

मूल्यांकन पत्रक (साहसी क्षेत्र - बांधीव)						
Valuation ID	202404298560			29 April 2024.05:34:12 PM		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	62-मालाड (पुर्व) (बोरीवली)					
उप मूल्य विभाग	भुभाग: पूर्वेस द्रुतगती मार्ग,उत्तरेस वॉर्ड सीमा, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे.					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#16					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
62930	132420		151910	166300	132420	चौरस मीटर
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	25.245चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- भजला -	0 TO 2वर्षे 5th floor To 10th floor	बांधकामाचा दर - कार्पेट क्षेत्र-	Rs.30250/- 22.95चौरस मीटर	
रस्ता सन्मुख -						
Sale Type - Resale	First Sale Date - 22/03/2021					
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 105% apply to rate= Rs.139041/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचे मूल्यदर) / (((139041-62930) * (100 / 100)) + 62930)					
	= Rs.139041/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 139041 * 25.245					
	= Rs.3510090.045/-					
Applicable Rules	= .10.4					
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाल्कनी + मेकेनिकल वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 3510090.045 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	=Rs.3510090.045/-					



Home Print

सह दुय्यम निबंधक, बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.

५८३९ १ ४५
२०२४



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0424298907014

Receipt Date 29/04/2024

Received from DHC, Mobile number 9820949154, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 5932 dated 29/04/2024 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 900

DEFACED

Payment Details

Bank Name SBIN

Payment Date 29/04/2024

Bank CIN 10004152024042906628

REF No. 412065206168

Deface No 0424298907014D

Deface Date 29/04/2024

This is computer generated receipt, hence no signature is required.



बरल - ३/		
५९३२	९	४५
२०२४		

Data of Bank Receipt for GRN MH001173727202425R

Bank - IDBI BANK

Bank/Branch :
Pmt Txn id : 741141607 **Simple Receipt**
Pmt DtTime : 25/04/2024 16:54:42 **Print DtTime :**
ChallanIdNo : 69103332024042551955 **GRAS GRN :** MH001173727202425R
District : 7101 / MUMBAI **GRN Date :** 25/04/2024 16:54:43
Office Name : IGR191 / BRL2_JT SUB REGISTRAR BORIVALI 2

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 2,94,000.00/- (Rs Two Lakh Ninety Four Thousand Rupees Only)

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

Only for verification not to be printed and used

Article : B25
Prop Mvblty : Immovable **Consideration :** 49,00,000.00/-
Prop Descr : Flat no 508,E Wing AARAMBH,WING E F , GANDHI NAGAR,MALAD EAST
 : MUMBAI,APPA PADA
 : 400097

Duty Payer : PAN-BJZPG0322G PRATHAMESH PRAMOD GAWDE
Other Party : PAN-BQMPP8705L YASHASHREE AMEY KHAIRE

Bank Scroll No. : 100
Bank Scroll Date : 26/04/2024
RBI Credit Date : 26/04/2024
Mobile Number : 919594534002
₹ 324000.00
DEFACED
 Challan Defaced Details



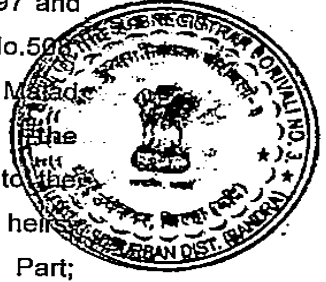
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-368-5932	0000758709202425	29/04/2024-19:34:33	IGR192	30000.00
2	(IS)-368-5932	0000758709202425	29/04/2024-19:34:33	IGR192	294000.00
Total Defacement Amount					3,24,000.00

अरल - ३/
 ५९३९ ३ ५९
 २०२४

AGREEMENT FOR SALE

Prathamesh
Ameys

This Agreement for Sale is made and entered into at Mumbai, this 29 day of April, Two Thousand Twenty-four, between Mrs. YASHASHREE AMEY KHAIRE (Age : 31 years, having PAN : BQMPP8705L, Aadhaar No.2015 5179 5305) & Mr. AMEY SATYAWAN KHAIRE (Age : 33 years, having PAN : BVWPK0801M, Aadhaar No.9221 8477 4303), both Adults, Indians, Inhabitants of Mumbai, presently residing at : Flat No.508, 'E' Wing, 'Aarambh', Appa Pada, Gandhi Nagar, Kurar Village, Malad (East), Mumbai-400097 and also the joint owners of residential premises addressed at : Flat No.508, 'E' Wing, 'Aarambh', Appa Pada, Gandhi Nagar, Kurar Village, Malad (East), Mumbai-400097, hereinafter jointly referred to as 'the Transferors' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assignees) of the One Part; And Mr. PRATHAMESH PRAMOD GAWDE (Age : 29 years, having PAN : BJZPG0322G, Aadhaar No.9567 7404 1822) & Mr. PRAMOD VASANT GAWDE (Age : 57 years, having PAN : AIUPG8639D, Aadhaar No.7892 9684 0506), both Adults, Indians, Inhabitants of Mumbai, presently residing at : Datt Guru Chawl Committee, Near Shakha No.131, Tanaji Nagar, Kurar Village, Malad (East), Mumbai-400097, hereinafter jointly referred to as "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 permitted assignees) of the Other Part.



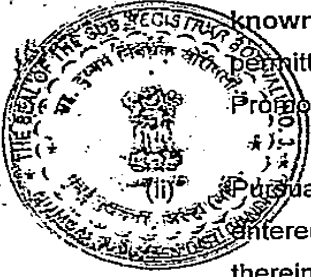
वैरल - ३/		
4039	8	87
३०२४		

Prathamesh
Ameys

Prathamesh
Ameys

WHEREAS

- (i) **Satellite Developers Private Limited**, a Company registered under the Companies Act, 2013 under Corporate Identity No. U24291MH1953PLC139290 and having its Registered Office at : S-14, 7th Floor, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400093 (hereinafter referred to as "the Promoter") acquired the rights to re-develop the land more particularly described in the Schedule hereunder by demolishing the existing old structures and construct thereon two buildings, under Slum Redevelopment Scheme. While one building was to be handed over, as per the provisions of Slum Act, as alternative accommodation to the slum dwellers who were occupying the old structures subsequently demolished on the said piece of land, the other building referred to as **Sale Building No.2**, comprising of two wings to be known as '**Aarambh – Wing C – D**' & '**Aarambh – Wing E – F**' were permitted to be sold to such persons and on such terms as the Promoter may deem fit.



(ii) Pursuant to Agreement for Sale dated 22nd March, 2021 made and entered into between the said **Satellite Developers Private Limited**, therein referred to as 'the Promoter' of the One Part, and **Mrs. Yashashree Amey Khaire & Mr. Amey Satyawan Khaire** (the Transfers herein), therein referred to as 'the Allottee' of the Other Part [Registered at the office of Joint Sub-Registrar, Borivali-6, Mumbai, vide Registration No. BRL-6/4693/2021 dated 22.03.2021], the said Promoter **Satellite Developers Private Limited** agreed to sell and the said **Mrs. Yashashree Amey Khaire & Mr. Amey Satyawan Khaire** (the Transfers herein), jointly agreed to purchase and accordingly purchased a residential premises bearing Flat No.508 (admeasuring 22.95 Sq. Mtrs. - Carpet Area, along with 'Loff' admeasuring 6.50 Sq. Mtrs. approved for storage purpose) on the 5th Floor in 'E' Wing of the said building known as '**AARAMBH - WING E - F**' in the said project situated at : **APPA PADA, GANDHI NAGAR,**

बरल - २	Part
५६३९	५
२०२४	

Amey Khaire
Amey

Amey Satyawan Khaire

MALAD (EAST), MUMBAI-400097, more particularly described in the Schedule hereunder (hereinafter referred to as "the said premises") together with all rights, title, interest and benefits thereof, on the terms and conditions and at the consideration mentioned therein. The said building was constructed in the year 2023 with Ground + Stilt + 18 Upper Floors (with 'Lift' facility).

- (iii) The said Mrs. Yashashree Amey Khaire & Mr. Amey Satyawan Khaire (the Transferors herein), in terms of the said Agreement for Sale dated 22nd March, 2021, having paid the entire agreed consideration amount to the said Promoter Satellite Developers Private Limited for "the said premises", were put in vacant possession of "the said premises". Accordingly the said Mr. Mrs. Yashashree Amey Khaire & Mr. Amey Satyawan Khaire (the Transferors herein), have ever since been holding "the said premises" as its the absolute and joint owners thereof.
- (iv) A Co-operative Housing Society of the Flat owners of the said building 'AARAMBH - WING E - F' is yet to be formed and registered by the said Promoter.
- (v) The Transferors herein have availed Home Loan against the security of "the said premises" from HDFC Bank Ltd., details of which are given hereunder.
- (vi) The Transferors further covenant with the Transferees as under:
- (a) THAT in "the said premises" aforesaid, after take-over of the Home Loan availed by the Transferors against the security of "the said premises" from HDFC Bank Ltd., by the Lending Bank of the Transferees herein, the Transferees would be legally entitled to "the said premises" together with benefits attached to it, and that neither the Transferors herein directly or through any of its agent/s or Constituted Attorney has or had at



वरल - ३/		
५८३२	६	४५
२०२४		

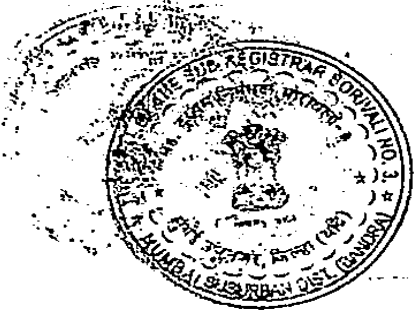
Amey
Amey

Amey
Amey

any time heretofore either created or agreed to create any other third party rights or right, title, interests, benefits or claim whatsoever in respect of "the said premises".

(b) THAT the Transferors are in the exclusive and absolute possession of "the said premises" with full lock and key control with actual custody and dominion over the possession of "the said premises" and benefits and that neither the Transferors had till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of "the said premises" or any part or portion whereof in any way or any manner whatsoever.

(c) THAT title of the Transferors in respect of "the said premises" with benefits, after take-over of the Home Loan availed by the Transferors against the security of "the said premises" from HDFC Bank Ltd., by the Lending Bank of the Transferees herein, would become absolutely clear and marketable, free from all encumbrance and reasonable doubts including free from any third party adverse Deal, Arrangements, Understanding, Agreement, Agreement for Sale, Transfer or Assignment, Conveyance, Release, Relinquishment, Surrender, Gift, Exchange, Mortgage or any other encumbrances of any nature whatsoever.



(d) THAT the Transferors herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of "the said premises" or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the Transferors.

ब.र.ल. - 31	
1239	0
2028	

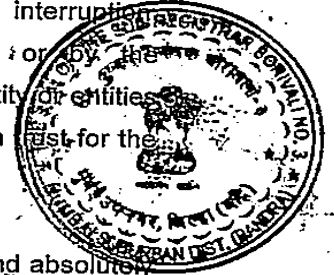
Handwritten signature
Amey

Handwritten signature
Handwritten signature

- (e) The Transferors hereby represent, declare, covenant with the Transferees that notwithstanding any act, deed or thing whatsoever done by the Transferors or by any person or persons lawfully or equitably claiming from, under, or in trust for them made, done, omitted, committed, or knowingly or willingly suffered to the contrary, the Transferors now have the good right, and absolute power to sell, transfer, release and assure "the said premises" unto and to the use of the Transferees in the manner mentioned below.

- (f) AND THAT it shall be lawful for the Transferees, from time to time and at all times, after payment of full and final consideration amount as mentioned and agreed upon herein, to peacefully and quietly hold, possess and enjoy "the said premises" sold, transferred, released and assured with its appurtenances, and receive the rents and profits thereof for their own use and benefit, without any eviction, interruption, claim or demand of whatsoever nature from or by the Transferors or by any other person or persons, entity or entities lawfully or equitably claiming by, from, under, or in trust for the Transferors.

- (g) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged by the Transferors, sufficiently saved, defended, kept harmless and indemnified of, from, and against all estates, charges and encumbrances whatever either already or to be hereafter had made, executed, occasioned, and suffered by the Transferors or by any other person or persons lawfully or equitably claiming any estate, right, title or interest at law or in equity in "the said premises" which is hereby released, transferred and assured by, from, under, or in trust for them. The Transferors, from time to time and at all times hereafter, at the request and cost of the Transferees, undertake and agree to do and execute or cause



4032	5	87
------	---	----

Amagi

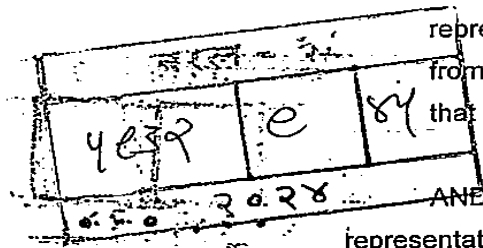
[Handwritten signature]

to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely releasing, transferring, securing and assuring "the said premises" transferred unto and to the use of the Transferees in the manner aforesaid as shall or may be reasonably required by the Transferees, their heirs or assigns for assuring "the said premises" and every part thereof sold, transferred, released, secured, assured and assigned unto and to the use of the Transferees.

(h) THAT the Transferors permitted inspection of "the said premises" by the Transferees, and also have provided to the Transferees copies of all the documents of title of the Transferors relating to "the said premises" and the Transferees confirm that they have duly inspected "the said premises" to their satisfaction and verified the same and satisfied themselves about the title of the Transferors with regard to "the said premises".



THAT in the manner aforesaid, the Transferors have truly, honestly, bonafidely and in good faith disclosed to the Transferees all the material facts and circumstances in respect of "the said premises" and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or concealment from the Transferees in bad faith) of anything whatsoever in that behalf and in any manner whatsoever.



AND WHEREAS upon the strength of the aforesaid representations made by the Transferors, the Transferees have approached the Transferors and have entered into oral negotiations with the Transferors, and pursuant to the said negotiations, requested the Transferors to sell "the said premises" to the Transferees for the

[Handwritten signature]
Amey

[Handwritten signature]
[Handwritten signature]

total consideration of Rs.49,00,000/- (Rupees Forty-nine Lakhs only) and on the terms and conditions hereinafter appearing; And the Transferors have agreed to sell, transfer and assign and the Transferees have agreed to purchase and acquire all the rights, title, interest and benefits of the Transferors in "the said premises" with absolute right of use and occupation of "the said premises".

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The Transferors herein Mrs. Yashashree Amey Khaire & Mr. Amey Satyawar Khaire hereby jointly agree to sell and the Transferees herein Mr. Prathamesh Pramod Gawde & Mr. Pramod Vasant Gawde hereby jointly agree to purchase "the said premises" on what is commonly known as "ON OWNERSHIP BASIS", along with all the right, title, claim, interest and benefits of the Transferors in "the said premises" viz., FLAT No.508, 'E' WING on 5th Floor in 'AARAMBH - WING E - F' situated at : APPA PADA, GANDHI NAGAR, MAHESHWAR (EAST), MUMBAI-400097, for the total consideration of Rs.49,00,000/- (Rupees Forty-nine Lakhs only) which is payable by the Transferees to the Transferors as mentioned below :



❖ (a) A sum of Rs.1,00,000/- (Rupees One Lakh only) has been paid by the Transferees to the Transferors, vide Cheque No. 815697 dated 08.03.2024 drawn on The Saraswat Co-operative Bank Ltd., towards token money/part of consideration amount for "the said premises", receipt whereof the Transferor hereby admits and acknowledges;

₹ 1,00,000/-		
4	90	84

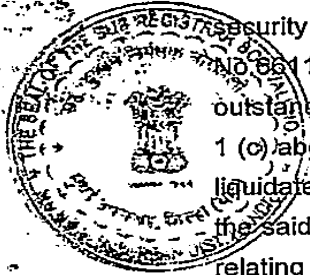
❖ (b) A sum of Rs.13,00,000/- (Rupees Thirteen Lakhs only) has been paid by the Transferees to the Transferors, vide Cheque No. 280491 dated 18.04.2024 drawn on Saraswat Co-operative Bank Ltd., towards part of consideration amount for "the said premises", receipt whereof the Transferor hereby admits and acknowledges; and

Amey
Amey

Amey
Amey

- ❖ (c) The balance sum of Rs.35,00,000/- (Rupees Thirty-five Lakhs only) is payable by the Transferees to the Transferors, within ____ days from the date of getting "Mortgage NOC" in the format prescribed by the Financial Institution/Bank from where the Transferees propose to avail Loan, towards balance and final part of consideration amount for "the said premises" against vacant and peaceful possession of "the said premises" along with all the original documents of title pertaining to "the said premises". By crediting this sum of Rs.35,00,000/- (Rupees Thirty-five Lakhs only), along with the differential sum of approximately Rs.5,50,000/- (Rupees Five Lakhs, Fifty Thousand only) from the own resources of the Transferors herein in their Home Loan Account No. 661107552 with HDFC Bank Ltd., the said Home Loan will be taken-over by the Lending Bank of the Transferees herein.

(Note : The Transferors herein have availed Home Loan against the security of "the said premises" from HDFC Bank Ltd., under Loan A/c No. 661107552 in which an approximate amount of Rs.40,50,000/- is outstanding as on date. On credit of the sums as mentioned in Clause 1 (c) above, the Transferors undertake to get the said Home Loan fully liquidated and obtain 'No Lien Certificate'/'No Dues Certificate' from the said HDFC Bank Ltd., along with all the original documents of title relating to "the said premises" deposited with them as security for due repayment of the said Loan and agree to hand them over to the Transferees herein or cause them to be forwarded to the Financial Institution/Bank from where the Transferees propose to avail loan, as



करल - (Required).		
4039	29	87
2028		

The Transferors undertake that they will obtain the required 'No Objection Certificate' from the said Promoter for the sale of "the said premises" to the Transferees, and furnish the same to the Transferees before execution of this Agreement for Sale. The Transferors shall also extend their co-operation to the Transferees herein to obtain the required 'No Objection Certificate' in the format stipulated by the Financial Institution/Bank from where the Transferees propose to avail

Signature
Ananya

Signature

loan. On receipt of the full and final consideration, the Transferors shall apply to the said Promoter to obtain their written permission for transferring "the said premises" in the name of the Transferees herein.

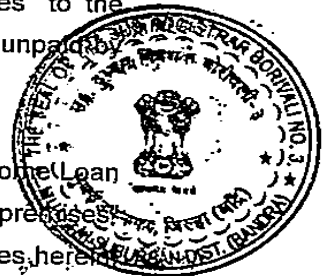
3. The Transfer Charges in respect of this Sale, payable to the Promoter, shall be borne and paid by the Transferees. The legal charges and other incidental expenses in respect of this Sale are also to be borne and paid by the Transferees except the charges incurred by the Transferors for their own benefit of any nature including legal advice, etc.

4. The Transferors declare that they have made all the payment of the amounts due and payable in respect of "the said premises" to the Promoter till date and confirms that there is no amount left unpaid by him on any ground/account.

5. The Transferors hereby declare that, after take-over of the Home Loan availed by the Transferors against the security of "the said premises" from HDFC Bank Ltd., by the Lending Bank of the Transferees, hereinafter they would have the good right, clear and marketable title, and absolute authority to enter into this Agreement for Sale and transfer "the said premises" and that the Transferors has not done any other act, matter or thing whatsoever whereby the Transferors are prevented from agreeing to transfer or assign "the said premises" in favour of the Transferees.

6. The Transferors hereby covenant with the Transferees as follows:-

i) THAT, after take-over of the Home Loan availed by the Transferors against the security of "the said premises" from HDFC Bank Ltd., by the Lending Bank of the Transferees herein, the Transferees would become the absolute owners of "the said premises" and no other person or persons has or have any right, title, interest, property claim or demand of any



बरेल - ३/		
५९३२	२१	०४
२०२४		

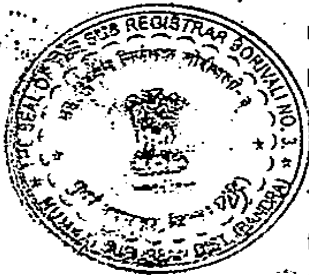
Handwritten signature: Aney

Handwritten signature

nature whatsoever unto or upon "the said premises" either by way of Sale, Charge, Mortgage, Lien, Gift, Trust, Lease, Will, Inheritance, Assignment or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the Transferees.

ii) THAT the Transferors have, save and except to the extent of Home Loan availed by them against the security of "the said premises" from HDFC Bank Ltd., not created any other charge or encumbrances of whatsoever nature in respect of "the said premises" nor "the said premises" is subject matter of any litigation nor is the same or any of it attached in execution of any decree nor have the Transferors created any tenancy or Leave and License or any right in favour of any one in respect of "the said premises".

iii) THAT the Transferors have not received any notice of any nature whatsoever whereby the Transferors are prohibited or prevented from selling and transferring "the said premises" in favour of the Transferees.



THAT the Transferors have duly observed and performed all the rules and regulations as demanded/stipulated by the said Promoter and paid up to date their contribution in the nature of Outgoings, Dues, Taxes, etc., to the said Promoter/Developers/ concerned authority.

बरल - ३/		
५९३२	२३ ^{vi)}	४४
२०२४		

THAT the membership of the Transferors in the said building has not been in any way jeopardized either by Notice of any nature whatsoever from the said Promoter or otherwise or from any other authority in any manner whatsoever.

vi) THAT there are no pending litigations in any Court or Tribunal or attachment issued by any Court or tribunal or any legal proceedings initiated in respect of "the said premises" or any

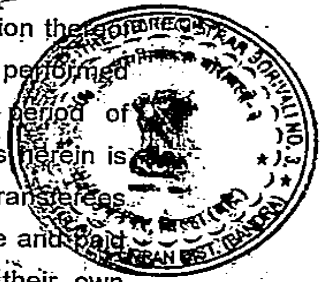
Handwritten signature: Anand

Handwritten signature: [Signature]

part thereof by any person or persons, the Government or anybody or authority or the said Society or any account whatsoever.

(vii) THAT there is no prohibitory order issued by any Taxing and/or Revenue authority prohibiting the Transferors from selling and/or transferring "the said premises".

(viii) THAT the Transferors shall indemnify and keep indemnified the Transferees from and against all actions, claims, demands, costs, charges and expenses etc., claimed as falling due prior to the execution of these presents and until the date of handing over vacant possession of "the said premises", whichever is later. It is hereby agreed and undertaken by the Transferors that, in case any amount payable to the said Promoter or any other authority / Bank / Institution / Sales Tax / Income Tax / Agency, etc., by the Transferors in respect of "the said premises" prior to the date of giving vacant possession thereof to the Transferees herein due to the act(s)/deed(s) performed by or pertaining to the Transferors during the period of ownership of "the said premises" by the Transferors herein is brought to the notice of or demanded from the Transferees herein at any time in future, the same shall be borne and paid by the Transferors only without any delay, from their own resources, without making any demand of funds therefor from the Transferees herein. In other words, it is explicitly understood, agreed upon and confirmed by the Transferors that there shall be no encumbrance or liability of whatsoever nature on "the said premises" or in the title of "the said premises" at the time of giving vacant and peaceful possession of "the said premises" (immediately on receipt of full and final consideration amount for "the said premises" as mentioned in these presents) to the Transferees herein.



31		
YES	28	24
2024		

Signature
Amey

Signature
Signature

ix) Notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Transferors or any person, person/s or bodies lawfully or equitably claiming by, from them, or in trust for them, the Transferors, after take-over of the Home Loan availed by the Transferors against the security of "the said premises" from HDFC Bank Ltd., by the Lending Bank of the Transferees herein, would have themselves full and absolute right, title, claim, interest, power and absolute and complete authority to sell, assign and transfer to the Transferees "the said premises" AND THAT the Transferors have, save and except to the extent of Home Loan availed by them against the security of "the said premises" from HDFC Bank Ltd., not done or committed or omitted to do any other act, deed, matter or thing whereby the ownership, possession and/or occupation of "the said premises" by the Transferors may be rendered illegal and/or unauthorized for any reason or on any account.

x) THAT no proceeding or notice intimating intention of proceeding for acquisition or requisition by any Governmental or Semi Governmental or local bodies or authorities or Banks/ Financial Institutions or by any other authorities have been served upon or issued against "the said premises" or any part thereof.

xi) THAT no notice or intimation of attachment has been issued attaching or causing to be attached "the said premises" or any part thereof by Income Tax, Sales Tax or any other Department or any Governmental or Semi Governmental or local bodies or authorities for arrears of taxes, cesses, levies or duty payable by the Transferors and/or any of the predecessors in title of the Transferors.

xii) THAT "the said premises" is not affected by any Lis pendens or insolvency proceedings or any prohibitory orders from any



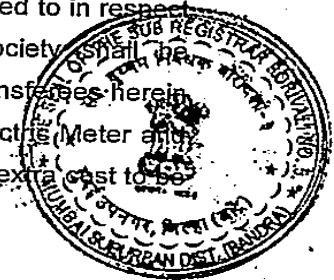
Handwritten signature: Rakha Anand

insolvency proceedings		
4232	94	89
2028		

Handwritten initials: PB

Authority restraining the Transferors from dealing with or disposing of or parting with possession of "the said premises" or any part thereof, neither the Government nor any Public Authority has issued any order under the Income Tax Act, Wealth Tax Act, and/or the Maharashtra Land Revenue Code or under any statute, Claims, Charges, Hindrances, Acquisitions, Assignment or Trust of any nature whatsoever and there are no proceedings or other legal impediments under any statutory law, bye-laws, etc., restraining the Transferors from selling or disposing of "the said premises" or any part thereof in any manner, as represented by Transferors to Transferees.

xiii) The Transferors covenant with the Transferees that all the amounts standing to the credit of the Transferors herein in the Books of the said Promoter and/or concerned Authorities towards Deposits, Stocks, Bonds, Sinking Fund, Dividend, Repair Fund, Advance Maintenance, etc., and other amounts to which the said Transferors are legitimately entitled to in respect of their membership in the said building/Society shall be automatically transferred in the name of the Transferees herein which includes but not limited to transfer of Electric Meter and Gas Meter, if any, for "the said premises", at no extra cost to be derived from the Transferees herein.



xiv) The Transferors acknowledge that the Transferees have agreed to purchase and acquire ON OWNERSHIP BASIS all the rights, title, claim, benefits and interest in "the said premises" and paid the moneys under this Agreement for Sale based upon the veracity and correctness of the various representations as stated above and the Transferors hereby agree and undertake to indemnify and keep indemnified the Transferees from all losses and claims which may be

31		
100	100	27
2024		

Barbar
Aniya

FR
IV

occasioned by any inaccuracy or inconsistency or inadequacy in the aforesaid representations or by any person claiming any rights, title or interest in "the said premises" by the Transferors.

7. It is hereby agreed by the Transferors that, on payment of the full and final consideration amount for "the said premises" within the stipulated period as aforesaid by the Transferees to the Transferors, the Transferees shall be entitled get vacant and peaceful possession of "the said premises" from the Transferors herein. The Transferees hereby agree and undertake to become members of the Co-operative Housing Society as and when it is formed for the said building and abide by its rules, regulations and bye-laws.

8. The Transferors, on receipt of the full and final consideration amount for "the said premises" within the stipulated period as aforesaid, shall grant, assign, transfer and assure all the rights, title, interest and benefits in "the said premises", and hand over vacant and peaceful possession of "the said premises" to the Transferees along with all the documents of title (in original) in respect of "the said premises" without any delay.

The Transferors further undertake to pay all the Taxes (Central Government, State Government, Municipal Corporation, etc.), Maintenance Charges, Electricity Bills, Utility Bills, Property Tax and other outgoings in respect of "the said premises" as demanded by the Promoter from time to time and upto the date of handing over vacant and peaceful possession of "the said premises" to the Transferees herein and undertake to submit documentary proofs to that effect. The Transferors further undertake to pay in full Service Tax, Value Added Tax and any other type of tax or levy that may be imposed on "the said premises" or on the Transferors herein by the Promoter or any other authority in respect of this Agreement for Sale for Sale till the date of handing over vacant and peaceful possession of "the said premises" to the Transferees herein. Thereafter, the Transferees shall be liable



Handwritten signature: Parkar
Handwritten signature: Anney

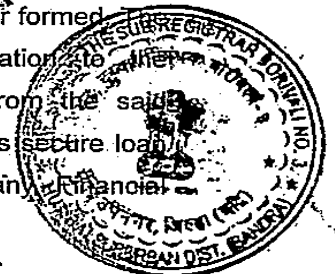
बरल - ३/		
५०३२	१०	४१
२०२४		

Handwritten signature: [Signature]

and responsible to pay the necessary outgoings and bills in respect of "the said premises". The Transferors hereby undertakes to indemnify the Transferees against any claim that may be made against them in respect of such dues or payments for any period prior to the date of the transfer.

10. On payment of the full and final consideration for "the said premises" within the stipulated period as aforesaid, the Transferees shall be entitled to get vacant and peaceful possession of "the said premises" from the Transferors herein and have and quietly and peacefully hold, possess, occupy and enjoy "the said premises" for and unto the use and benefit of the Transferees, their heirs, executors, administrators and nominees and without any let, hindrance, denial, eviction claim, charge, interest, demand or lien of the Transferors or any person or persons lawfully or equitably claiming through, under or in trust for the Transferors or the said Promoter.

11. The Transferors shall give full co-operation to the Transferees to get the approval of the said Promoter for transfer of "the said premises" in the name of the Transferees and the admission of the Transferees as members of the Co-operative Housing Society, whenever formed. Transferors also undertake to extend full co-operation to the Transferees for obtaining 'No Objection Certificate' from the said Promoter in the Bank's format to enable the Transferees to secure loan against the security of "the said premises" from any Financial Institution/Bank.



12. The Transferees shall be entitled to get "the said premises" transferred in their names at any time after paying the agreed full and final consideration amount to the Transferors as mentioned in these presents.

बाल - 31		
4232	25	24

13. The Transferors agree and undertake that they will give full co-operation to the Transferees for and execute such further writings, transfer forms (including but not limited to Gas, Telephone and

Amey

Amey

Electricity), Declarations or Documents as may be necessary for the purposes of effectually transferring their entire undivided share, right, title, claim and interest in respect of "the said premises" to the Transferees forever.

- 14. The Transferors further undertake and declare that any nomination with regard to "the said premises" and made by the Transferors with the said Promoter/Developer or any other Authority prior to this date in favour of any person other than the Transferees herein shall hereafter be deemed to be inoperative and shall be considered as voluntarily withdrawn by the Transferors herein on receipt of the agreed full and final consideration amount for "the said premises" from the Transferees herein as mentioned in these presents.
- 15. This Agreement for Sale shall be subject to the provisions of all the Rules and Regulations, as applicable, governing this Agreement for Sale and amended upto date. The Stamp Duty and Registration Charges in respect of this Agreement for Sale shall be borne and paid by the Transferees.



16. I/We hereby agreed and undertaken by the Transferors that, in case they have given any Authority Letter, Power of Attorney to any other person / party in respect of sale/transfer/assignment or for any kind of transaction of any nature whatsoever with regard to "the said premise", it shall be treated as null and void, cancelled, revoked, shall be deemed to be inoperative and shall be considered as voluntarily withdrawn/revoked by the Transferors from the date of execution of this Agreement for Sale.

बरल - ३/		
५६३७	२६	४७
२०२४		

17. The Transferors admit and undertake that they shall relinquish all their title, rights, interest, benefits, ownership, claims, etc., in "the said premise" and the said shares in favour of the Transferees herein voluntarily and unconditionally in eternity immediately at the time of receiving the final part consideration amount mentioned in Clause 1(d) above.

18. The Transferees shall not be called upon by the Transferors to make additional payment of any other sum of money other than that has been expressly agreed upon with the Transferors in these presents.
19. It is hereby agreed by and between the parties hereto that, on payment of the full and final consideration for "the said premises" as mentioned in these presents, this Agreement for Sale shall be treated/deemed as Sale Deed.
20. It is agreed by and between the parties hereto that the contents of this Agreement for Sale have been read, understood and agreed by them and they are fully aware of this and with the satisfaction after knowing all these terms, now they are executing this Agreement for Sale in the presence of two witnesses.
21. All disputes and differences between the parties hereto in respect of this deal, if any, shall be settled amicably. In the event of the efforts turning futile, the same shall be referred to be resolved in the Court of Law in Mumbai jurisdiction only.

SCHEDULE

Flat No.508 (admeasuring 22.95 Sq. Mtrs. - Carpet Area, along with 'Loft' admeasuring 6.50 Sq. Mtrs. approved for storage purpose) on the 5th Floor in 'E' Wing of the building named as 'Aarambh - Wing E - F', situated at : Appa Pada, Gandhi Nagar, Malad (East), Mumbai-400097, constructed in the year 2023 with Ground + Stilt + 18 Upper Floors (with 'Lift' facility), on the land bearing C.T.S.No.16 A(pt), 16A/1 & 2, 17, lying and being at Village Malad, Taluka Borivali, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, within the assessment jurisdiction of _____ Ward of the Brihanmumbai Mahanagar Palika.

वरल - ३/		
५२३३	१०	४५
२०२४		



Garkar
Amey

PRD
[Signature]

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and year first herein above written:

Signed and Delivered by
the within named Transferor
Mrs. Yashashree Amey Khaire
(PAN : BQMPP8705L,
Aadhaar No.2015 5179 5305)



&
Mr. Amey Satyawan Khaire
(PAN : BVWPK0801M,
Aadhaar No.9221 8477 4303),
in the presence of



श्री. महेश एम. गवडे

Signed and Delivered by
the within named Transferees
Mr. Prathamesh Pramod Gawde
(PAN : BJZPG0322G,
Aadhaar No.9567 7404 1822)



&
Mr. Pramod Vasant Gawde
(PAN : AIUPG8639D,
Aadhaar No.7892 9684 0506)
in the presence of



श्री. महेश एम. गवडे

बाल - 31		
4239	92	87
2024		

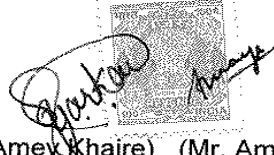


RECEIPT

Received from the within named Transferees Mr. Prathamesh Pramod Gawde & Mr. Pramod Vasant Gawde, the sum of **Rs.1,00,000/- (Rupees One Lakh only)** being the token money/part of consideration amount towards the sale of Flat No.508, 'E' Wing, 'AARAMBH - WING E - F', situated at : Appa Pada, Gandhi Nagar, Malad (East), Mumbai-400097, by Cheque as specified below :-

Cheque No.	Date	Amount Rs.	Bank
815697	08.03.2024	1,00,000/-	The Saraswat Co-operative Bank Ltd.,


Rs.1,00,000/-
WE SAY RECEIVED

(Mrs. Yashashree Amey Khaire) (Mr. Amey Satyawar Khaire)
Transferors

Date 29/4/2024

Witnesses :

- 

- श्री. प्रशिक्षण प्र. गौड



बाल - ३/
५२३९ ९९ ४५
२०२४

RECEIPT

Received from the within named Transferees Mr. Prathamesh Pramod Gawde & Mr. Pramod Vasant Gawde, the sum of **Rs.13,00,000/- (Rupees Thirteen Lakhs only)** being the part of consideration amount towards the sale of Flat No.508, 'E' Wing, 'AARAMBH - WING E - F', situated at : Appa Pada, Gandhi Nagar, Malad (East), Mumbai-400097, by Money Transfer as specified below :-

Cheque No.	Date	Amount Rs.	Bank
280491	18.04.2024	13,00,000/-	The Saraswat Co-operative Bank Ltd.,

(Receipt acknowledged subject to realization of cheque/s)

Rs.13,00,000/-
WE SAY RECEIVED

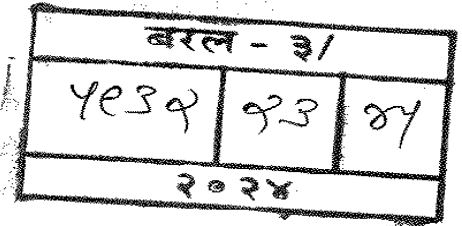
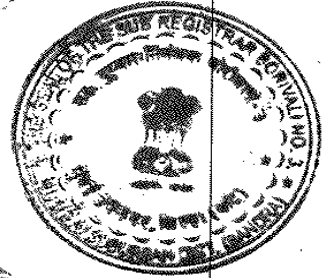
(Handwritten signatures of Mrs. Yashashree Amey Khaire and Mr. Amey Satyawan Khaire)

(Mrs. Yashashree Amey Khaire) (Mr. Amey Satyawan Khaire)
Transferors

Date 29/4/2024

Witnesses :

- (Handwritten signature of witness 1)*
श्री. प्रमोद प्र. गवडे
-



बरल - ६/

४६०३	६९	९२८
२०२१		

मालमत्ता पत्रक

Annexure - 2

विभाग/मोजे -- मालाड (पू) तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

शहर प्रमाण क्रमांक/प्र.क्र.नं. शिफ्ट नंबर प्लॉट नंबर क्षेत्र धारणाधिकारी शहरांमाला दिलेल्या आकरणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवट घळा

१६/अ २२३६७.५ शेती [२२१२७.५]

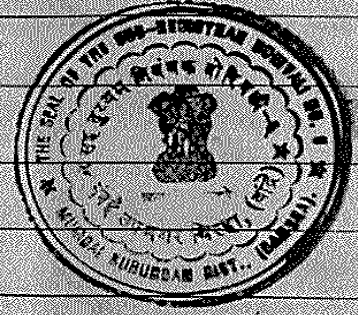
सुविधाधिकारी

हक्काचा मूळ धारक यश शेती

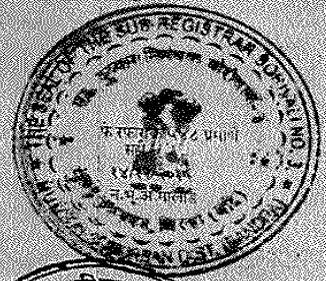
पट्टदार

शहर भाग

शहर श्रेणी



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (धा)	साक्षात्कन
१२/०७/१९७६	मा.सिटी सिव्हील कोर्ट यांचेकडील दावा क्र. १२५७/१६५ मधील दि.१४.८-१९६९ च कन्सेट डिक्लीप्रमाणे व छरदी खताप्रमाणे वंगळा उपविभाग पडल्यामुळे क्षेत्रात फरक.	S.I.Bom/S/३० ५२/१/१३/१९७३		सी - ५/८/७६ न.भू.अ.क्र.५ मु.उ.भा. XXX
३०/०८/२०१३	मा. जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचे कडील क्र./न.भू./ नक्कल अर्ज/सत्ता प्रकार/२०१३ दिनांक ११/७/२०१३ व क्र.न.भू./अर्ज अक्षरी नक्कल अर्ज/सत्ता प्रकार /२०१३ दिनांक २६/०७/२०१३ चे पत्रान्वये न.भू.क्र.१६अ या मिळकत पत्रिकेवर सत्ता प्रकार शेती दाखल करणेबाबतची नोंद केली.			फेरपत्र क्र. ३३२ प्रमाण सी - १०/८/२०१३ न.भू.अ.मालाड
१४/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./ अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू.मालाड(पूर्वे) /फ.क्र.५४८ दिनांक १४/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद अर्ज अक्षरी एकवीस हजार तीनशे सवुसष्ट पुणांक पाच दशांश चौ.मि. दाखल केले.			फेरपत्र क्र. ५१२ प्रमाण सी - १५/१२/२०१५ न.भू.अ.मालाड



न्यायालय प्रमाणिक ६००
 अर्ज क्रमांक २२/१७८
 अर्ज क्रमांक २२/१७८
 अर्ज क्रमांक १२ JAN 2016
 अर्ज क्रमांक १२ JAN 2016
 अर्ज न्यायासणी करणार [Signature] एकूण शुल्क ८०=००

न.भू.अ.मालाड
 मुंबई उपनगर जिल्हा
 बरल - ३/

५६३५	११४	४५
------	-----	----

२०२४
 न्याय प्रतिलिपि

प्रमुख लिपीक
 शहर भूमापन अधिकारी
 मालाड

[Signature]
 शहर भूमापन अधिकारी
 मालाड

वरल - ६/		
६६६३	६२	१२८

मालमत्ता पत्रक

विभा/घोडे - मालाड (१२१) तालिका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर पंचायत / शिफ्ट नंबर / प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

१६/०१/१९६८ १०.०० क-१

भूमिधाधिकार

हक्काचा मूळ धारक वय १९६८ [निरानल अन्ड प्रिन्डलेन बँक लि.] [केम्पबेड दिनशा मिळकतीचे विश्वस्त.]

पट्टेदार

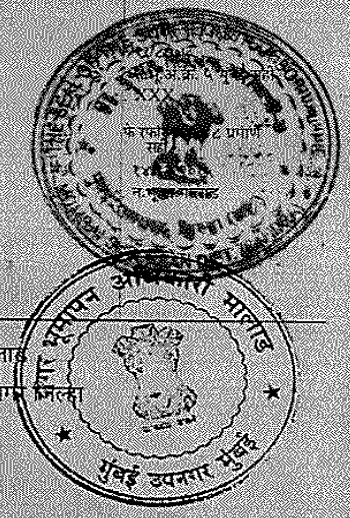
इतर मा

इतर माहिती भा.म.मि.सी.घोडी न.भू.मि.प.प.क

दिनांक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षिकांक
०९/०८/१९७५	B-01/11/1234/12-9-69 अन्वये निरानल प्रिन्डलेन बँकेने विश्वस्तीचे हक्क सोडले - वारसाने.	H) १) श्रीमती बघुवाई वारोन्झोव्ह डारुकोव्ह. [२) श्री.एदलजी फ्रोमरोज दिनशा.]	महो - ११/८/७५ न.भू.अ.क्र. ५ मुंबई महो XXX
०९/०८/१९७५	पिटोशन नं. ६७१/१२-११-७१ अन्वये श्री एदलजी मयत (आविवाहीत) दि.१४-३-७० अडमिनिस्ट्रेटर नेमणूक.	H२ श्री.जे.बी.दुबाशा श्री.एदलजी दिनशा हांचे अडमिनिस्ट्रेटर.	महो - ११/८/७५ न.भू.अ.क्र. ५ मुंबई महो XXX
०९/०८/१९७५	पिटोशन नं. २१/२१-१२-७२ अन्वये ने.बी.दुबाशा हे अडमिनिस्ट्रेटर यांचे नवाबदारीतून मुक्ता व श्री.एन.एम.वाडीया हांची नेमणूक.	H२ श्री.नसली नेकील वाडीया श्री.एदलजी हांचे अडमिनिस्ट्रेटर.	
१६/१२/२०१५	भा. नमावनी आयुक्त आणि संचालक भूमि अधिलेख (म.रा.अ.) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नं.६/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू.मालाड(पुणे)/फे.क्र.५४८ दिनांक १४/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी दहा पुर्णांक शून्य रशारश चौ.मि. दाखल केले.		

नसणी करणाऱ्या भर्ज क्रमांक ६६२ खरी नसणी एकूण नोंद/एकूण १६/७५ भर्ज दाखल तारीख १०/१/१७ नकलेचे शुल्क १०० = ०० भर्ज तयार तारीख १०/१/१७ नकल शुल्क २ = ०० भर्ज निकाल तारीख 12 JAN 2017 भर्ज नशर करणाऱ्या 12 JAN 2017 भर्ज नपासणी करणाऱ्या एकूण शुल्क १०१ = ००

न.भू.अ.मालाड मुंबई उपनगर जिल्हा



प्रमुख लिपीक नगर भूमापन अधिकारी मालाड

वत्य प्रतिलिप

५६३४	४५	४५
२०२४		

मालमत्ता पत्रक

वरल - ६/		
४६०३	६३	१२८
२०२१		

विभाग/मोजे -- मालाड (पु) तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

गाव भूभाजन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारपत्राचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपशीलाची नियत वेळ)

१६/३/२ १०.० क-१

मुख्याधिकार

हक्काचा मूळ धारक वप १९६८ [नॅशनल अँड ग्रिन्डलेज बँक लि.] [के.एफ.इ.दिनशा मिळकतीचे विश्वस्त.]

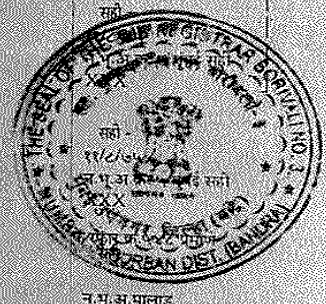
पट्टेदार

इतर भार

इतर शीरे बुध्या रावधा धोडी - इमरान मालक



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
०९/०८/१९७५	BOM/R ४८३६/१८-९-६९ अन्वये नॅशनल ग्रिन्डलेज बँकेने विश्वस्तीचे हक्क सोडले - वारसाने.		H) श्रीमती बच्चुबाई वॉरोन्झोव्हा डारुकोव्हा [२] श्री.एदलजी प्रोमरोज दिनशा.]	सही - ११/८/७५ न.भू.अ.क. ५ मुंबई महो XXX
०९/०८/१९७५	पिटोशन नं. ६७१/१२-१२-७१ अन्वये श्री.एदलजी मयत (अविवाहीत) दि.१४-३-७० अॅडमिनिस्ट्रेटर नेमणूक.		H२ श्री.जे.बी. दुबाशा श्री.एदलजी दिनशा ह्यांचे अॅडमिनिस्ट्रेटर.	सही
०९/०८/१९७५	पिटोशन नं. २११/१२-१२-७२ अन्वये जे. बी. दुबाशा हे अॅड. व. को. अॅ. यांचे जबाबदारीतून मुक्त व श्री.एन.एन.वाडीया ह्यांची नेमणूक.		H२ श्री.नसली नेव्हील वाडीया श्री.एदलजी ह्यांचे अॅडमिनिस्ट्रेटर.	सही ११/८/७५ न.भू.अ.क. ५ मुंबई महो XXX
१४/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अधिलेख (म. राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद /२०१५ पुणे दिनांक १६/०२/२०१५ च इकडील आदेश क्र.न.भू. मालाड (पूर्व) /फे.क.५४८ दि.१४/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद अको क्षेत्र अक्षरी दहा पुर्णाक शून्य दर्शाश चौ.मी. राखल केले.			न.भू.अ.मालाड



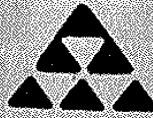
वरल - ३/		
५९३२	१६	४५
वलय २०२५		

नगप्रज्ञे क्रमांक ८८२ अर्ज दाखल तारीख ०२/१/१७ अर्ज तयार तारीख ०२/१/१७ अर्ज नि. १२ JAN 2017 अर्ज नपसामो करणार प्रमुख लिपीक नगर भूभाजन अधिकारी मालाड

न.भू.अ.मालाड मुंबई उपनगर जिल्हा वरल - ३/ ५९३२ १६ ४५ वलय २०२५ प्रतिकल्प न.भू.अ.मालाड

810034

बल - ६/		
८६६३	६२	१३८
२०२४ MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")		



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

No. PN/PVT/0183/20170602/AP
COMMENCEMENT CERTIFICATE

23 JAN 2018
(Sale Building No. 2)

TO
M/s. Satellite Developers Pvt Ltd
7th floor, S-14, Solitaire Corporate Park,
Andheri Ghatkopar Link Road, Andheri (E),
Mumbai 400 093.

Sir,

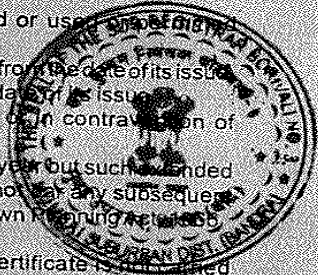
With reference to your application No. **0592** dated **08/12/2017** for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 16 A (pt), 16A/1 & 2, 17 of village Malad Malad (E) Mumbai

Plot No. _____ T.P.S. No. _____
Situated at Malad, Mumbai



Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. 31/PN/PL/LOI dt 27/07/2017
IDA U/R No. 0183/20170602/AP dt 12/07/2018
and on following conditions.

1. The setback line/road widening line shall form part of the building.
2. No new building or part thereof shall be occupied or allowed to be occupied or used to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of issue.
4. This permission does not entitle you to develop land which does not vest in you in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be a subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if -
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed Shri. P.B. Pawar
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

बल - ६/		
४६३१	१०	४१
२०२०		

This C.C is granted for work up to Part Plinth C.C for portion marked as ABCDEFG on plan as at Pg. 289.

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Pawar
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

No. PN/PVT/0183/20170602/AP = 1 AUG 2018

This C.C. is re-endorsed for plinth level as per amended approved plans dated 01/08/2018.

part extension of		
SEE3	E3	92C
2018		

Executive Engineer
Slum Rehabilitation Authority

No. PN/PVT/0183/20170602/AP 22 NOV 2018

This C.C. is further granted for plinth of wing 'E' and 'F' and further C.C. of wing 'C' and 'D' for Gr. (PT) + SHLE (PT) + 1st to 12th upper floors including LMR and OHWT of Sale building No. 2 as per last approved amended plans dated 01/08/2018.

Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0183

This C.C. is re-endorsed as per amended approved plans dated 24/01/2020.

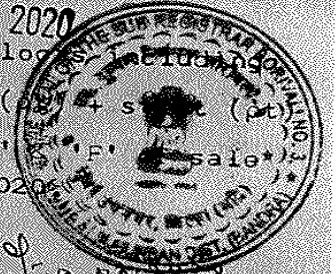


27 JAN 2020

Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0183/20170602/AP 19 MAR 2020

This C.C. is further extended for 13th to 18th upper floors LMR and OHWT of wing 'C' & 'D' further C.C. granted for Gr. + 1st to 18th upper floor including LMR & OHWT of wing 'E' building no.2 as per approved amended plan dated 24/01/2020.



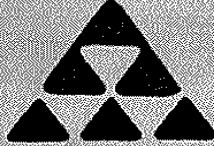
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0183/20170602/AP

This C.C. is granted for work upto part plinth level for wing 'B' for sale building no.2 u/r for the excluding portion marked as A-B-C-D on plan (C.C. to be granted to portion coloured red as at page 947 as per approved amended plans dated 28/01/2021).

23 FEB 2021		
बल - 3/		
A-B-C-D		
947		
2021		

Executive Engineer
Slum Rehabilitation Authority



बरेल Annexure - 4		
4823	06	92C
2028		

SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 of Brihanmumbai.

No. ~~JRA/ENG/~~ PN/PVI/0183/20170692/AR...

12 JAN 2018



To,
M/s- Satellite Developers Pvt Ltd.
7th floor, S-14, Solitaire Corporate Park,
Andheri Ghatkopar Link Road,
Andheri (E), Mumbai- 400 093.

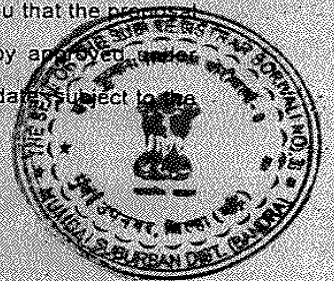
With reference to your Notice, letter No. 0592 dated 07/12/2017
on 07/12/2017 and the plans, Sections, Specifications and Description and further particulars
and details of your building at S R Scheme on land bearing CTS No. 16A (pt), 16A
/1 & 2 and 17 of village Malad, Malad (E), Mumbai

furnished to me under your letter, dated 07/12/2017 I have to inform you that the proposed
of construction of the building or work proposed to be erected or executed is hereby approved under
section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date subject to the
following conditions :

**A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH
BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL**

- A.1) That the Commencement Certificate us/ 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix 3/D.C Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

बरेल Appendix 3/D.C		
4834	06	92C
2028		



वरल - ए/		
४६६३	४५	१२८
२०२४		

Subject to your complying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 _____ but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval



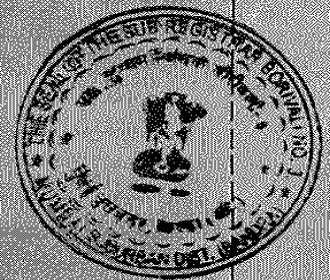
P. Ramji
11.1.18
Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

FOR PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILT UPON LAND WHICH IS NOT YOUR PROPERTY.

- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Approval.



वरल - ३/		
५६३१	३०	४५
२०२४		

बरल - ६ /		
४६६३	०५	१२८
Annexure - 5		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

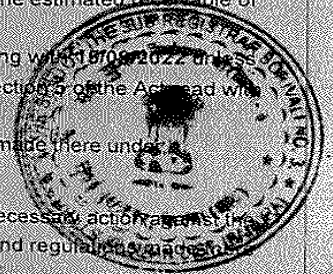
[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number **P51800015057**

Project: **AARAMBH WING E - Plot Bearing / CTS / Survey / Final Plot No. CTS 16A pt, 16A/1 and 2, 17 at Borivali, Borivali, Mumbai Suburban, 400097.**

- Satellite Developers Private Limited** having its registered office / principal place of business at *Tahsil, Andheri District, Mumbai Suburban, Pin: 400093.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5.
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **22/01/2018** and ending with **31/03/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act and with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities.
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



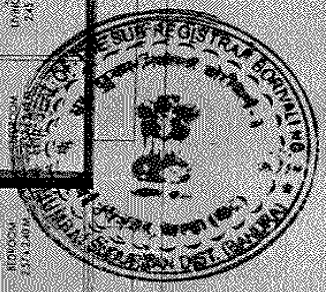
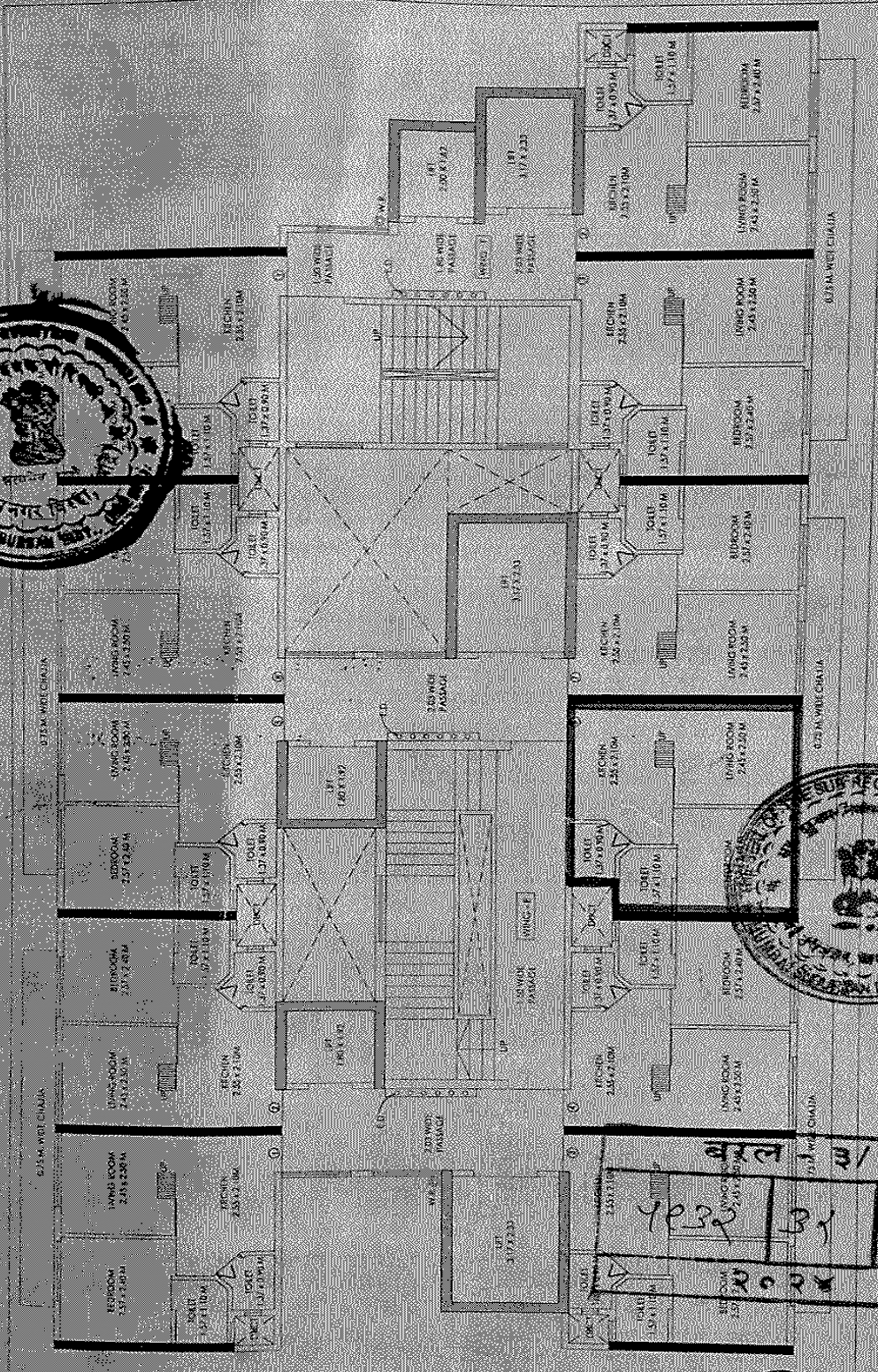
बरल - ३ /		
४६३९	३९	०५
2020		

Dated: 18/05/2020
Place: Mumbai

Signature and seal of the Authorized Officer,
Maharashtra Real Estate Regulatory Authority

बकल - E/		
88E3	E2	92C
2023		

Annexure - 6



बकल 3/		
4E32	31	87
2023		

AARAMBH- WING - E & F - TYPICAL FLOOR PLAN
For SATELLITE DEVELOPERS PVT. LTD.

• *Bina CB*
AUTHORISED SIGNATORY

Signature
Amey



SLUM REHABILITATION AUTHORITY

No. PN/PVT/0183/20170602/AP

Date: 20 OCT 2023

To:
M/s. Satellite Developers Pvt. Ltd.
7th floor, S-14, Solitaire Corporate Park,
Andheri Ghatkopar Link Road,
Andheri (E), Mumbai-400 093.

Sub:- Full Occupation certificate for wing 'E' & 'F' of sale building no.2 of proposed Slum Rehabilitation Scheme under reg. 33(10) for slum & reg.30 for non-slum of DCPR 2034 on land bearing CTS No.16/A/2 of village Malad, Malad (E), Mumbai 400 097, for Saikrupa CHS (Ltd.).

Ref: Requisition submitted by L.S. Mr. Prakash Shah
u/no.1517/SOP/PN(E) dt.18/09/2023

Sir,

With reference to the above & Certificates attached. The development work for wing 'E' & 'F' of sale building no.2 under S.R. Scheme on plot bearing C.T.S No.16/A/2 of village Malad, Malad (E), Mumbai 400 097, for Saikrupa CHS (Ltd.).has been completed under the Supervision of L.S. Mr. Prakash Shah, Lic. no.563/LS, Structural Engineer, Shri. S.H. Jain Lic. No. STR/J/21 and Site Supervisor Shri. Balram S.Shendkar, Lic No.S/840000606/SS-II and may be occupied under the following conditions:-

1. This occupation permission is granted for wing 'E' & 'F' of sale building no.2 comprising of Stilt (pt) + Ground floor (pt) + 1st to 18th upper floors.
2. That the certificate under Section 270A of BMC Act shall be submitted within 30 days from issue of O.C.
3. That you shall comply the balance LOI/IOA conditions before asking for full OC of Sale building No.2

A set of completion plans is forwarded herewith for your records & further perusal.

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

Yours faithfully,

Prakash

20.10.2023

Executive Engineer
Slum Rehabilitation Authority



Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

वरल - ३/		
५२३५	३३	४५
२०२४		

Date: 01st April, 2024

To,
Mrs. Yashashree Amey Khaire
Mr. Amey Satyawar Khaire
A-1006, Hillcrest,
JV Link Road, Sariput Nagar,
Andheri (East),
Mumbai - 400093,



Dear Sir/Madam,

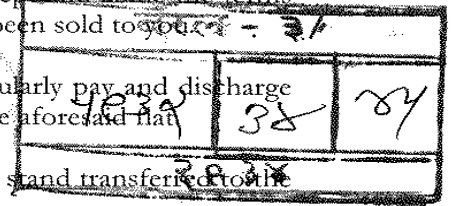
Ref: Your email dated 26th December 2023 requesting us for NOC for transferring Flat No. E-0508 on 05th Floor, in E Wing of Building known as Aarambh Wing E-F situated at Appa Pada, Gandhi Nagar, Malad (East), Mumbai – 400 097.

We refer to your above mentioned letter and in response there to we have to state the following:

You have requested for 'No Objection Certificate' for transferring Flat No.E-0508 on 05th Floor in E Wing in Aarambh Wing –E-F.

In this regard we have to state that if and only if the following conditions shall be complied with then we shall have 'No Objection' to transfer of the aforesaid Flat in the name of Mr. Prathmesh Pramod Gawde, and Mr. Pramod Vasant Gawde

1. The purchaser shall be a respectable entity. Short introduction of purchaser shall be forwarded.
2. The purchaser shall give an undertaking to accept and abide the terms and conditions on which the aforesaid flat has been sold to you.
3. The purchaser shall give an undertaking to regularly pay and discharge the taxes and outgoings payable in respect of the aforesaid flat.
4. Parking spaces if allotted with the said flat shall stand transferred to the purchaser.
5. All the dues in respect of the aforesaid flat shall be fully paid.



eternal elegance

6. No Dues /Release Letter from the HDFC Bank Ltd, Rajgir Chambers, 2nd floor, Old Nagardas Road, Andheri (East), Mumbai Branch shall be provided by you thereby confirming release of mortgage/charge of HDFC Bank Ltd. over the said Flat No. E-0508.

7. Stipulated administrative charges of Rs. 10,000/- plus Goods and Service tax @ 18% shall be paid by you in favour of 'Satellite Developers Pvt. Ltd.'

Only after compliance with aforesaid conditions and stipulations 'No Objection Certificate' for transfer of the aforesaid flat shall be issued and thereafter upon receipt of the notarised copy of duly stamped and registered Agreement for Sale executed between Mrs. Yashashree Amey Khaire and Mr. Amey Satyawar Khaire, and the Purchaser, the Purchaser shall be accepted as your transferee in respect of the aforesaid flat and name of the Purchaser shall thereafter be brought on record as the owner/holder of the aforesaid flat.

Kindly call on the undersigned for any further action.

Regards,

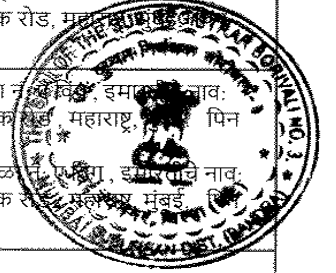
For Satellite Developers Pvt. Ltd.

Authorised Signatory



बरल - ३/		
५९३४	३५	४५
२०२४		



4693389	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
27-04-2024		दस्त क्रमांक : 4693/2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मालाड		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4499000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2767061.2	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 508, माळा नं: 5 वा मजला,इ विंग, इमारतीचे नाव: आरंभ-विंग- इ - एफ, ब्लॉक नं: आप्पा पाडा,गांधी नगर,मालाड पूर्व,मुंबई 400097, इतर माहिती: रेरा प्रमाणे क्षेत्र 22.95 चौ. मी. कारपेट व सोबत 6.50 चौ. मी. प्लॉट क्षेत्र सी.टी.एस.नं.16अ(पार्ट),16अ/1 व 2 आणि 17,मौजे मालाड पूर्व,मुंबई..((C.T.S. Number : 16अ(पार्ट),16अ/1 व 2 आणि 17 ;))	
(5) क्षेत्रफळ	25.24 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सॅटेलाईट डेव्हलपर्स प्रा लि तर्फे ऑथोराईज सिग्रेटरी विनु सी बी तर्फे मुखत्यार सतीश ताम्हणकर वय:-40 पत्ता:-प्लॉट नं: एस 14, माळा नं: 7 वा मजला , इमारतीचे नाव: सॉलिटेअर कॉर्पोरेट पार्क , ब्लॉक नं: अंधेरी पूर्व , रोड नं: अंधेरी घाटकोपर लिंक रोड, मुंबई महाराष्ट्र, पिन कोड:-400093 पॅन नं:-AADCS0420Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-यशश्री अमेय खैरे वय:-28; पत्ता:-प्लॉट नं: ए 1006, माळा नं: 7 वा मजला , इमारतीचे नाव: हिल क्रेस्ट , ब्लॉक नं: सारीपुत नगर, अंधेरी पूर्व , रोड नं: जे व्ही लिंक रोड, मुंबई महाराष्ट्र, पिन कोड:-400093 पॅन नं:-BQMPP8705L 2): नाव:-अमेय सत्यवान खैरे वय:-30; पत्ता:-प्लॉट नं: ए 1006, माळा नं: 7 वा मजला , इमारतीचे नाव: हिल क्रेस्ट , ब्लॉक नं: सारीपुत नगर, अंधेरी पूर्व , रोड नं: जे व्ही लिंक रोड, मुंबई महाराष्ट्र, पिन कोड:-400093 पॅन नं:-BVWPK0801M	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	4693/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	135000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



वरल - ३/		
4632	30	87
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT
PRATHAMESH PRAMOD GAWDE
PRAMOD VASANT GAWDE
09/04/1994
Permanent Account Number
BJZPG0322G

भारत सरकार
GOVT. OF INDIA

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2821/27001/15525

To
Prathamesh Pramod Gawde
Dattaguru Seva Mandal, Kurar Gaon,
Near Shakha No.131,
Tanaji Nagar,
VTC: Malad East,
District: Mumbai,
State: Maharashtra,
PIN Code: 400097,
Mobile: 9594534002

Signature Not Verified
Digitally signed by Prathamesh Pramod Gawde
DN: cn=Prathamesh Pramod Gawde, o=India
Date: 2024.04.12 19:48:02
C=IN

आपका आधार क्रमांक / Your Aadhaar No. :
9567 7404 1822
VID : 9189 0213 8765 7607

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Prathamesh Pramod Gawde
Date of Birth/DOB: 09/04/1994
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/ ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

9567 7404 1822
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

AADHAAR

सूचना / INFORMATION

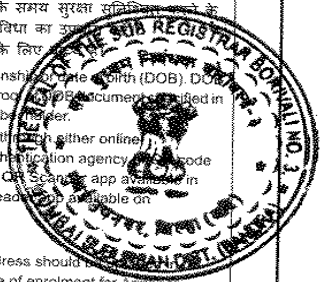
- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पर को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट करना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षित संचयन के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मॉड्युलेशन करने वाले सहमति लेने के लिए।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of birth document as specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or offline mode scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
Dattaguru Seva Mandal, Kurar Gaon, Near
Shakha No.131, Tanaji Nagar, Malad East,
DIST: Mumbai,
Maharashtra - 400097

9567 7404 1822
VID : 9189 0213 8765 7607

1947 | help@uidai.gov.in | www.uidai.gov.in



31	35	87
2024		



20 APR 2024

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAMOD GAWDE
VASANT SAKHARAM GAWDE
10/08/1966
 Permanent Account Number
AIUPG8639D

Signature

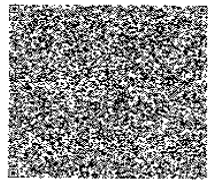



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Enrolment No.: 2821/27001/15312

To
 Pramod Vasant Gawde
 Datt Guru Chawl Committee,
 Near Shakha No 131,
 Tanaji Nagar, Kurar Village,
 VTC: Malad (East),
 District: Mumbai,
 State: Maharashtra,
 PIN Code: 400097,
 Mobile: 9702089935




आपका आधार क्रमांक / Your Aadhaar No. :
7892 9684 0506
 VID : 9107 0934 4767 2746

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Aadhaar no. issued: 2821/2011


Pramod Vasant Gawde
 Date of Birth/DOB: 10/08/1966
 Male/ MALE

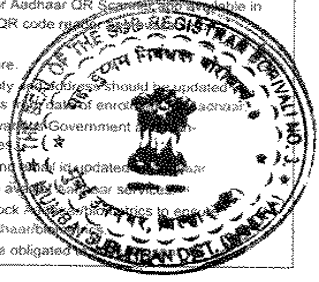
आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
 इसका उपयोग प्रमाणन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
 ऑफलाइन प्रमाणन के माध्यम से) के साथ किया जा सकता है।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).



7892 9684 0506
मेरा आधार, मेरी पहचान

सूचना / INFORMATION

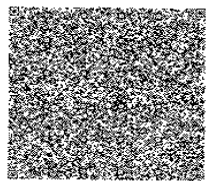
- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पर को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और वय के समर्थन में दस्तावेजों को आधार के लिए सत्यापन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदी/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट करें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- एमआधार/बीयोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बीयोमेट्रिक्स लॉक/अलॉक सुविधा का उपयोग करें।
- आधार की सहायता करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner available in app stores or using secure QR code reader at www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and age should be updated Aadhaar after every 10 years.
- Aadhaar helps you avail of various Government Government benefits/services.
- Keep your mobile number and email id updated.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar which helps to ensure security when not using Aadhaar/QR code.
- Entities seeking Aadhaar are obligated.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

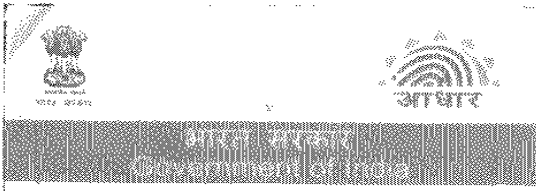
Address:
 Datt Guru Chawl Committee, Near Shakha
 No 131, Tanaji Nagar, Kurar Village, Malad
 (East), DIST: Mumbai,
 Maharashtra - 400097



7892 9684 0506
VID : 9107 0934 4767 2746

1947 | help@uidai.gov.in | www.uidai.gov.in

411
बस - 31
 4E39 3E 87
2028



भारतीय निकाश आँकड़ संधिकरण
Unique Identification Authority of India

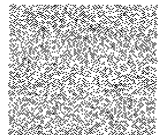
संनिकरण क्रमांक / Enrollment No. : 2008/66153/16743

To
Amev Satyawvan Khaire
अमेव सतयवन खैरे
C/O Satyawvan Harv Khaire,
A 1000, HIKrest,
Sampul Nagar, J V Link Road,
Opp Sogor Gate No 3,
Aandhan East,
VIC Aandhan, PO Chakale Mad,
Sub District Aandhan, District Mumbai Suburban,
State: Maharashtra, PIN Code: 400093
Mobile: 9870707847

47721796



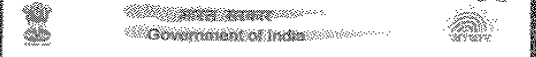
KF477217960F1



आपला आधार क्रमांक / Your Aadhaar No. :

9221 8477 4303

माझे आधार, माझी ओळख



अमेव सतयवन खैरे
Amev Satyawvan Khaire
आधार क्रमांक / CID: 24061998
पुरुष / Male

Issue Date: 08/02/2017

9221 8477 4303

माझे आधार, माझी ओळख

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA



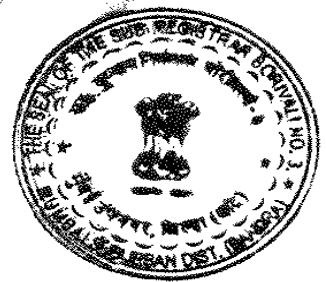
पारदर्शी खाता संख्या कार्ड
Panhandle Account Number Card
BVWPK0801M

अमेव सतयवन खैरे
AMEV SATYAWVAN KHAIRE

आधार क्रमांक / CID: 24061998
SATYAWVAN HARV KHAIRE

24/06/1998

Amev



Amev

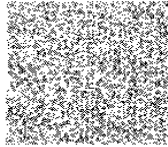
बरल - ३/		
५९३२	४०	४५
२०२४		



भारत सरकार
Unique Identification Authority of India
Government of India

नॉदकिय्याचा क्रमांक / Enrollment No. 2006/66152/67189

To
राश्री अमेय खेरी
Yashashree Amey Khare
A 1008 A Wing Hiltrest J V Link Road
Sangli Nagar Andheri (E)
Mumbai
Chakala Milk
Andheri-Mumbai Suburban
Maharashtra 400093
8454077089
ME609754665FH



आपला आधार क्रमांक / Your Aadhaar No. :

2015 5179 5305

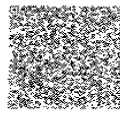
माझे आधार, माझी ओळख



भारत सरकार
Government of India



राश्री अमेय खेरी
Yashashree Amey Khare
जन्म तारीख / DOB: 08/08/1992
लिंग / Female



2015 5179 5305

माझे आधार, माझी ओळख



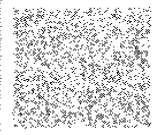
Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्वांगी विद्या पोषण कार्ड
Permanent Account Number Card
BQMPP8705L



YASHASHREE AMEY KHARE

Printed as: Father's Name
SUDHAR GANGARAM KHARE

DOB: 08/08/1992

खरल - ३/
५८३२ ८७ ४५
२०२४



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

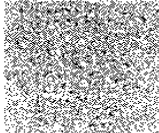
नंदांकित क्रमांक / Enrollment No. 2821 2719901176

ना
Suresh Ambaji Mahadik
अड्डा: वेरवी नगर
A/C: Kumbhara, Anandwadi
Laxmi Road
Near Mahadik Naka
VTC, Borivali West, PO Borivali West
Sub: District Borivali West, District Mumbai
State: Maharashtra, PIN Code: 400092.
Mobile: 9820949154

1219006



KG122190065FI



आपला आधार क्रमांक / Your Aadhaar No. :

3377 5722 7186

माझे आधार, माझी ओळख



भारत सरकार
Government of India



सुरेश अंबाजी महादीक
Suresh Ambaji Mahadik
अड्डा: वेरवी / DCM, 194/2/12/2
पुणे - महाराष्ट्र

3377 5722 7186


माझे आधार, माझी ओळख

S Mahadik



बरोल - ३/		
५९३९	४२	४५
२०२४		


भारत सरकार
GOVERNMENT OF INDIA

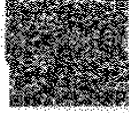


प्रमिला प्रमोद गावडे
Pramila Pramod Gawde

जन्म वर्ष / Year of Birth : 1975
स्त्री / Female

AMQ 8290 5001






आधार — सामान्य माणसाचा अधिकार





भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पत्ता : दत्त गुरु चव्हाळ समिती, आखाळ क्र
१६१, कवठ, तानाजी नगर, कुंभार गाव,
मालाड पूर्व, मुंबई, महाराष्ट्र, ४०००८७

Address: Datt Guri Chaw
Committee, Near Shikha No
131, Tanaji Nager, Kumbhar Village,
Malad (East), Mumbai,
Maharashtra, 400087


1847
1800 101 1847


help@uidai.gov.in


www.uidai.gov.in


P.O. Box No. 1847,
Bengaluru-560 081

स्त्री प्रमिला प्र. गावडे

खरख - ३/		
५९३५	८३	४५
२०२४		

368/5932

सोमवार, 29 एप्रिल 2024 7:34 म.नं.

दस्त गोशवारा भाग-1

वरल-3

88/89

दस्त क्रमांक: 5932/2024

दस्त क्रमांक: वरल-3 /5932/2024

बाजार मूल्य: रु. 35,10,090/-

मोवदला: रु. 49,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,94,000/-

द. नि. मह. दु. नि. वरल-3 यांचे कार्यालयात

पावती:6295

पावती दिनांक: 29/04/2024

अ. क्र. 5932 वर दि.29-04-2024

सादरकरणाचे नाव: प्रथमेश प्रमोद गावडे

रोजी 7:31 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

दस्त हजर करणाऱ्याची मही:

एकुण: 30900.00


 मह. दु. नि. वरल-3, बोमिवली क्र. 3,
 मुंबई नगर जिल्हा.

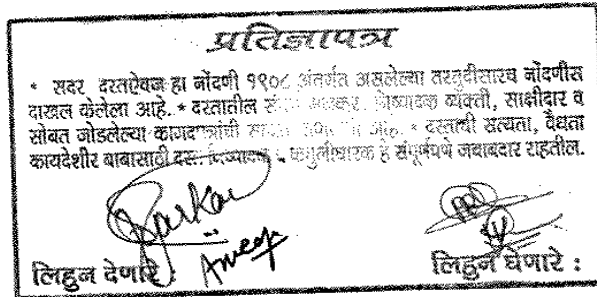

 मह. दु. नि. वरल-3,
 बोमिवली क्र. 3,
 मुंबई नगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 29 / 04 / 2024 07 : 31 : 49 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 04 / 2024 07 : 34 : 18 PM ची वेळ: (फी)



Summary I (GoshwaraBhag-1)



दस्त गोपवारा भाग-2

बरल-3 89/84
दस्त क्रमांक:5932/2024

29/04/2024 7 39:44 PM

दस्त क्रमांक :बरल-3/5932/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	ठसा प्रमाणित
1	नाव:यशवी अमेय खैरे पत्ता:प्लॉट नं: 508, माळा नं: 5 वा मजला, ई विंग,, इमारतीचे नाव: आरंभ, ब्लॉक नं: अप्पा पाडा, गांधी नगर, कुरार गाव, रोड नं: मालाड (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: BQMPP8705L	लिहून देणार वय :-31 स्वाक्षरी:- <i>Yashvi</i>		
2	नाव:अमेय सत्यवान खैरे पत्ता:प्लॉट नं: 508, माळा नं: 5 वा मजला, ई विंग,, इमारतीचे नाव: आरंभ, ब्लॉक नं: अप्पा पाडा, गांधी नगर, कुरार गाव, रोड नं: मालाड (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: BVWPK0801M	लिहून देणार वय :-34 स्वाक्षरी:- <i>Ameys</i>		
3	नाव:प्रथमेश प्रमोद गावडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दत्त गुरु चालू कमीटी, ब्लॉक नं: शाखा क्रमांक १३१ जवळ, तानाजी नगर,, रोड नं: कुरार गाव, मालाड (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: BJZPG0322G	लिहून देणार वय :-30 स्वाक्षरी:- <i>Prathamesh</i>		
4	नाव:प्रमोद वसंत गावडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दत्त गुरु चालू कमीटी, ब्लॉक नं: शाखा क्रमांक १३१ जवळ, तानाजी नगर,, रोड नं: कुरार गाव, मालाड (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AIUPG8639D	लिहून देणार वय :-58 स्वाक्षरी:- <i>Prasad</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:29 / 04 / 2024 07 : 38 : 57 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार यशवी अमेय खैरे	29/04/2024 07:38:10 PM	यशवी अमेय खैरे F 1192118271962800128
2	लिहून देणार अमेय सत्यवान खैरे	29/04/2024 07:38:34 PM	अमेय सत्यवान खैरे M 1234506636741660672
3	लिहून देणार प्रथमेश प्रमोद गावडे	29/04/2024 07:36:10 PM	Prathamesh Pramod Gawde M 1234506044451409920
4	लिहून देणार प्रमोद वसंत गावडे	29/04/2024 07:36:46 PM	प्रमोद वसंत गावडे M 1234506196931076096

प्रमाणित कापेत येणे की, वा

दस्तामध्ये हरूष.....*89/84*.....कने आहेत.

पुस्तक क्र. १/बरल-३/.....*7230*.....२०२४

वर नोंदला, दिनांक.....*29/04*.....२०२४

शिक्का क्र.4 ची वेळ:29 / 04 / 2024 07 : 39 : 01 PM

सह दुय्यम अधिकारी, बोरिवली क्र. ३,
मुंबई नगर जिल्हा.

sr.	Purchaser	Type	Registration no/Vendor	GRN/Licence	Amount	सह दुय्यम अधिकारी, बोरिवली क्र. ३, मुंबई नगर जिल्हा.	Trade Number	Effective Date
1	PRATHAMESH PRAMOD GAWDE	eSBTR/S Receipt	1033329246351955	MH001173727202425R	294000.00		0000758709202425	29/04/2024
2		DHC		0424298907014	900		0424298907014D	29/04/2024
3	PRATHAMESH PRAMOD GAWDE	eSBTR/S Receipt		MH001173727202425R	30000		0000758709202425	29/04/2024

[SD:Stamp Duty] [RF:Registration Fee] [P:Payment Handling Charges]