



S. C. ASSOCIATES



ADVOCATES & LEGAL ADVISORS

**PROPERTY DOCUMENTATION &
STAMP DUTY / REGISTRATION CONSULTANTS**

AGREEMENT FOR SALE BETWEEN

MRS. SOMDUTTA CHAKRABORTY

Nee MS. SOMDUTTA SAMADDAR

"TRANSFEROR/S"

AND

1) MR. ASHOK RAJENDRA PRASAD VISHWAKARMA &

2) MRS. SUNITA ASHOK VISHWAKARMA

"TRANSFeree/S"

PROPERTY DETAILS:

Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12
Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala
Township, Akurli Road, Kandivaili (East), Mumbai 400 101.

ADV. ROHAN CHOTHANI Advocate High Court Mob.No.9820930186 rjchothani@gmail.com	MR. HITEN SHAH Mob.No.9821405904/ 9321405904 shah.hiten490@gmail.com
--	--

ADD: D-103/104, 1st Floor, Ambica Darshan, C. P. Road, Near Bus Depot,
Kandivaili (East), Mumbai 400 101.

Off.: 9152200251 Email : scassociates2010@gmail.com

Receipt (pavli)

516/2619
Thursday, February 24, 2022
9:47 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 2719 दिनांक: 24/02/2022

गावाचे नाव: आकुर्ली
दस्तऐवजाचा अनुक्रमांक: बरल8-2619-2022
दस्तऐवजाचा प्रकार : करारनामा
मादर करणाऱ्याचे नाव: अशोक राजेंद्र प्रसाद विश्वकर्मा

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 38

ए.कूप:

₹. 30760.00

आपणास मूळ दस्त, भवनेल प्रिंट, सूची-२ अंदाजे
10:07 AM ह्या वेळेस मिळेल.

म द्द नि क्री वीगिबली 8

प्र. सह. रुग्णस निबंधक, बोरीवली - ८
मुंबई उपनगर जिल्हा.

बाजार मूल्य: ₹. 6653308.8 /-
मोबदल ₹. 9200000/-
भरलेले मुद्रांक शुल्क : ₹. 460000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 760/-
डीटी/घनादेश/पे ऑर्डर क्रमांक: 24022202201118 दिनांक: 24/02/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीटी/घनादेश/पे ऑर्डर क्रमांक: MH013555688202122P दिनांक: 24/02/2022
बँकेचे नाव व पत्ता:



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GRN : MH013555868202122P Amount: 4,90,000.00

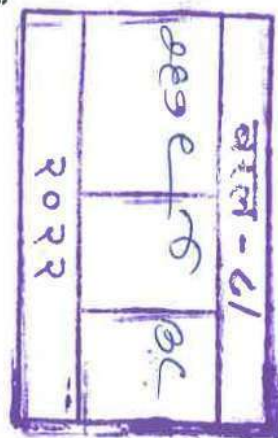
Bank : STATE BANK OF INDIA Date : 23/02/2022-15:12:37

2	(IS)-516-2619	0006581940202122	24/02/2022-09:47:46	IGRS57	460000.00
Total Deferencement Amount					4,90,000.00





CHALLAN
MTR Form Number-6



GRN	MH01355568202122P	BARCODE	Date		23/02/2022-15:12:37	Form ID	25.2
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (if Any)					
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6	PAN No.(if Applicable)	AFPPV0484D				
Location	MUMBAI	Full Name	ASHOK RAJENDRA PRASAD VISHWAKARMA				
Year	2021-2022 One Time	Flat/Block No.	FLAT NO.C-202, SPRING LEAF BUILDING NO.12				
Account Head Details		Premises/Building	CHSL				

0030045501	Stamp Duty	Amount In Rs.	460000.00			
0030063301	Registration Fee	Amount In Rs.	30000.00			
Road/Street		Area/Locality	PLOT E, SECTOR 4, LOKHANDWALA TOWNSHIP, AKURLI ROAD KANDIVALI EAST, MUMBAI			
Town/City/District		PIN	4 0 0 1 0 1			
Remarks (if Any)		PAN=AZDPS3076N--SecondPartyName=SOMDUTTA CHAKRABORTY Nee SOMDUTTA SAMADDAR--				
Total		Amount In Words	Four Lakh Ninety Thousand Rupees Only			
Payment Details		STATE BANK OF INDIA				
Cheque/DD No.		Bank CIN	Ref. No.	10000502022022302288		7953399709628
Name of Bank		Bank Date	RBI Date	23/02/2022-15:12:52		Not Verified with RBI
Name of Branch		Bank-Branch	STATE BANK OF INDIA			
		Scroll No. , Date	Not Verified with Scroll			

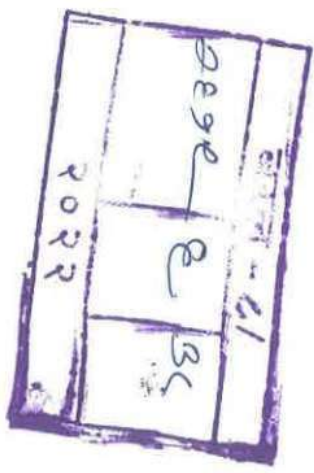


Department ID : Mobile No. : 9920810961
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करतावयाच्या दस्तावेजाची सदर चलन लागू नाही.

Signature

Signature

Signature



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this
24th day of **FEBRUARY, 2022**

: BETWEEN :

**MRS. SOMDUTTA CHAKRABORTY Nee MS. SOMDUTTA SAMADDAR (PAN :
AZDPS3076N),** aged 41 years, Indian Inhabitant of Mumbai, residing at Flat
No.C-202, 2nd Floor, Spring Leaf Building No.12 Co-operative Housing Society
Ltd., Plot E, Sector 4, Lohandwala Township, Akuri Road, Kandivali (East),
Mumbai 400 101, hereinafter called "**THE TRANSFEROR**" (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) of the **ONE
PART ;**

: AND :

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१) MR. ASHOK RAJENDRA PRASAD VISHWAKARMA (PAN : AFPPV0484D), aged 32 years & 27 MRS. SUNITA ASHOK VISHWAKARMA (PAN : BVYPP2215E), aged		

27 years, Indian Inhabitants of Mumbai, residing at E-30, Samta Welfare Society, Akuli Road, Gokul Nagar, Kandivali (East), Mumbai 400 101, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS :-

1. By an Agreement dated 31st December, 2005 made and entered into **: BETWEEN : LOKHANDWALA CONSTRUCTION INDUSTRIES PVT. LTD.,** a Company Incorporated under the provisions of the Companies Act 1 of 1956 and having its registered office at 48, Indranarayan Road, Santacruz (West), Mumbai 400 054, therein referred to as "**THE COMPANY**" of the **FIRST PART ; : AND : M/s. MIRAJ PROPERTIES,** a Private Trust created under the Deed of Settlement dated 19th December, 2004, executed between KHETSHI K. HARIA as the SETTLOR and D.P. BADANI as the Sole Trustee having its office at A/33, Tellam Residency, Serpentine Road, 7th Cross Kumara Park (West), Bangalore 560 020, therein referred to as "**THE DEVELOPERS**" of the **SECOND PART ; : AND : MESSRS. NIKTIN PROPERTIES & ESTATE PVT. LTD.,** therein referred to as "**THE ALLOTTEES**" of the **THIRD PART ;** Whereby the said **LOKHANDWALA CONSTRUCTION INDUSTRIES PVT. LTD.** and **M/s. MIRAJ PROPERTIES** jointly agreed to allot/sell and **MESSRS. NIKTIN PROPERTIES & ESTATE PVT. LTD.** agreed to acquire/purchase Flat No.C-202 on 2nd Floor in the building



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known as Spring Leaf Building No.12 (now known as Spring Leaf Building No.12 Co-operative Housing Society Ltd.) situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400 101, together with all rights, title, interest, benefits, etc. on the terms and conditions and for the consideration mentioned therein.

2. That the above said Agreement dated 31st December, 2005 was duly stamped and registered with Joint Sub-Registrar Borivali 1, M.S.D. under Document Serial No.BDR2-01011-2006 on 10.02.2006.

3. By an Agreement of Transfer dated 10th June, 2006 made and entered into : **BETWEEN : MESSRS. NIKTIN PROPERTIES & ESTATE PVT. LTD.**, therein referred to as "**THE ALLOTTEE**" of the **ONE PART ; AND : MS. SOMDUTA SAMADDAR (Nee MRS. SOMDUTA CHAKRABORTY)** i.e. "**THE TRANSFEROR**" herein, therein referred to as "**THE TRANSFEREE**" of the **OTHER PART ;** Whereby the said **MESSRS NIKTIN PROPERTIES & ESTATE PVT. LTD.** agreed to transfer the benefits of the above referred Agreement dated 31st December, 2005 in respect of the above referred Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 (now known as Spring Leaf Building No.12 Co-operative Housing Society Ltd.) situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400 101, together with all rights, title, interest, benefits, etc. unto and in favour of "**THE TRANSFEROR**" herein on the terms and conditions and for the consideration mentioned therein.

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4. That the above said Agreement of Transfer dated 10 th June, 2006 was duly stamped and registered with Joint Sub-Registrar Borivali 1, M.S.D.		

under Document Serial No.BDR2-04514-2006 on 23.06.2006.

5. A society named "Spring Leaf Building No.12 Co-operative Housing Society Ltd." was formed in the said Building "Spring Leaf Building No.12" and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 vide Registration No.MUM/WR/HSG/TC/13942/2007-08/Year 2007 Dated 28.08.2007 (hereinafter referred to as "the said Society") and **MRS. SOMDUTA CHAKRABORTY Nee MS. SOMDUTTA SAMADDAR i.e. "THE TRANSFEROR"** herein is duly admitted to the membership of the said society and issued Share Certificate No.**068** for fully paid up shares of Rs.50/- each bearing Distinctive Nos. from **336** to **340** (both inclusive) by the said society on 1st February, 2008 (hereinafter referred to as "the said Shares").

6. By virtue of above "THE TRANSFEROR" herein i.e. **MRS. SOMDUTA CHAKRABORTY Nee MS. SOMDUTTA SAMADDAR** became the sole, absolute and exclusive owner, fully seized, possessed of and well and sufficiently entitled to the above referred ownership Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400 101, what is called "ON OWNERSHIP BASIS", which is hereinafter referred to

as "the said Flat").



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

8. "THE TRANSFEROR" further declares that his membership in the said society is valid and subsisting and not terminated by the said society.

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



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Upon the strength of the aforesaid representations made by THE TRANSFEROR to THE TRANSFEREES, believing the same to be true and correct, honest and

bonafide the parties entered in to an oral negotiation and pursuant thereto THE TRANSFEROR herein has agreed to sell to THE TRANSFEREES and THE TRANSFEREES have agreed to purchase and acquire from the said THE TRANSFEROR the said Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400 101, together with all rights, title, interest, benefits, shares, sinking fund, etc.and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of **Rs.92,00,000/- (RUPEES NINETY TWO LAKHS ONLY)** subject to THE TRANSFEROR putting THE TRANSFEREES in possession of the said Flat to which THE TRANSFEROR has agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY

AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- 1) "THE TRANSFEROR" hereby declares and confirms that what is recited hereinabove in respect of the said Flat and the said shares shall be treated as representations and irrevocable declarations on his part. "THE TRANSFEROR" hereby confirms that "THE TRANSFEREES" have agreed to purchase the said Flat relying upon the correctness of the declarations and representations made by "THE TRANSFEROR" in these presents.



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2) "THE TRANSFEROR" has agreed to sell, transfer "TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase and acquire the said

a. Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akuri Road, Kandivalli (East), Mumbai 400 101, together with all rights, title, interest, benefits, Membership and Deposits thereof, etc.

b. Fully paid up shares of Rs.50/- each bearing Distinctive Nos. from **336** to **340** (both inclusive) under Share Certificate No.**068** issued by the said society.

c. All deposits standing to the credit of "THE TRANSFEROR" in the records and registers of the said Society and other concerned authorities
At the lump sum price or consideration of **Rs.92,00,000/- (RUPEES NINETY TWO LAKHS ONLY).**

3) "THE TRANSFEREES" have paid to "THE TRANSFEROR" the sum of **Rs.4,08,000/- (RUPEES FOUR LAKHS EIGHT THOUSAND ONLY)** as per particulars mentioned in the receipt appearing hereunder on or before execution of this Agreement, being the part consideration amount for the sale of the said Flat (the receipt whereof "THE TRANSFEROR" doth hereby admits and acknowledges).



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4) "THE TRANSFEREES" shall deposit a sum of Rs. 92,000/- (RUPEES NINETY TWO THOUSAND ONLY) with the concerned authorities towards the tax deducted at source from the total consideration amount in respect of this transaction as per the Indian Income Tax Act, 1961 and "THE TRANSFEREES" shall hand over to "THE TRANSFEROR" the receipt/challan of the said amount which is deposited with the concerned authorities in the name of "THE TRANSFEROR".		

deducted at source from the total consideration amount in respect of this transaction as per the Indian Income Tax Act, 1961 and "THE TRANSFEREES" shall hand over to "THE TRANSFEROR" the receipt/challan of the said amount which is deposited with the concerned authorities in the name of "THE TRANSFEROR".

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

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

- 5) "THE TRANSFEREES" agree and undertake to pay to "THE TRANSFEROR" the sum of **Rs. 87,00,000/- (RUPEES EIGHTY SEVEN LAKHS ONLY)** within a period of 60 (sixty) days from the date of issuance of the No Objection Certificate by the said Spring Leaf Building No.12 Co-operative Housing Society Ltd. in favour of the Bank/Financial Institution from which "THE TRANSFEREES" are availing loan facilities as and by way of disbursement of housing loan or from own source of funds being the balance full and final consideration amount for the sale of the said Flat and against receiving the vacant and peaceful possession of the said Flat.



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- 6) "THE TRANSFEROR" shall handover to THE TRANSFEREES the vacant and peaceful possession of the said Flat against the receipt of the balance full & final consideration amount and "THE TRANSFEREES" shall be entitled to & final consideration amount and "THE TRANSFEREES" shall be entitled to quietly enter upon, live, hold, occupy, possess and enjoy the said Flat together with the fittings, fixtures, and other amenities provided by "THE TRANSFEROR" absolutely without any hindrance of whatsoever nature.
- 7) "THE TRANSFEROR" shall handover or cause to be handed over to THE TRANSFEREES or their nominees or assignees all original papers and documents including earlier Original Agreement, Original Share Certificate, etc. pertaining to the said Flat against the receipt of the balance full and final consideration amount.
- 8) THE TRANSFEROR agrees and undertakes to Co-operate to get the aforesaid Flat transferred in the records of the said society in the names of "THE TRANSFEREES" and get "THE TRANSFEREES" admitted as the members of the said Society in place of "THE TRANSFEROR" and such transfer charges or donation payable to the said Society on account of transfer of names will be borne and paid by both the parties in equal proportion.
- 9) "THE TRANSFEROR" hereby declares that there is no Prohibitory Order by any Government and/or Authority, which may prohibit THE TRANSFEROR from transferring the said Flat. THE TRANSFEROR further declares that no attachment has been levied on the said Flat.



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

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

12) The TRANSFEROR agrees and undertakes to sign and execute necessary Acts and Deeds including Sale Deed and other necessary documents, Affidavit, Declarations, Undertakings, pertaining to the transfer in the records of the Society, etc. in favor of the TRANSFEREES and shall co-operate the TRANSFEREES to transfer their names in the records of the society, as may be required under the Maharashtra Co-operative Societies Act, 1960 and as per the Bye-Laws of the society for the effectual transfer of the said Flat and the said Shares with all the deposits and meters in respect of the said Flat to the names of and in favor of the TRANSFEREES.



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

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

15) "THE TRANSFEROR" shall pay to the said society and all the concerned authorities the monthly outgoings such as Society Maintenance Charges, Assessment Tax, Electricity Bills, Mahanagar Gas Charges, Cable T.V. Charges, etc. and all other dues in respect of the said Flat up to the date of possession and obtain complete discharge of the same. The TRANSFEREES shall be liable to pay outgoings and dues from the date of Possession.

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



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17) The TRANSFEREES hereby covenant with The TRANSFEROR as Follows:-	१७	३८
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- a) That the TRANSFEREES from the date they are put in possession of the said Flat, shall regularly pay to the said society and all the concerned authorities the monthly outgoings and all the dues payable in respect of the said Flat.
- b) The TRANSFEREES shall observe, perform and abide by the Bye-laws, rules and regulations of the society from time to time in force.

18) "THE TRANSFEROR" hereby declares that from the date of the receipt of the balance full and final consideration amount neither he herself nor any of herfamily members, legal heirs, successors, etc. shall have or claim to have any right, title, interest and/or claim of whatsoever nature in the said Shares & the said Flat.

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



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

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

PROPERTY SCHEDULE

A. Flat No.C-202 admeasuring 37.53 sq. mtrs. Carpet area on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivli (East), Mumbai 400 101, constructed on all that pieces and parcel of land bearing C.T.S. No.171/1A/49 of Village : Akurli, Taluka : Borivli in the registration District and Sub-District of Mumbai City and Mumbai Suburban. The building consists of Ground (Pt) + Stilt (Pt) + 7 (Seven) upper Floors with lift and was constructed in the year 2006 (As per O.C.).

B. Fully paid up shares of Rs.50/- each bearing Distinctive Nos. from **336** to **340** (both inclusive) under Share Certificate No.**068** issued by the said Spring Leaf Building No.12 Co-operative Housing Society Ltd.

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

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



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

SIGNED, SEALED AND DELIVERED by the)
 Within named THE TRANSFEROR)
 MRS. SOMDUTA CHAKRABORTY Nee)
 MS. SOMDUTA SAMADDAR)
 in the presence of ... *Somduta*)
)
)

SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
		

SIGNED, SEALED AND DELIVERED by the within named THE TRANSFEREES

1) MR. ASHOK RAJENDRA PRASAD VISHWAKARMA &)
 2) MRS. SUNITA ASHOK VISHWAKARMA)
 in the presence of ... *Sunita*)
)
)
)

SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
1) 		
2) 		



RECEIPT

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RECEIVED with thanks the sum of **Rs.4,08,000/- (RUPEES FOUR LAKHS EIGHT THOUSAND ONLY)** as per following particulars from **1) MR. ASHOK RAJENDRA PRASAD VISHWAKARMA & 2) MRS. SUNITA ASHOK VISHWAKARMA**, being the part consideration amount for the sale of the said Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12 Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400 101, as within mentioned.

DATE	AMOUNT	CHQ./UTR. NO.	DRAWN ON/THROUGH
04.12.2021	Rs.1,00,000/-	000029	HDFC Bank Ltd., Borivali (East), Br.
19.01.2022	Rs.8,000/-	N019221799147790	HDFC Bank Ltd., Borivali (East), Br.
23.02.2022	Rs.3,00,000/-	N054221844760842	HDFC Bank Ltd., Borivali (East), Br.

TOTAL Rs.4,08,000/- (RUPEES FOUR LAKHS EIGHT THOUSAND ONLY)

ISAY RECEIVED

Ashokrajendra

(MRS. SOMDUTA CHAKRABORTY Nee MS. SOMDUTA SAMADDAR)
THE TRANSFEROR

WITNESSES :-

- Sudhakar*
- Pravin Patil*

*.Scassociates/d/societyagreement/springleafbuildingno.12/ashokvishwakarma/flatno.202



4514324

सूची क्र.2

दुय्यम निबंधक : बोरीवली 1 (मालाड)

31-01-2022

दस्त क्रमांक : 4514/2006

Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

नोंदणी :
Regn:63m

गावाचे नाव : आकुर्ली

(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	रु.2034000	
(3) बाजारभाव(भाडेपटयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 1089968	
(4) भू-मपन,पोटस्त्रिस्ता व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - आकुर्ली (बोरीवली), उपविभागाचे नाव - 77/340 - भुभाग: उत्तरेस गावाची सीमा, पूर्वेस 36.60 मी. संद वि.यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस दूतगती महामार्ग. सदर भिळकत सि.टी.एस. नंबर - 171 मध्दे आहे. सदनिका क्रं 202.2 रा मजला, रिपंग लिफ, बिर्डींग नं 12, विंग सि	
(5) क्षेत्रफळ	बांधीव भिळकतीचे क्षेत्रफळ 45.04 चौ.मी. आहे.	
(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:- निकतिन प्रोप अॅण्ड इस्टेट प्रा लि चे संचालक नारायण हिंमोशणी तर्फे मुखत्यार हंरेश देकचंदानी - - वय:-११पत्ता:- २२५/अ/१चिन कोड:-पॅन नं:- AABCC8791L 2): नाव:-में लोखंडवाला कॅन्स्ट्रु इंजिस्ट्रिज प्रा लि चे अशो सिंगने होमी सुकेशवाला व शिवराम प्रभु तर्फे मुखत्यार जि पी पाटील - - वय:-११पत्ता:-४८चिन कोड:-पॅन नं:- O0AAACL0941J 3): नाव:- मिराज प्रॉपटीर् डेव्ह चे ट्रस्टी डी पी बदानी तर्फे मुखत्यार जि पी पाटील - - वय:-११ पत्ता:- वरीलप्रमाणेचिन कोड:-पॅन नं:- AABTM3236B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	4): नाव:- सोमदत्ता समादार - - वय:-११पत्ता:-३ बी /५०४चिन कोड:-पॅन नं:-AZDPPS3076N	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/06/2006	
(10)दस्त नोंदणी केल्याचा दिनांक	23/06/2006	
(11)अनुक्रमांक,खंड व पृष्ठ	4514/2006	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	84300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20340	
(14)शेरा	-	



Share Certificate No. 068 Member's Regn No. 068 No. of Shares 5

Share Certificate

SPRING LEAF BUILDING NO. 12 CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. MUM/WR/HSG/TC/13942/2007-08/2007)
Plot E, Sector-4, Lokhandwala Township, Akurli Road,
Kandivali (E), Mumbai - 400 101

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

Date : 01/02/2008

(Authorized Share Capital Rs. 5,00,000/- Divided into 10,000 Shares of Rs. 50 each)

This is to certify that ~~Shri/Smt./M/s~~ MS. SOMDUTTA SAMADDAR.

Flat No. C-202 is the Registered Holder of five fully paid up shares
of Rs. Fifty each numbered from 336 to 340 both inclusive,
in SPRING LEAF BLDG. NO. 12 C. H. S. LTD., Lokhandwala Township, Akurli Rd.,
Kandivali (E), Mumbai - 400101, subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai this 01 day
of February 2008.

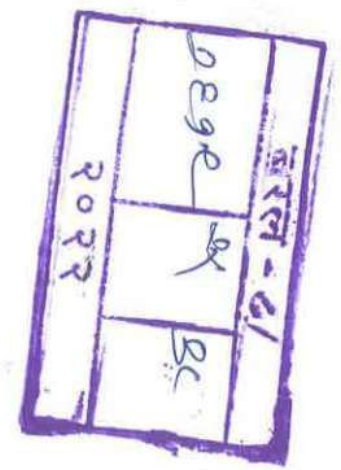


[Signature]
Authorised
M. C. Member

[Signature]
Secretary

[Signature]
Chairman

P.T.O.





MEMORANDUM OF THE TRANSFERS OF THE SHARES MENTIONED OVERLEAF				
Date of Transfer	Transfer No.	Regn. No. of Transferer	To Whom Transferred	Regn. No. of Transferee
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary

2022
2022
2022
2022

Spring Leaf Bldg. No. 12 C.H.S. Ltd.

Regd. No. MUM/WR/HSG/TC/13942/2007-08/2007

Plot No. E, Sector - 4, CTS No. 171/1A/49, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai - 400 101.
Tel. : 022 - 2965 3849

Date: 31st December 2021

श्रीम - ८/		
२९२२४		३८
		२०२२

TO WHOM SOEVER IT MAY CONCERN

This is to confirm and certify that **Mrs. Somdutta Samaddar** members of the society having flat no. C-202 Spring Leaf Bldg. No. 12 CHS Ltd., situated at Plot No. E, Sector - 4, CTS No. 171/1A/49, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai 400101.

Society have no objection to sale said flat to **Mr. Ashok Rajendra Prasad Vishwakarma & Mrs. Sunita Ashok Vishwakarma**, subject to the clearance of all dues and compliance of the Rules and regulations of MCS Act 1960 & Rules 1961 and the byelaws of the society.

Society have issued the original share certificate to said members.

This certificate issued on the request of **Mrs. Somdutta Samaddar**

For Spring Leaf Bldg. No. 12 CHS Ltd.

P S Vethiker
Hon. Chairman

[Signature]
Hon. Secretary



OFFICE OF THE
Ld. Eng. Plng. Insp. (W/S) P. & B. Group
Dr. Babasaheb Ambedkar Marathi Path,
Bombay

BRIHANMUMBAI MATHHANA GARPALIKA
NO. CHE/A-3469/BP(WS)/AP

14 FEB 2006

Shri K. Haria,
Owner,
Bombay Gowrakshak Mandali.

बतल - ६/		
२०१६	२६	३८
२०२२		

Subject : Permission to occupy the completed building No.12 on Sub plot 'E' bearing C.T.S. No. 171/1A/49 of village Akurli situated at Kandivali (East).

Reference : Your Arch's letter dated 12.1.2006

Sir,

The development work of building No. 12 comprising of Wing A, B, C D, E & F - Ground (pt) + Stilt (pt) + 7 upper floors on plot bearing C.T.S. No. 171/1A/49 of village Akurli, situated at Kandivali (East) is completed under the supervision of Shri Umesh Vartak, licenced Surveyor having Lic. No. V/106/LS, Shri A.L. Prabhu, licenced Structural Engineer, having licence No.STR/P/85 and Lic. Site Supervisor, Shri S.M. Karyekar, having licence No.K/86/SS-I, may be occupied on the following conditions :

1. That the certificates U/s 270A of B.M.C.Act shall be obtained from A.E.W.R/South and a certified copy of the same shall be submitted to this office.
2. That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,

TRUE COPY
Umesh Vartak
UMESH M. VARTAK
Licensed Surveyor
Reg. No. V/106/LS



Umesh Vartak
for Ex. Engineer Bidg. Proposal
(Western Suburbs) R Wards-



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये दजावण्यात आलेले मालमत्ता कराचे देयक.
लघु क्रमांक: **RS0601911900000** मालमत्ता करवर्ष: **2021-2022**

देयक क्रमांक: **202110BIL14083115**
202120BIL14083116
01/09/2021
01
Asstt. Assessor & Collector, R South Ward Municipal Office Building
Mahatma Gandhi Cross Road No. 2, Near S. V. Patel Gymnasium
Pool, Kandivali (West), Mumbai - 400 067. ०२२२

पत्रकाराचे नाव व पत्ता: **SPRING LEAF BUILDING NO 12 CHS LTD**
12, SPRING LEAF CHS LTD PLOT E SECTOR 4,LOKHANDWALA
TOWNSHIP AKURLI ROAD,KANDIVALI EAST

ईमेल - **aaacs.ac@mcgm.gov.in** दूरध्वनी क्र. 022 2805 5246

मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/विंग, सी.टी.एस क्र./प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्गाने, करदात्याची नावे.
RS-3142(11A/12SL) 17/1A/49 AKURLI ROAD KANDIVALI E HOUSE SPRING LEAF NO. 12 CHS. LTD. BOMBAY GORAKSHAK MANDALI

प्रथम करनिर्धारण दिनांक: **06/06/2006** जलओडणी क्रमांक: **-** एकूण भांडवली मूल्य: **₹ 285046285**

एकूण भांडवली मूल्य: **₹ Twenty Eight Core Fifty Lakh Forty Six Thousand Two Hundred Eighty Five Only**
(अक्षरी)

दि.31/03/2010 या तारखेपर्यंतची थकवाकी **₹ 0** दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकवाकी **₹ 0**
देयक कालावधी: **01/04/2021** ते **31/03/2022**

कराचे नाव	01/04/2021	30/09/2021	01/10/2021	31/03/2022
सर्वसाधारण कर		1188		1188
जल कर		0		0
जल लाभ कर		98347		98347
मलनिःसारण कर		0		0
मलनिःसारण लाभ कर		61280		61280
प.म.प. शिक्षण उपकर		57011		57011
राज्य शिक्षण उपकर		49872		49872
रोजगार हमी उपकर		0		0
शुद्ध उपकर		2859		2859
पथ कर		71254		71254
एकूण देयक रकम		341811		341811
कलम 152 अ नुसार दंडाची रकम		0		0
परदाव्यावरील व्याजाची वसुली		0		0
आगाऊ अधिदानाचे समायोजन		0		0
भरावयाची निव्वळ रकम		341811		341811
अधिदानाची निव्वळ रकम		0		0
अक्षरी रूपये		₹ Eight Hundred		₹ Three Lakh Forty One Thousand Eight Hundred Eleven Only
अंतिम देय दिनांक		30/11/2021		31/12/2021



"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPRS0601911900000, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

सदर दस्तऐवज ही नागरिकांना करांचा भरण्या सुलभतेने करता यावा यासाठी सुमनपा अधिनियमातील तरतुदीनुसार नितामित
करण्यात आला असून सदर दस्तऐवज सुमकी मालमत्ता अधिक्ता असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकरील लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या
पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या वटकात 5% ते 15% सबलत अन्वयेय आहे.

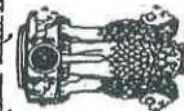
सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये
कलम १५४(१ ड ड) चा अंतर्भाव होण्या साधेबाबारी करण्यात येत आहे.

रविवंदु भारता
एक कोटी रुपयेला की ओर

रविशंका पा. मोरे
करनिर्धारक व संकलक



User Category :- RR



संयमेव जयते



नोंदणीचे प्रमाणपत्र

नोंदणीचे क्रमांक : एमयुएम/डब्ल्यु आर/एचएसजी/टीसी/ 93९४२ /२००७-०८/सन ०७
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

स्प्रिंग लिफ बि.नं.१२ को-ऑप हीसिंग सोसायटी लिमिटेड

सीटीएस नं.१७१/१-अ/४९, व्हीलज आकुर्ली, लोखंडवाला टाऊनशिप

आकुर्ली रोड, कान्दीवली (पु) मुंबई ४०० १०१

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील

(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये

नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कालम १२ (१) अन्वये व महाराष्ट्र सहकारी

संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे

वर्गीकरण

संस्था असून उपवर्गीकरण " गृहनिर्माण संस्था "

आहे " भाडेकरू सहभागीदारी गृहनिर्माण संस्था "



सही

(पी.एस. आहिर)

हुद्दा

उपनिबंधक
अहमदाई संस्था 'आर', मिरात हावर्ड

दिनांक २८/८/२००७





10 - 100		
2092	22	21
2022		

SPRING LEAF BLDG NO 12 CHS LTD

Registration No. MUJW/R/HSSG/TC/13942/2007-08 Dated: 28/08/2007
 Plot No.E Sector No.4 CTS 17/1/a/49, Lokhandwala Township, Akurli Rd, Kandivalli E, Mumbai

MAINTENANCE BILL

Flat No. : C202
 Bill No. : 1328
 Bill Date : 10/11/2021
 Due Date : 30/11/2021
 Bill For : November-2021



Sr.No.	Particulars of Charges	Amount
1	Maintenance Charges Collection	1,400.00
2	Sinking Fund Collection	47.00
3	Repairs Fund Contribution	141.00
4	Festival Contribution	50.00
5	Apex body Charges Contribution	240.00
6	Municipal Taxes	405.00

Rupees Six Thousand Nine Hundred Ninty Five Only

Total	₹	2,283.00
Add : Previous Dues	₹	4,632.00
Add: Interest on Dues	₹	80.00
Total Amount Due	₹	6,995.00

Please Pay dues on or Before Due Date. Otherwise 21% simple interest will be charged on Arrears. Please pay by cross cheque only favouring SPRING LEAF BLDG NO.12 CO-OPERATIVE HOUSING SOCIETY LTD. and mention your flat No.reserve side of the cheque

E & O.E

SPRING LEAF BLDG NO 12 CHS LTD

Registration No. MAJW/R/HSSG/TC/13942/2007-08 Dated: 28/08/2007
 Plot No.E Sector No.4 CTS 17/1/a/49, Lokhandwala Township, Akurli Rd, Kandivalli E, Mumbai-101

RECEIPT

Received with Thanks from **SOMDUTTA SAMADDAR**

Details of the payments received for the last bill are as under

Receipt No.	Date	Cheque.No	Bank Name	Amount
(Subject to Realisation of Cheque)				
				Total Rs.

For SPRING LEAF BLDG NO 12 CHS LTD

Prepared by Dev Associates-for Accounts outsourcing contact U.S : 141 89257188
 /e.mail:jithu.devarasodates@gmail.com

Authorised Signature





1092	89	8L
2022		

Ref:

Date: 08/12/2021

To,
The Chairman / Secretary
Spring Leaf CHS. Ltd.
Lokhandwala Township
Akurli Road
Kandivali -(East)
Mumbai - 400101

Dear Sir / Madam,

Sub:-Termination of lien/charge

This is to put on record that Ms. Somdutta Samaddar is a bonafide member our bank & owner of Flat No-202 in Bldg No-12, 'C' wing of your society. She has fully repaid her 'Housing Loan' Loan' on 12/08/2021 taken from our bank in its entirety. In the backdrop of above, we hereby request your good office to kindly cancel the lien / charge from your books created in respect of the abovesaid flat.

Thanking you,

Yours faithfully,

**Head Office:** Old Airport, Santacruz (East), Mumbai - 400 029. (Regd. No. 21606)

मुख्य कार्यालय : जुना विमानतळ, सांतारुझ (पूर्व), मुंबई-४०० ०२९.

Tel. No. 26265465 / 26265618 / 26265516 **Telefax :** 26157218 / 19 **E-mail :** acecab@vsnl.net



2022-23		
2022	53	31
2022		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत स्थायी खाते
Permanent Account Number Card
BVYPP2215E

नाम / Name
SUNITA ASHOK VISHWAKARMA

व्यक्तिगत खाते / Permanent Account Number
ASHOKKUMAR SHREEDHATH
PRAJAPATI
व्यक्तिगत खाते / Date of Birth
05/02/1994

10072017

Sunita
Textile/Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISHWAKARMA ASHOK R
R P D VISHWAKARMA

21/05/1989
Permanent Account Number
AFPPV0484D

Vishwakarma
Signature

भारत - ८/1

२९९८ ५८ BC

०३२२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOMDUTTA CHAKRABORTY
PARITOSH KUMAR SAMADDAR

05/06/1980
Permanent/Account Number
AZDPS3076N

Paritosh
Signature



व्यक्तिगत स्थायी खाते
PERMANENT ACCOUNT NUMBER

भारत सरकार
GOVT. OF INDIA

AGGPP9188E

नाम
ASHOK SHRINATH PRAJAPATI

व्यक्तिगत स्थायी खाते
SHRINATH MAKHODAR PRAJAPATI

19-05-1969
DATE OF BIRTH

Pranish

MAHARASHTRA STATE MOTOR DRIVING LICENCE

THE UNION OF INDIA
DR. NO. MHVZ 20110043460
Valid Till: 15-09-2031 (MT)

DOB: 14-05-1987 BG

अनुमतिपत्र वाहन चालक लाइसेंस
CLASS
COV
MCVC
14-09-2011

नाम
JAYAN KAMBLE
पते
S/O. T. JAYARAM CHAVAN, CAUTUM NAGAR,
AMHED NERDI, KADHIVALI (E), MUMBAI, 400101

14-05-1987

Pranish
Signature/Thumb Impression of HO



बारा - ८/		
२०२२	२५	२६
२०२२		

नरेश - 01	
रस्ता	शुभवार भाग - 1
0190	9898
२०२२	

दस्ता क्रमांक: बरल8 /2619/2022

वाजार मुल्य: ₹. 66,53,309/-

मोबदला: ₹. 92,00,000/-

धरनेले मुद्रांक शुल्क: ₹.4,60,000/-

दु. ति. सह. दु. ति. बरल8 यांचे कार्यालयत

पावती:2719

पावती दिनांक: 24/02/2022

अ. क्रं. 2619 वर दि.24-02-2022

मादरकारणाराचे नाव: अशोक राजेंद्र प्रसाद विश्वकर्मा

रोजी 9:46 म.पू. वा. हजर केला.

नोंदणी फी

₹. 30000.00

दस्ता हानाळणी फी

₹. 760.00

गुटांची संख्या: 38

दस्ता हजर करणाऱ्याची सही:

एकुण: 30760.00




प्र. सह. दुय्यम निबंधक, बोरीवली - ८
म. दु. ति. वा. यांना देऊन
मुबई उपनगर जिल्हा.

प्र. सह. दुय्यम निबंधक, बोरीवली - ८
मुबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्रं. 1 24 / 02 / 2022 09 : 46 : 21 AM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 24 / 02 / 2022 09 : 47 : 42 AM ची वेळ: (फी)

परिज्ञापत्र

* सर दरमोखण हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पदक घटक, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पदक व कडुनीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :



लिहून घेणारे :





24/02/2022 9 50:51 AM

दस्ता क्रमांक : बरल8/2619/2022

दस्ताचा प्रकार : करारनामा

पत्रांक - 01	दस्ता नोंदवारा	पान-2
2892	810	81
२०२२		

बरल8
दस्ता क्रमांक: 2619/2022

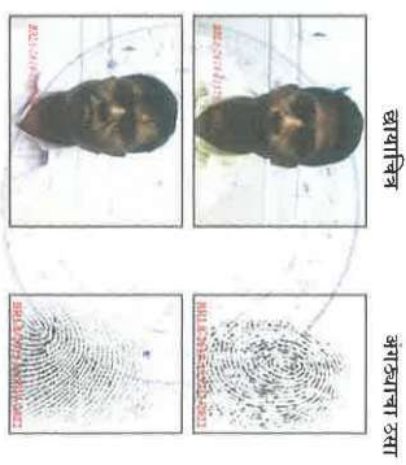
अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अशोक राजेंद्र प्रसाद विश्वकर्मा पत्ता:प्लॉट नं. ई-30, माळा नं. -, इमारतीचे नाव: सभता वेल्केअर सोसायटी, ब्लॉक नं: आकुर्ली रोड,मोकुल नगर, कांदिवली पूर्व, रोड नं: - , महाराष्ट्र, मुंबई. पॅन नंबर:AFPPP0484D	पक्षकाराचा प्रकार		
2	नाव:सुनिता अशोक विश्वकर्मा पत्ता:प्लॉट नं. ई-30, माळा नं. -, इमारतीचे नाव: सभता वेल्केअर सोसायटी, ब्लॉक नं: आकुर्ली रोड,मोकुल नगर, कांदिवली पूर्व, रोड नं: - , महाराष्ट्र, MUMBAI. पॅन नंबर:BVYPP2215E	पक्षकाराचा प्रकार		
3	नाव:सोमदत्ता चक्रवर्ती उर्फ सोमदत्ता समादर पत्ता:प्लॉट नं. सी-202, माळा नं: 2, इमारतीचे नाव: स्थिर निफ विडिंग नं. 12 को ऑप टो सो नि. ब्लॉक नं: प्लॉट ई. शेकर 4, लोवडवला टाऊनशिप, आकुर्ली रोड, कांदिवली पूर्व, रोड नं महाराष्ट्र, MUMBAI. पॅन नंबर:AZDPPS3076N	पक्षकाराचा प्रकार		

वरिल दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 02 / 2022 09 : 49 : 49 AM

ओळख:-

खालील इयम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीस: ओळखतात, व त्याची ओळख पटवितगत

- अनु.क्र. पक्षकाराचे नाव व पत्ता
- नाव:अमर कांबळे
वय:34
पत्ता:अंबिका दर्शन, कांदिवली पूर्व मुंबई
पिन कोड:400101
स्वाक्षरी
 - नाव:अशोक श्रीनाथ प्रजापती.
वय:53
पत्ता:हितवर्षक चाल आकुर्ली रोड कांती नगर कांदिवली पूर्व मुंबई
पिन कोड:400101
स्वाक्षरी



शिक्का क्र.4 ची वेळ: 24 / 02 / 2022 09 : 50 : 47 AM
प्र मुखे नुसुके कडुमि वकीलक, बोरीवली - ८
मुंबई उपनगर जिल्हा.



sr.	Purchaser	Type	Verification no/Vendor	GRN/Invoice No	Amount	Used At	Deface Number	Deface Date
1	ASHOK RAJENDRA PRASAD VISHWAKARMA	eChallan	1000050202202288	MH1013555868202122P	460000.00	SD	0006581940202122	24/02/2022
2	ASHOK RAJENDRA PRASAD VISHWAKARMA	eChallan		MH1013555868202122P	30000	RF	0006581940202122	24/02/2022
3		DHC		2402202201118	760	RF	2402202201118D	24/02/2022

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

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2. Get print immediately after registration.

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सूचिका - ८१		
२६७६	३८	३८
२०२२		



प्रमाणित करणेत येते की, या
दस्तावेज एकूण ३८ पाने आहेत.

सह. मुख्य निबंधक, कोरीवली - ८,
मुंबई नगर जिल्हा.
बारां. ८। २६७६/२०२२
पुरतक क्रमांक १, नं. १२६९
पोस्टा. २०० भा. ०१. २०२२
दिनांक: २०० भा. ०१. २०२२

सह. मुख्य निबंधक, कोरीवली - ८,
मुंबई नगर जिल्हा.



सूची क्र. 2

दुय्यम विवरणक : सह दु.नि.कोरीवली 8

दस्त क्रमांक : 2619/2022

नोंदणी :

Regn:63m

24/02/2022

गावाचे नाव : आकुर्ली

क्रमांक	विवरण	मूल्य
(1)	विलेखाचा प्रकार	करारनामा
(2)	मोबदला	9200000
(3)	बाजारभाव(साडेपटयाच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ने नसूद करावे)	6653308.8
(4)	यू-मापण,गोदहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्षीन :सदतिका नं: सी-202, माळा नं: 2, इमारतीचे नाव: स्थिर लिफ बिल्डिंग नं. 12 को ऑप ही सो लि, ब्लॉक नं: आकुर्ली रोड,कोरिवली पूर्व,मुंबई 400 101, रोड : प्लॉट ई,सेक्टर 4,लोखंडवाला टाऊनशिप P.U.: RS0601911900000 ((C.T.S. Number : 171/1A/49 :))
(5)	वेतनफळ	1) 45.04 चौ.मीटर
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7)	दस्तऐवज करून देणा-या/लिहून ठेवणा-या पसंकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अशोक राजेंद्र प्रसाद विश्वकर्मा वय:-32; पत्ता:-प्लॉट नं: ई-30, माळा नं: -, इमारतीचे नाव: समता वेल्फेअर सोसायटी, ब्लॉक नं: आकुर्ली रोड,गोकुल नगर, कोरिवली पूर्व, रोड नं: -, महााराष्ट्र, मुम्बई. पिन कोड:-400101 नं:-AFPPV0484D 2): नाव:-सुनिता अशोक विश्वकर्मा वय:-27; पत्ता:-प्लॉट नं: ई-30, माळा नं: -, इमारतीचे नाव: समता वेल्फेअर सोसायटी, ब्लॉक नं: आकुर्ली रोड,गोकुल नगर, कोरिवली पूर्व, रोड नं: -, महााराष्ट्र, MUMBAI. पिन कोड:-400101 फॅ नं:-BVYPP2215E
(9)	दस्तऐवज करून दिल्याचा दिनांक	24/02/2022
(10)	दस्त नोंदणी केल्याचा दिनांक	24/02/2022
(11)	अनुक्रमांक:खंड व पृष्ठ	2619/2022
(12)	बाजारभावप्रमाणे मुद्रांक शुल्क	460000
(13)	बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)	शेरा	

मुल्यांकनासाठी विचारत घेतलेला नपथील:-:

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



प्र. सह. दुय्यम विवरणक, कोरीवली - ८,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHOK RAJENDRA PRASAD VISHWAKARMA	eChallan	10000602022022302288	MH013555868202122P	460000.00	SD	0006581940202122	24/02/2022
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3		DHC		2402202201118	760	RF	2402202201118D	24/02/2022

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

MUMBAI, DATED THIS _____ DAY OF FEBRUARY, 2022

BETWEEN

**MRS. SOMDUTTA CHAKRABORTY
Nee MS. SOMDUTTA SAMADDAR**

----- THE TRANSFEROR

AND

**1) MR. ASHOK RAJENDRA PRASAD VISHWAKARMA &
2) MRS. SUNITA ASHOK VISHWAKARMA**

----- THE TRANSFEREES

IN RESPECT OF

Flat No.C-202 on 2nd Floor in the building known as Spring Leaf Building No.12
Co-operative Housing Society Ltd. situated at Plot E, Sector 4, Lokhandwala
Township, Akurli Road, Kandivali (East), Mumbai 400 101.

DRAFTED BY

Adv. Rohan Chothani

M/s. SC ASSOCIATES

D-103/104, 1st Floor, Ambica Darshan, C. P. Road, Near Bus Depot,
Kandivali (East), Mumbai 400 101.

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