for Possession (for Fit-outs). We request you to make the following payments within 15 (fifteen) days towards the said residence from the date of the demand letter:

1. Balance towards consideration value including interest and other charges,
2. Society and other charges,
3. Taxes – Service tax, Property Tax, MVAT, etc as applicable or outstanding,
4. Interest on outstanding payments and taxes, as applicable

Any delay in payment of the aforesaid amounts shall attract interest as per the terms of the Agreement to Sell. At this juncture, we would like to apprise you of the following relevant aspects at this stage:

Common Area Maintenance Charges (CAM): You would be aware that under the Agreement to Sell, all the facility charges in respect of the said Unit including CAM (Common Area Maintenance) charges/civic governance charges (if applicable), pipe laying charges, society formation charges, share application money were estimated on a provisional basis. The CAM charges and other charges in respect of your unit as on date are provided in the **Annexure: Statement of Balance Payments** on the basis of all direct and indirect costs/over heads allocable to providing the CAM Services for the said building/development. Please note that the same are as on date & any change in the same as per actuals will be intimated to you from time to time & you shall be liable to pay any increased amounts at actuals.

All attempts are made to optimize costs while maintaining our aspiration of high quality service. Please note that the CAM charges in respect of the said Unit shall be applicable with effect from the CAM Commencement Date.

Property Tax: This is a property/municipal tax on property imposed by municipalities based on the projected value of the property. The property tax is provisional in nature and will be revised on the actual assessment of the same by the concerned municipal authorities. For a detailed explanation on the Property Tax please refer to your Agreement to Sell. Please note that the property tax shall be applicable with effect from the CAM Commencement Date.

Building Protection Deposit: This is a caution deposit taken from all residents to ensure prevention of any damage to the Building/Project/common areas and facilities or alterations to the façade of the building by any resident. An undated cheque shall be collected prior to the date of offer of possession of your Unit for this purpose. The undated cheque will be returned after the facilities team's inspection post completion of fit-out works, and subject to confirmation of adherence to the guidelines for fit-outs. In the event of any damage as above, we shall be entitled to date the said cheque and present the same for encashment in case of any additional amounts payable by you in respect of the damage, you shall be liable to pay the same, we request you not to issue any stop payment instructions and/or close the said bank account. We are confident that you will appreciate this step as a necessary initiative in the overall interest of the entire development.

A detailed itemized breakup of the payments due is given in the Annexure herein.

We shall ensure that you cherish this final leg of the journey before you step into your chosen home.

LODHA GROUP OF INSTITUTIONS, LODHA GROUP OF INSTITUTIONS

Corporate Office: Lodha Excelus, N M Joshi Marg, Mahalaxari, Mumbai 400 011, India.

Tel: +91 22 2302 4400, F: +91 22 2302 0693, www.lodhagroup.com

Plot: EFC - 216, Shah & Natar Industrial Estate, Dr. E. Mose, Koorli, Worli, Mumbai 400 018



TAXES PAYABLE:

Service Tax	%Tax	Amount (INR)
Service Tax on Balance towards consideration value	3.09/3.708	116418.0
Service Tax on Building CAM charges	12.36	28268.0
Service Tax on Federation CAM charges	12.36	0.0
Service Tax on Property Assessment Tax	3.09/3.708	0.0
Service Tax on Civic Governance charges	12.36	0.0
Service Tax on Society Formation charges	12.36	3090.0
Service Tax on Legal charges	12.36	3090.0
Service Tax on Infrastructure charges	12.36	0.0
Service Tax on Water and Electric Connection charges	3.09/3.708	1545.0
Service Tax on Power Infrastructure charges	3.09/3.708	0.0
Service Tax on Club charges	12.36	2225.0
Service Tax on Piped gas charges	3.09/3.708	0.0
Service Tax on Electricity Deposit Reimbursement	3.09/3.708	0.0
Service Tax on Club Usage for 18 Months	12.36	0.0
Total Gross Service Tax Payable		154636.0
Less : Received		108863.0
Balance Service Tax Payable		45773.0

MVAT	Amount (INR)
MVAT as a % of Consideration value	255587.0
MVAT as a % of Society Formation charges	690.0
MVAT as a % of Legal charges	690.0
MVAT as a % of Infrastructure charges	0.0
MVAT as a % of Property Assessment Tax	0.0
MVAT as a % of Water and Electric Connection charges	1380.0
MVAT as a % of Power Infrastructure charges	0.0
MVAT as a % of Club charges	497.0
MVAT as a % of Piped Gas charges	0.0
Interest on MVAT	0.0
MVAT as a % of Electricity Deposit Reimbursement	0.0
Gross MVAT Payable including interest on MVAT	258844.0
Less : Received	327389.0
Balance MVAT payable including interest on MVAT	-68545.0

Total Provisional Property Tax	42831.0
Total of all Taxes (D)	20059.0

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For any further clarifications or assistance in connection with the said Unit, please feel free to get in touch with your relationship manager.

Warm Regards,

For **SHREE SAINATH ENTERPRISES CONSTRUCTION & DEVELOPERS PVT. LTD.**

[Handwritten Signature]
Shruti Naik

Associate General Manager, Customer Care

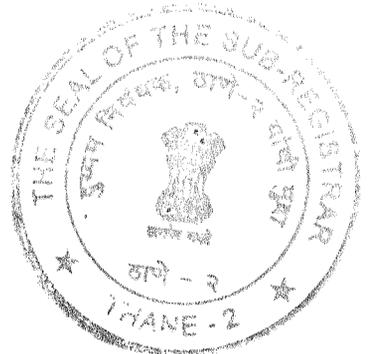
दस्तावेज - २
22 / 80

Enclosures: Annexure – Statement of Balance Payments:

ANNEXURE: STATEMENT OF BALANCE PAYMENTS

Description/Component	Amount (INR)	Final Amount (INR)	Favouring	RTGS Details
Balance towards consideration value incl. interest & other charges (A)	231513.0	598880.0	SHREE SAINATH ENTERPRISES CONSTRUCTION & DEVELOPERS PVT. LTD.	Company Name - SHREE SAINATH ENTERPRISES CONSTRUCTION & DEVELOPERS PVT. LTD. Bank Name - PUNJAB & SIND BANK Account Details - 03851100105861 IFSC - PSIB0000385 MICR - 400023009 SWIFT - PSIBINBB002 Branch Address - J.K.SOMANI BLDG, FORT MUMBAI-23.
Total Society Charges (B)	254308.0			
Total Other Charges (C)	93000.0			
Total of all Taxes (D)	20059.0			
Building Protection Deposit (Undated Cheque) (E)		50000.0	SHREE SAINATH ENTERPRISES CONSTRUCTION & DEVELOPERS PVT. LTD.	Undated Cheque only

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23
The detailed breakup of the Balance amount payable is given below:

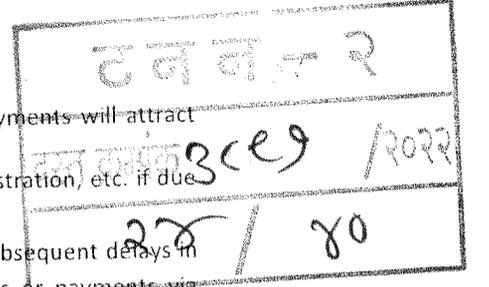
Description/Component	Amount (INR)
Balance towards consideration value	231513.0
Interest on previously delayed payment(s), if any	0.0
Other charges	0.0
Total of balance towards consideration value incl. interest and other charges (A)	231513.0
Share Money	600.0
Building Common area maintenance charges (Rs. 8.33 per sq. ft. of carpet area for [24] months)	228708.0
Federation Common area maintenance charges (Rs. 0.0 per sq. ft. of carpet area for [0] months)	
Society Formation Charges	25000.0
Total Society Charges (B)	254308.0
Legal charges	25000.0
Infrastructure charges	0.0
Water and Electric connection charges	50000.0
Power Infrastructure Charges (if applicable)	0.0
Club membership fees + Club charges (if any)	18000.0
Piped gas charges	0.0
Civic Governance Charges	0.0
Property Assessment / Land Reimbursement Tax	0.0
Electricity Deposit Reimbursement	0.0
Club Usage Fees for 18 months	0.0
Total Other Charges (C)	93000.0

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Please note standard Guidelines:

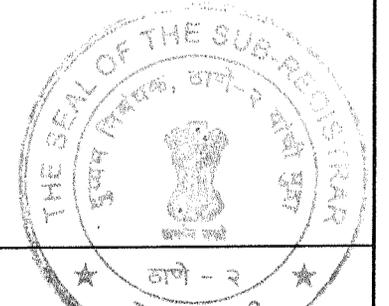
- We request you to clear the taxes, if unpaid, immediately. Any delay in payments will attract interest @18% payable from the due date till the date of realisation.
- Interest amount, cheque bounce charges, service charges for facilitating registration, etc. if due & applicable will be re-confirmed subsequently.
- Time taken for cheque clearance is usually 5-6 working days which causes subsequent delays in possession formalities. We hence encourage you to make online payments or payments via demand draft which would lead to immediate clearance and help us expedite the formalities.
- Post clearance of all payments, we would need approximately 15 days to organize the requisite paperwork and to prepare your residence for handover. Thereafter, we shall invite you to our office for signing the documents and proceeding to the site for key handover.



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Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202202221783	22 February 2022, 11:27:34 AM टनन2			
मूल्यांकनाचे वर्ष	2021				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	6/28/A-लोढा पॅराडाइज या निवासी संकूला करीता				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
57600	131700	144200	212100	144200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	116.941 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.131700/-
उद्ववाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	106.31 चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ			
		=(131700 * (100 / 100)) * 107.5 / 100			
		= Rs.141578/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 140919 * 116.941			
		= Rs.16479208.779/-			
E) बंदिस्त वाहन तळाचे क्षेत्र		27.88 चौ. मीटर			
बंदिस्त वाहन तळाचे मूल्य		= 27.88 * (131700 * 25/100)			
		= Rs.917949/-			
Applicable Rules		= 3, 18, 19, 15			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 16479208.779 + 0 + 0 + 0 + 917949 + 0 + 0 + 0 + 0 + 0			
		= Rs.17397157.779/-			
		= ₹ एक करोड ब्याहत्तर लाख सत्त्याणव हजार एक शे अष्टावन्न /-			



Web Self Service

Energy Bill

भाषा: Marathi / 2022
28 / 80
HSN code 27160000

- Home
- New User Registration
- Login
- Forgot Login Name/ Password?
- View/Pay Bill
- Consumption Calculator
- Energy Bill Calculator
- New Connection Request
- Complaint Registration
- Complaint Status
- Submit Reading
- View RT Consumer Info
- View RE Consumption
- Track Status, Upload Documents and Pay Charges
- Online Payment of Other Charges
- Register / Update Mobile number, Email, Aadhar number, TDS and PAN No

महाराष्ट्र राज्य वीज वितरण कंपनी लिमिटेड

वीज पुरवठा देयक माहे: JAN-2022

GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000001456031183

ग्राहक क्रमांक: 000038133896
SIDDHARTH EDUCATION SERVICE LTD.
CLAREMONT A/2001, LODHA LUXURIA, LODHA PARADISE, MAJIWADA, 400601
मोबाइल/ ईमेल: 98*****52/

देयक दिनांक: 20-JAN-22
देयक रक्कम रु: 7,620.00
देय दिनांक: 09-FEB-22
या तारखे नंतर भरल्यास: 7,650.00

बिलिंग युनिट: 4726 :VIKAS COMPLEX S/DN.
दर संकेत: 092 /LT-1 (B) Residential 3Ph
पोल क्रमांक: 00000000
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.: 6 / 30-6657-0200 /4726575
मिटर क्रमांक: 07860215063
रिडिंग ग्रुप: O6

पुरवठा दिनांक: 16-Dec-14
मंजूर भार: 6.5 KW
सुरक्षा ठेव जमा(रु): 4,500.00
चालू रिडिंग दिनांक: 15-JAN-22
मागील रिडिंग दिनांक: 15-DEC-21

Scan this QR Code with BHIM App for UPI Payment

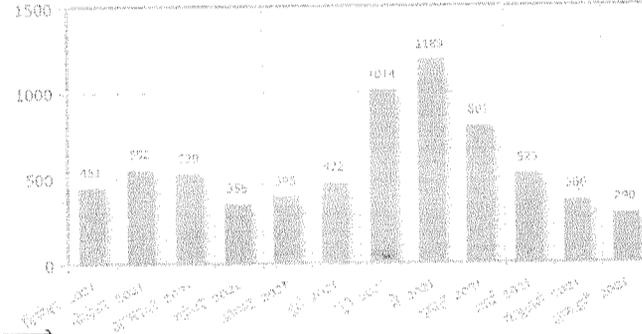


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
27463	27207	01	256	0	256

NORMAL
Bill Period: 1.03 Month(s) /

मागील वीज वापर



* मध्यवर्ती कक्षर पिनकोड 2477
MSEDCL Call Center:
18002333435
18001023435
1912

ग्राहकांच्या तक्रारींसाठी वितरण कर्मचाऱ्यांसोबत संपर्क व कार्यवाहीसाठी वाचकितरणसंचालक कार्यालय संपर्क:
www.mahadiscom.in > ConsumerPortal > CGRF वाचक उपलब्ध आहे.

महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी:- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्स व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित्या असल्यास दुरुस्त करा त्यासाठी -<https://consumerinfo.mahadiscom.in/> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 15-02-2022 च्या तारखेला होईल.

विशेष संदेश :

- * प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र.98*****52 आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाइल अॅप वापरा किंवा ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 000038133896**
- * महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकार नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

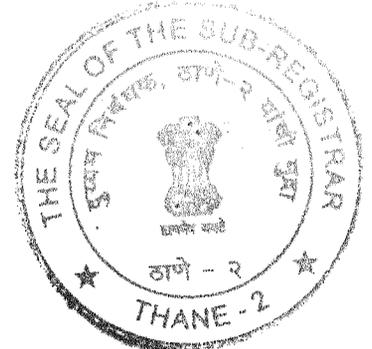
For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number: **MSEDCL01000038133896**
- IFS Code: **SBIN0008965**
- Name of Bank: **STATE BANK OF INDIA**
- Name of Branch: **IFB BKC**
- Amount: **As per Bill**

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

स्थळप्रत बिलिंग युनिट:	4726	ग्राहक क्रमांक:	000038133896	पी.सी.:	O6	दर:	092	या तारखे पर्यंत भरल्यास	29-JAN-22	7,600.00
अंतिम तारीख	09-FEB-22				7,620.00		या तारखे नंतर भरल्यास		09-FEB-22	7,650.00
बँकेची स्थळप्रत	डिटीसी क्र.:		4726575				अंतिम तारीख		09-FEB-22	7,620.00
स्थळप्रत बिलिंग युनिट:	4726	ग्राहक क्रमांक:	000038133896	पी.सी.:	O6	दर:	092	या तारखे पर्यंत भरल्यास	29-JAN-22	7,600.00
								या तारखे नंतर भरल्यास	09-FEB-22	7,650.00

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CLAREMONT COOPERATIVE HOUSING SOCIETY LIMITED

LODHA LUXURIA COMPLEX, VILLAGE MAJIWADA, THANE - WEST - 400601

TNA/(TNA)/HSG/(TC)/29769/2017 DATED: 04/07/2019

MAINTENANCE INVOICE

GSTIN :	27AADAC5131A1ZF	INVOICE NO. :	FEB/3090/21-22
PAN No. :	AADAC5131A	INVOICE DATE :	05-02-2022
TEL. No. :	022-35112329	DUE DATE :	20-02-2022
INVOICE TO :	Siddharth Education Services Ltd	FLAT NO. :	Claremont A-2001

Bill Period : 01-02-2022 to 28-02-2022

FLAT AREA :1144

BCAM-PART1	Particulars	Amount (INR)
	a)Reimbursement of Statutory Charges/Local Authority	
	Common Electricity Charges	1,387.00
	Water Charges (TMC)	350.00
	Property Tax (Society Common Area)	51.00
	Subtotal (a)	1,788.00
	b)Service Charges & Other Charges	
	Housekeeping, Security etc	2,017.00
	Water Charges (Tanker)	0.00
	Contribution to Sinking Fund	358.00
	Contribution to Repairs & Maintenance Fund	716.00
	Expenses on Repairs and Maint of Lifts, FF, Pest control etc (CMC/AMC)	1,695.00
	Insurance (Building)	79.00
	Education & Training Fund	10.00
	Subtotal (b)	4,875.00
	BCAM Total (a + b)	6,663.00
	BCAM Adjusted Amount	0.00
	BCAM Payable (BCAM Net advance - 0.00)	6,663.00
FCAM-PART2	Contribution to Association	
	i.Reimbursement of Statutory Charges/Local Authority (Common Electricity/Water/Property tax)	616.00
	ii.Service Charges of Common Area	1,789.00
	Contribution to the Association- FCAM Total (i + ii)	2,405.00
	Association charges Credit balance	0.00
	Association charges Payable	2,405.00
	Delayed Payments (Arrears) of BCAM ,FCAM,Part 3 if any	1,07,709.00
	(A)Total (PART-1+ PART-2 + Arrears)	1,16,777.00
PART3	GST Applicable components	
	Interest on delayed Payments (Arrears)	1,621.00
	Non- Occupancy charges	0.00
	Legal Charges (Lawyer Fees)	20.00
	CGST 9 %	148.00
	SGST 9 %	148.00
	(B)Total Part-3	1,937.00
	Grand Total (A + B)	1,18,714.00
	Payable Amount (INR)	1,18,714.00

Rupees One Lakh Eighteen Thousands Seven Hundred Fourteen Only

Notes:

- 1) Cheques received after 25th will be receipted in the next month.
- 2) Interest @18% will be charged if not paid before 15th of the month.
- 3) Any change in Sub-Letting should be informed in writing.
- 4) Bank Details for NEFT/IMPS/RTGS:
Bank Name :- HDFC Bank LTD Branch Name :- Kasarvadavli Branch, Thane
Account number :- 50200045381249 IFSC Code :- HDFC0009472
- 5) Member's are requested to inform details of online or cheque payment through, Email at "paymentcla@gmail.com".
- 6) Cheque should be drawn in the name of "CLAREMONT CHS LTD."

CLAREMONT
COOPERATIVE
HOUSING SOCIETY
LIMITED

ठाणे महानगरपालिका, ठाणे

संगणकीय प्रत

मालमत्ता क्र./ (PTN No.):

61100007

सन 2021-22 मालमत्ता कराचे देयक

सब कोड/ (Sub Code):

00061

महाराष्ट्र महानगरपालिका अधिनियम अनुसूची ड प्रकरण ८, कराधान नियम ३९, ४० अन्वये

प्रभाग कार्यालय (Ward): BALKUM ब्लॉक क्र.: 110 घर क्र.:
 देयक क्र.: TMC212211002340 सिटी सर्व्हे / टीका क्र.: देयक दिनांक: 10/04/2021
 करदात्याचे नाव: LAND OWNER: KISAN WAMAN BHOIR & OTHERS / DEVELOPER NAME: M/S. SHRI. SAINATH ENTERPRISES & DEVELOPERS PVT
 ON BEHALF OF RAJENDRA LODHA (P.O.A.) / OWNER NAME: SIDDHARTH EDUCATION SERVICE

मालमत्तेचा पत्ता: FLAT NO. 02001, CLAREMONT, "A" WING, LODHA LUXURIA, GAUTAM NAGAR, BALKUM PADA NO. 3, BALKUM, THANE

देयक प्रकार: मालमत्ता कराचे देयक

करनिर्धारण वर्ष: देयक कालावधी: 01/04/2021 To 31/03/2022

वापर निवासी बिगर निवासी एकूण
 वार्षिक करयोग्य मूल्य (रु) 18,749 0 18,749

अ.क्र.	कराचा तपशिल	कराची टक्केवारी		पहिली सहामाही (रु.) १ एप्रि. ते ३० सप्टें. (A)	दुसरी सहामाही (रु.) १ ऑक्टो. ते ३१ मार्च (B)	एकूण (रु) (A+B)
		निवासी	बिगर निवासी			
१	सामान्य कर (अग्निशमन करासहित) / (General Tax Including the fire tax)	32.00	44.50	3,008	2,992	
२	शिक्षण कर / Education Tax	4.00	5.00	376	374	
३	जललाभ कर / Water benefit Tax	17.00	22.00	1,598	1,589	
४	मल निस्सरण कर / Sewerage Tax	10.00	13.00	940	935	
५	रोजगार हमीकर (मशा) / Employment Guarantee Cess (GOM)	0.00	3.00	0	0	
६	मोठ्या निवासी जागेवरील / Big Residential Tax	10.00	0.00	0	0	
७	विशेष सफाई कर / Special Con. Tax	2.00	10.00	188	187	
८	वृक्ष उपकर / Tree Cess	1.00	1.00	94	94	
९	शिक्षण कर (मशा) / Education Cess (GOM)	6.00	12.00	564	561	
१०	रस्ता कर / Road Tax	6.00	9.00	564	561	
११	मल निस्सरण लाभ कर / Sewage Benefit Tax	14.00	17.50	1,316	1,309	

म. सूचना १) महाराष्ट्र महानगरपालिका अधिनियम प्रकरण ८ नियम ३० अन्वये मालमत्ता कर हा प्रत्येक वर्षी १ एप्रिल व १ ऑक्टोबर याप्रमाणे दर सहामाही हप्त्यांनी आगाऊ देय होतो.

एकूण (A) 8,648 (B) 8,602

२) सदर विलाची रक्कम धनादेश (Cheque) / डिमांड ड्राफ्ट (DD) द्वारे जमा करणार असल्यास, धनादेश (Cheque) / डिमांड ड्राफ्ट (DD) "ठाणे महानगरपालिका, ठाणे" किंवा "Thane Municipal Corporation, Thane" या नावे करसंकलन केंद्रावर सादर करावेत.

(१) चालू वर्षाची एकूण मागणी (A+B)

(२) कर थकबाकी (मागील)

(३) कर थकबाकीवरील कराधान नियम ४१(१) अन्वये शास्ती/व्याज (दि. ३१/०३/२०२१ पर्यंत) सादर आकार एकूण देय रक्कम जमा करेपर्यंत वाढत जाणार.

३) धनादेशाच्या पाठीमागे मालमत्ता कराच्या देयकावरील मालमत्ता क्रमांक (PTN), सबकोड (SUB CODE), जॉब क्रमांक, भ्रमणध्वनी (Mobile No.), दूरध्वनी क्र. व ईमेल आयडी नमुद करावेत. मागे पहा...

(४) थकबाकी + विलंब आकार (२+३)

(दि. ३१/०३/२०२१ पर्यंत)

ऑनलाईन पेमेंट सुविधा
<https://propertytax.thanecity.gov.in>
 या मनपाच्या वेबसाईटवर उपलब्ध आहे.

(५) (एकूण थकबाकी + चालू मागणी)

(६) (समायोजित रक्कम)

(७) (निव्वळ देयक)

Online Payment Help Center
 9152818798



उप आयुक्त (कर)
 ठाणे महानगरपालिका, ठाणे

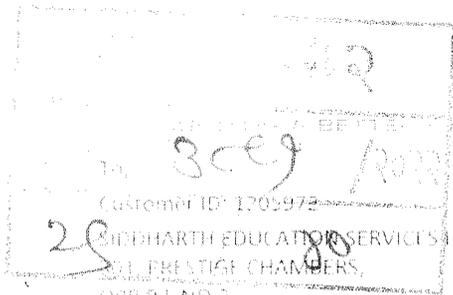
कर भरणा सुविधा :

a) www.thanecity.gov.in -> Property Tax / मालमत्ता कर b) digithane app (see backside of bill)

c) myptax.thanecity.gov.in d) मनपा करसंकलन केंद्रे

(Handwritten signature)





Date: 18 Aug 19

Calrem ID: 1705972
SHRIDHARTH EDUCATION SERVICES LTD.
201, PRESTIGE CHAMBERS,
OPP P I NO 2,
THANE (W) - 400601
Contact No: 2225334903-9830233233

Ref: Agreement for Sale dated 18.08.2009 registered at Sr. No TNN2-07441-2009 before the Sub-Registrar at Thane ('Agreement') in respect of Residential Unit No.2001 of Claremont-Wing in 'A' situated at Lodha Luxuria Majiwada, Thane ('residence');

Dear Sir/Madam,

1. We refer to the captioned Agreement for Sale, whereby you have agreed to purchase the said Flat for a consideration and subject to the terms and conditions contained therein.
2. This is to inform you that the car parking slots allotted incidental to the said Flat is "P2593 & P2594 (w/str P2)".
3. You confirm that the aforesaid allocation is in terms of the Agreement to Sell and that you shall not raise any objection and waive your right to make any claim in respect thereof.

Yours Faithfully,

For SHREE SAINATH ENTERPRISES CONSTRUCTION & DEVELOPERS PVT. LTD.

(DGM- Customer Care)

We confirm and accept

Signature of the Applicant
SHRIDHARTH EDUCATION SERVICES LTD.



उ न न - २
 २ वल क्रमांक ३८९ / २०२२
 ३० / १०

Customer Copy s.no 3130
 Date 14/1/21
 For IDBI Bank Ltd
 CHITAMPUR, RAIPUR
 CHITAMPUR, RAIPUR

Account No.	41160101
Branch Name	CHITAMPUR, RAIPUR
Branch Address	CHITAMPUR, RAIPUR
Branch Phone No.	
Branch Fax No.	
Branch Email	
Branch Website	
Branch Type	
Branch Category	
Branch Sub-Category	
Branch Code	
Branch Status	
Branch Opening Date	
Branch Closing Date	
Branch Branching	
Branch Branching Type	
Branch Branching Code	
Branch Branching Date	
Branch Branching Status	
Branch Branching Code	
Branch Branching Date	
Branch Branching Status	
Branch Branching Code	
Branch Branching Date	
Branch Branching Status	

Order on Bank
 Cheque / DD No.
 Amount
 Signature of Payee
 Signature of Bank
 Date
 Place
 Authorised by
 (Sign, Name & ID)
 Signature of Bank
 Date
 Place



AGREEMENT FOR SALE

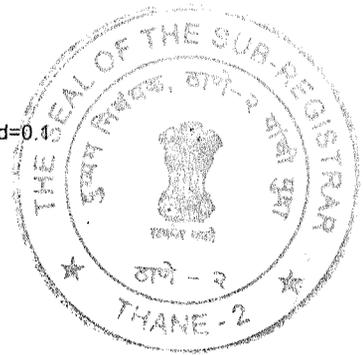
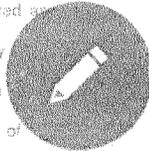
This AGREEMENT FOR SALE made at Mumbai this 18th day of Aug 2001 between SHREE SAINATH ENTERPRISES, a Partnership Firm having its registered office at 218, Shah & Nahar Estate, Dr. E. Moses Road, Wadi, Mumbai - 400 018 hereinafter referred to as 'BUILDER/PROMOTER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include successors in title and assigns) of the ONE PART and Mr./Mrs./Miss/Ms Siddhesh Education Services having through directors Mrs. Pratiksha Prasad his/her/its address at No. Prestige Chambers, Opp P.F. No 2, Thane (W)

and assessed to income Tax under Permanent Account Number (PAN) _____ hereinafter referred to as 'THE PURCHASER' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and

include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS:-

A. Several land owners (hereinafter for the sake of brevity collectively referred as Original Owners") are absolutely seized and otherwise well and sufficient all those pieces and parcels of land or ground lying, being and situate Majiwade, Taluka and District Thane in the Registration Sub-District of admeasuring in aggregate 73,750 sq. mtrs or equivalent to 88 205 sq. yds or



[Handwritten signature]

3009	1000
39	80

Handwritten notes and a small table:

3009	1000
39	80

Additional handwritten notes and a small table:

3009	1000
39	80

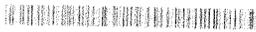
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ठाने - २
दस्ता क्रमांक ३८९ / २०२२
३२ / ४०

दस्ता क्रमांक ३८९ / २०२२

1 OF 1



दस्ता गोपवारा भाग - २

दस्ता-२

दस्ता क्रमांक (7441/2009)

३४/१९

दस्ता क्रमांक ३८९ / २०२२ भाग - २

दस्ता क्रमांक ३८९ / २०२२ भाग - २

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दस्ता क्रमांक ३८९ / २०२२ भाग - २



दस्ता क्रमांक ३८९ / २०२२ भाग - २

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दस्ता क्रमांक ३८९ / २०२२ भाग - २



दस्ता क्रमांक ३८९ / २०२२ भाग - २

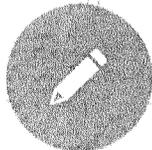
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दस्ता क्रमांक ३८९ / २०२२ भाग - २

दस्ता क्रमांक ३८९ / २०२२ भाग - २

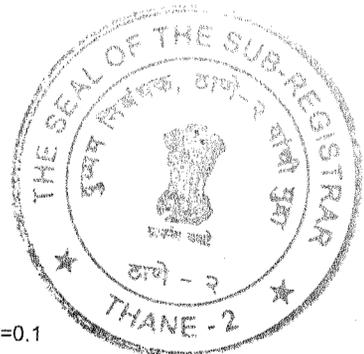


98



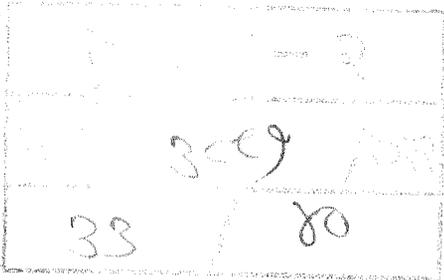
दस्ता क्रमांक ३८९ / २०२२

दस्ता क्रमांक ३८९ / २०२२



1/1

Handwritten signature



agreed to the use of a residential lot as the site for the proposed development of the proposed building.

ARTICLE IV - WITNESSES AND REFERENCES - PUBLIC UTILITIES

Section 1.01 - Definitions

1.01 "The project" means the Agreement together with all exhibits and Annexes and any other documents that are part of the project.

1.02 "The site" means the parcel of land located at [address] in the City of [city] and County of [county], State of [state], as shown on the Proposed [document].

1.03 "The City" means the City of [city], as defined in the Charter of the City of [city].

1.04 "The State" means the State of [state], as defined in the Constitution of the State of [state].

1.05 "The County" means the County of [county], as defined in the Charter of the County of [county].

1.06 "The project area" means the area within the site that is the subject of the proposed development, as shown on the Proposed [document].

ARTICLE V - GENERAL PROVISIONS

5.01 This Agreement shall be governed by the laws of the State of [state].

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ट न न - २
 दरत क्रमांक ३००९ / २०२२
 ३४ / ४०

THE SEAL OF THE SUB-REGISTRAR
 ठाणे - २
 २०२२

दरत क्रमांक ३००९ / २०२२
 ३४ / ४०

दरत क्रमांक: 7441/2009

दरत प्रकाश: कसबापवा

नाम	पदा	वय	लिंग	फोटो	अभिप्रेत
...	...	41
...	...	30

P. R. K...

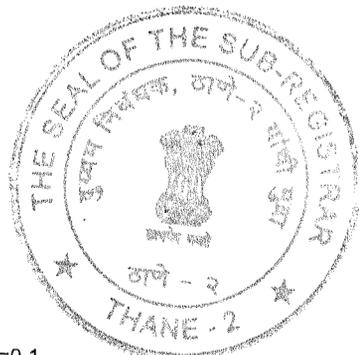


...

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दरत गोपवारा भाग - २

दरत क्रमांक (7441/2009)



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भारत सरकार
Government of India

रीना विनय भागवत
Reena Vinay Bhagwat
जन्म तारीख/ DOB: 30/07/1986
महिला / FEMALE

7103 6524 9728

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

विनय शांताराम भागवत
Vinay Shantaram Bhagwat
जन्म तारीख/ DOB: 21/08/1971
पुरुष / MALE

9756 2542 3014

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

गायत्री जितेंद्र कुलकर्णी
Gayatri Jitendra Kulkarni
जन्म वर्ष / Year of Birth : 1976
स्त्री / Female

4006 4141 7133

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

श्रीधर जितेंद्र कुलकर्णी
Shridhar Jitendra Kulkarni
जन्म तारीख/DOB: 08/10/2003
पुरुष/ MALE

9033 1337 8680
VID : 9138 6253 4286 3058

माझे आधार, माझी ओळख

ट न व - २

दस्त क्रमांक 3009 / 2022

38 / 80



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

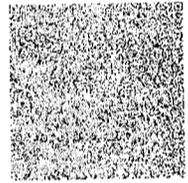
नोदविषयक क्रमांक / Enrollment No. : 0000/00743/73931

To
Jitendra Sudam Kulkarni
जितेंद्र सुदाम कुलकर्णी
Flat 7 Ground Floor,
Sri. Prasad SRA CHS,
Behind Gokul Arcade,
Telipal scheme road,
Vile Parle east,
VTC: Mumbai, PO: Vileparle (East),
District: Mumbai Suburban,
State: Maharashtra, PIN Code: 400057.
Mobile: 8605684999

51048245



RF510482456F1



आधार क्रमांक / Your Aadhaar No. :

7931 8259 5732

माझे आधार, माझी ओळख

भारत सरकार
Government of India

जितेंद्र सुदाम कुलकर्णी
Jitendra Sudam Kulkarni
जन्म तारीख / DOB: 02/04/1989
पुरुष / Male

Issue Date: 10/01/2012

7931 8259 5732

माझे आधार, माझी ओळख





22/02/2022 11 50:41 AM

दस्त गोपवारा भाग-2

टनन2

32/80

दस्त क्रमांक:3891/2022

दस्त क्रमांक :टनन2/3891/2022

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- - सिद्धार्थ एजुकेशन सर्विसेस लिमिटेड तर्फे संचालक रीना विनय भागवत पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस न 101 चिराग आर्केड , ब्लॉक नं: -, रोड नं: चेदणी ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:AAJCS5496A	लिहून देणार वय :-35 स्वाक्षरी:-		
2	नाव:- - जितेंद्र सुदाम कुळकर्णी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका 7 तळमजला साई प्रसाद एम आर ए को ऑप हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: -, रोड नं: विले पार्ले ई मुंबई , महाराष्ट्र, मुंबई. पॅन नंबर:BCSPK0366E	लिहून घेणार वय :-52 स्वाक्षरी:-		
3	नाव:- - गायत्री जितेंद्र कुळकर्णी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका 7 तळमजला साई प्रसाद एम आर ए को ऑप हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: -, रोड नं: विले पार्ले ई मुंबई , महाराष्ट्र, मुंबई. पॅन नंबर:BRSPK0560K	लिहून घेणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:22 / 02 / 2022 11 : 49 : 13 AM

ओळख:-

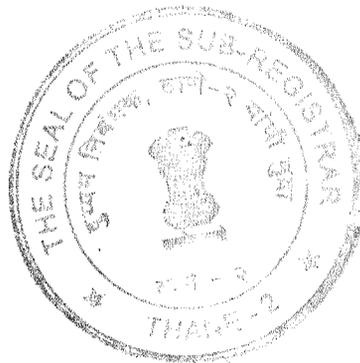
खालील इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- - श्रीधर कुलकर्णी वय:18 पत्ता:बाग बाडी फुणगूस रत्नागिरी पिन कोड:415611	स्वाक्षरी Shriharani		
2	नाव:- - विनय भागवत वय:49 पत्ता:ऑफिस न 101 चिराग आर्केड ठाणे पिन कोड:400601	स्वाक्षरी Vinay SB		

शिक्का क्र.4 ची वेळ:22 / 02 / 2022 11 : 50 : 10 AM

शिक्का क्र.5 ची वेळ:22 / 02 / 2022 11 : 50 : 38 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JITENDRA SUDAM KULKARNI AND GAYATRI JITENDRA KULKARNI	eChallan	69103332022022211784	MH013462505202122E	1800000.00	SD	0006532231202122	22/02/2022
2	JITENDRA SUDAM KULKARNI AND GAYATRI JITENDRA KULKARNI	eChallan		MH013462505202122E	30000	RF	0006532231202122	22/02/2022
3		DHC		2202202202326	800	RF	2202202202326D	22/02/2022

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

3891 /2022

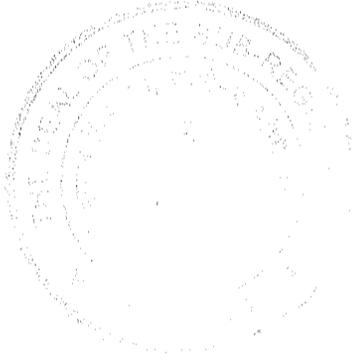
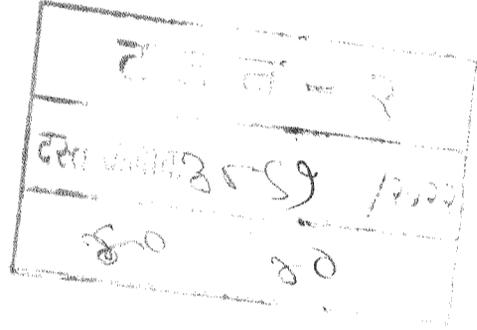
Know Your Rights as Registrants

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 करण्यात येते कि रादर
वस्तु कं. ३८९१ मध्ये ३०
पाने आहेत.
पहीले मंबरचे बुकात अ. नं.
= ३८९१ यर नोटस.

Rashmika
(स्त्री. बी. देशमुख)
सह. दुय्यम निबंधक ठाणे क २
दि. २२. १. ०२. / २०२२



भारत सरकार
Government of India



रीना विनय भागवत
Reena Vinay Bhagwat
जन्म तारीख/ DOB: 30/07/1986
महिला / FEMALE



7103 6524 9728

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA



विनय शांताराम भागवत
Vinay Shantaram
Bhagwat
जन्म तारीख/ DOB:
21/08/1971
पुरुष / MALE



9756 2542 3014

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA



गायत्री जितेंद्र कुलकर्णी
Gayatri Jitendra Kulkarni
जन्म वर्ष / Year of Birth : 1976
स्त्री / Female



4006 4141 7133

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



श्रीधर जितेंद्र कुलकर्णी
Shridher Jitendra Kulkarni
जन्म तारीख/DOB: 08/10/2003
पुरुष/ MALE

9033 1337 8688
VID : 9138 6253 4286 3058

माझे आधार, माझी ओळख

ट न न - २
दस्त क्रमांक 3009 / 2022
३६ / ४०

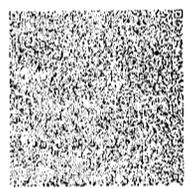
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोदविष्करण क्रमांक / Enrollment No. : 0000/00743/73931

To
Jitendra Sudam Kulkarni
जितेंद्र सुदाम कुलकर्णी
Flat 7 Ground Floor,
Sri Prasad SRA CHS,
Behind Gokul Arcade,
Telgal scheme road,
Vile Parle east,
VTC, Mumbai, PO: Vileparle (East),
District: Mumbai Suburban,
State: Maharashtra, PIN Code: 400057.
Mobile: 8605664999

51048245



आपला आधार क्रमांक / Your Aadhaar No. :

7931 8259 5732

माझे आधार, माझी ओळख

भारत सरकार
Government of India



जितेंद्र सुदाम कुलकर्णी
Jitendra Sudam Kulkarni
जन्म तारीख / DOB: 02/04/1969
पुरुष / Male



Issue Date: 10/01/2012

7931 8259 5732

माझे आधार, माझी ओळख



Shulkarni

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIDDHARTH EDUCATION
SERVICES LIMITED
20/12/2005
Permanent Account Number
AAJCS5496A



34 30
359 1000

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DIEPK3028P
नाम / Name
REENA VINAY BHAGWAT
पिता का नाम / Father's Name
DILEEP KULKARNI
जन्म की तिथि / Date of Birth
30/07/1985

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DIEPK3028P

नाम / Name
REENA VINAY BHAGWAT

पिता का नाम / Father's Name
DILEEP KULKARNI

जन्म की तिथि / Date of Birth
30/07/1985

हस्ताक्षर / Signature

Reena

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

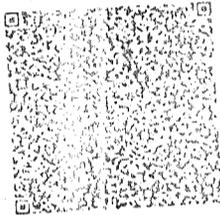


नाम / Name
Shridhar Jitendra Kulkarni

जन्म की तिथि / Date of Birth
08/10/2003

स्थायी लेखा संख्या
Permanent Account Number
LFAPK1359K

LFAPK1359K



Shridhar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAYATRI JITENDRA KULKARNI
VINAYAK VYANKATESH PATKI

02/05/1976

Permanent Account Number

BRSPK0560K

हस्ताक्षर
Signature

MUMSPD-4-8039
5-1029900
0-9



Gulkarni

02/04/1989
Permanent Account Number
RCSFK0326E

SUDAM RAJHUNATH KULKARNI

JITENDRA SUDAM KULKARNI

INCOME TAX DEPARTMENT

आयकर विभाग

GOVT. OF INDIA

भारत सरकार



Sudam

74/3891

मंगळवार, 22 फेब्रुवारी 2022 11:46 म.पू.

दस्त गोषवारा भाग-1

टनन2

दस्त क्रमांक: 3891/2022

दस्त क्रमांक: टनन2 /3891/2022

बाजार मुल्य: रु. 1,73,97,158/-

मोबदला: रु. 3,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.18,00,000/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:4368

पावती दिनांक: 22/02/2022

अ. क्र. 3891 वर दि.22-02-2022

सादरकरणाराचे नाव: - - जितेंद्र सुदाम कुळकर्णी

रोजी 11:44 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: अँग्रीमेंट टू सेल

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 क्र. 1 22 / 02 / 2022 11 : 44 : 41 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 02 / 2022 11 : 45 : 45 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

दस्तार दस्तऐवज नोंदणी करण्याबाबत १९०८ नियम ११६१ अंतर्गत वेळोवेळी नोंदणीस दाखल केला आहे. दस्तावधील संपूर्ण बाबतच निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कायदपत्रे दस्ताची सत्यता कायदेशीर बाबी सही व्हातील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सादर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/विप्लव कांचे उल्लंघन होत नाही.

विठ्ठल वेणार सही

Gulbarni

विठ्ठल वेणार सही

