



19 November, 2018

सूची क्र. 2

दुय्यम निबंधक : सह
नि लेगीतली
दस्त क्रमांक : 10230/2018

नांदणी
Regn. 63m

गावाचे नाव : मागाठाण

करारनामा

रु.12,300,000/-

रु.10,938,570/-

279, पालेकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहेती: सदानिका क्र.2703, डी विंग, 27 वा मजला, एकता मेडोस ए. बी. सी. डी. ई. एफ आणि जी को. ऑ. हो. सो. लि., सिद्धार्थ नगर मागे, बोरीवली (पूर्व), मुंबई 400 066. सदानिकेचे एकूण क्षेत्रफळ 41.5 चौ. मी. कारपेट 49.80 चौ.मीटर

- 1) विलेख चा प्रकार
- 2) माबदला
- 3) बाजार भावा: भांडपट्टयाच्या अतिरिक्त पट्ट्याकार आकारणी देतो की पट्टेदार ते

4) भू-मापन, पॉटोइस्सा व परक्रमांक (असल्यास)

- 5) क्षेत्रफळ
- 6) आकारणी कंडा जुडो देण्यात असले तेव्हा.

7) दस्तावेज करून देणा-या/लेहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव:- इंदू प्रकाश पाठक; वय: 57;
पत्ता :- प्लॉट नं: 20सी, टॉवर ए, माळा नं: - इमारतीचे नाव: वाईसरॉय पार्क को. ऑ. हो. सो. लि., ब्लॉक नं: कांदिवली पूर्व, रोड नं: ठाकूर विलेज, महाराष्ट्र, मुंबई.
पिन कोड:- 400101
पॅन नंबर: ALPPP2936E

2) नाव:- निलम पाठक; वय: 53;
पत्ता :- प्लॉट नं: 20सी, टॉवर ए, माळा नं: - इमारतीचे नाव: वाईसरॉय पार्क को. ऑ. हो. सो. लि., ब्लॉक नं: कांदिवली पूर्व, रोड नं: ठाकूर विलेज, महाराष्ट्र, मुंबई.
पिन कोड:- 400101
पॅन नंबर: AAJPP5340B

1) नाव:- प्रकाश सुधाकर पदमलवार; वय: 50;
पत्ता:- प्लॉट नं: सदानिका क्र. 401, डी विंग, माळा नं: 4 था मजला, इमारतीचे नाव: एकता मेडोस ए. बी. सी. डी. ई. एफ आणि जी, ब्लॉक नं: बोरीवली पूर्व, रोड नं: सिद्धार्थ नगर मागे, महाराष्ट्र, मुंबई;
पिन कोड:- 400066;
पॅन नं:- AGPPP7871H;

2) नाव:- शैतल प्रकाश पदमलवार; वय: 43;
पत्ता:- प्लॉट नं: सदानिका क्र. 401, डी विंग, माळा नं: 4 था मजला, इमारतीचे नाव: एकता मेडोस ए. बी. सी. डी. ई. एफ आणि जी, ब्लॉक नं: बोरीवली पूर्व, रोड नं: सिद्धार्थ नगर मागे, महाराष्ट्र, मुंबई;
पिन कोड:- 400066;
पॅन नं:- AMMPP7836K;

19/11/2018

19/11/2018

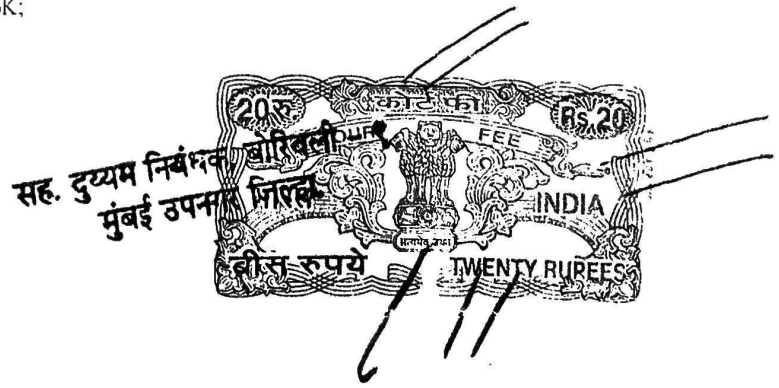
10230/2018

रु.615,000/-

रु.30,000/-



- 9) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- 10) भू-मापन, पॉटोइस्सा व परक्रमांक (असल्यास)
- 11) आकारणी कंडा जुडो देण्यात असले तेव्हा.
- 12) बाजार भावा: भांडपट्टयाच्या अतिरिक्त पट्ट्याकार आकारणी देतो की पट्टेदार ते
- 13) बाजार भावा: भांडपट्टयाच्या अतिरिक्त पट्ट्याकार आकारणी देतो की पट्टेदार ते
- 14) शर



EKta meadows

BRIHANMUMBAI MAHANAGARPALIKA

No. CHE/A-3523/BP (WS)/AR of **18 OCT 2008**

To,

Shri Ashok G. Mohanani,
C.A. to owner.

Office of the Dy.Ch.Eng. (B.P.) W.S.-II
Municipal Bldg., 'C' Wing,
Near Sanskruti Complex,
90ft, D.P. Rd., Kandivall (E),
Mumbai-400 101.

Subject: Permission to occupy the completed building No.1 on plot bearing C.T.S No. 279, of Village-Magathane at Borivli (East).

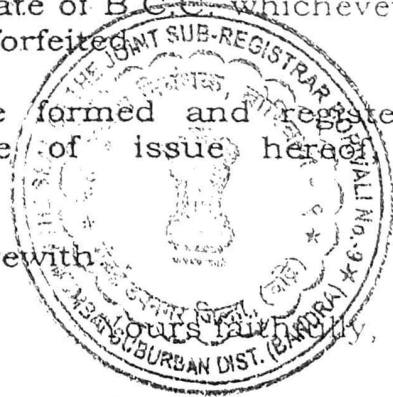
Reference: Your Architect's letter dated 19/03/2008

Sir,

The development work of building No.1 comprising of wing-A to D, Stilt + 28 upper floors on plot bearing C.T.S. No. 279 of Village-Magathane at Borivli (East) is completed under the supervision of Shri. A.R. Mehta, Lic. Architect having Lic. No. CA/80/5956, Shri. U. M. Joshi, Lic. structural Engineer, having lic. No. STR/J/26 and Site Supervisor, Shri. Amit Kamble, having lic. No. K/328/SS-I may be occupied on the following conditions:-

1. That the certificates U/s 270-A of B.M.C. Act shall be obtained from A.E.W. W. (R/C) 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.
3. That the Co.op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

A set of completion plan is returned herewith



Ex. Engineer
Ex. Engineer Bldg. Proposal
(Western Suburbs) 'R'- Ward.

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EKTA MEADOWS

EKTA MEADOWS

MEADOWS

A, B, C, D, E, F, & G CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. MUM/WR/HSG/TC/14614/2009-10/2010

CTS NO. 279 Behind Siddharth Nagar, Borivall (East), Mumbai - 400 066

Tel: +91 22 65111319, email: ekta Meadows 2010@gmail.com

Share Certificate No. 320 Member's Regd. No. 320 No. of Shares 05

Share Certificate

(Authorised Share Capital Of Rs. 2,50,000/- Divided into 5000/- Shares of Rs. 50/- each)

THIS IS TO CERTIFY that Mrs. Neelam Pathak & Mr. Indu Prakash Pathak

of Flat No. D 2702/3 is/are the Registered Holder/s of FIVE fully paid up Shares bearing Distinctive Nos. from 1631 to 635 (both inclusive), of Rs. 50/- each, totaling to Rs.

250/- (Rupees Two Hundred Fifty only) in the EKTA MEADOWS A, B, C, D, E, F, & G CO-OPERATIVE HOUSING SOCIETY LTD. Borivall (East) Mumbai - 400 066, subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said society,

Rs. 250/-

at Mumbai, on this 06th day of Nov. 2014.

Seal

[Signature]
Hon. Chairman

[Signature]
Hon. Secretary

[Signature]
M.C. Member

Note: No transfer of the Shares Comprised in this Certificate will be registered unless accompanied by this Certificate. Please Do Not Laminate this Share Certificate.



Ekta Meadows A,B,C,D,E,F and G CHS Ltd.

Reg. No. MUM/WR/HSG./TC/14614/2009-10/2010

CTS No. 279, Siddharth Nagar, off Western Express Highway, Borivali (East), Mumbai- 400066
Phone 8655 011 319 Email ID – ektameadows2010@gmail.com

Date: 20.10.2018

To,

Mrs. Neelam Pathak & Mr. Indu Prakash Pathak
Flat No. D-2702/3,
Ekta Meadows ABCDEF & G CHS Ltd.,
Siddharth Nagar, Borivali (East),
Mumbai 400 066.

Dear Sir,

Sub: NOC for selling your Flat D-2702/3

This has reference to your letter request dated 16th October'2018 and submission of form No. 20(1) & 20(2), We have no objection to sale your Flat No. D-2702/3 to Mr. Prakash Sudhakar Padmalwar and Mrs. Shital Prakash Padmalwar

Validity of this NOC is 30 days from the date of issue.

Thanking you,

Yours faithfully,

For Ekta Meadows ABCDEF & G CHS Ltd.,

Hon. Secretary
Deepak Nair



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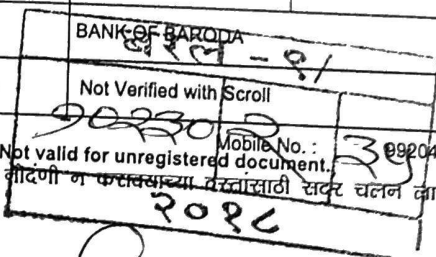




CHALLAN
MTR Form Number-6



MH008426178201819E		BARCODE	Date	19/11/2018-16:17:58	Form ID	25.2
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID (If Any)			
of Payment Registration Fee			PAN No.(If Applicable)	AGPPP7871H		
e Name BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	PRAKASH SUDHAKAR PADMALWAR AND OTHER		
tion MUMBAI			Flat/Block No.	FLAT NO 2703 D WING EKTA MEADOWS A B C		
2018-2019 One Time			Premises/Building	D E F AND G CHS LTD		
Account Head Details		Amount In Rs.	Road/Street	BEHIND SIDDHARTH NAGAR MAGATHANE		
45501	Stamp Duty	615000.00	Area/Locality	BORIVALI EAST MUMBAI		
63301	Registration Fee	30000.00	Town/City/District			
			PIN	4	0	0
			PIN	0	0	6
			PIN	6	6	
Remarks (If Any)						
PAN2=ALPPP2936E--SecondPartyName=INDU PRAKASH PATHAK AND OTHER-						
Amount In		Six Lakh Forty Five Thousand Rupees Only				
Words		6,45,000.00				
Bank Details			FOR USE IN RECEIVING BANK			
BANK OF BARODA			Bank CIN	Ref. No.	02003942018111900713	100040293
Cheque-DD Details			Bank Date	RBI Date	19/11/2018-16:19:57	Not Verified with RBI
/DD No.			Bank-Branch			
f Bank			BANK OF BARODA			
f Branch			Scroll No. , Date			



ment ID :
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू.

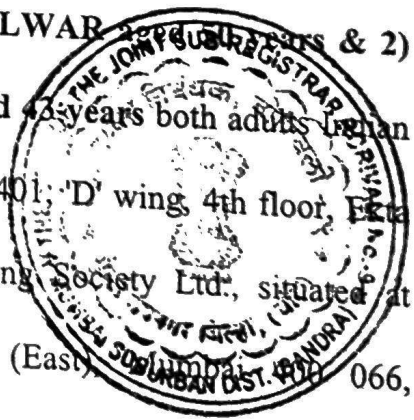
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 19th day of November, 2018 **BETWEEN 1) MR. INDU PRAKASH PATHAK** aged 57 years & 2) **MRS. NEELAM PATHAK** aged 53 years, both adults, Indian Inhabitants of Mumbai, having address at 20C, Tower A, Viceroy Park Co-operative Housing Society Ltd. Thakur Village, Kandivali (East), Mumbai 400 101 and also owners of Flat No.2702 & Flat No.2703, 'D' wing, 27th floor, Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd., situated at Behind Siddharth Nagar, Magathane, Borivali (East), Mumbai 400 066, hereinafter called "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assign) of the **ONE PART A**

N D 1) MR. PRAKASH SUDHAKAR PADMALWAR aged 43 years & 2) **MRS. SHITAL PRAKASH PADMALWAR** aged 43 years both adults, Indian Inhabitants of Mumbai, having address at Flat No.401, 'D' wing, 4th floor, Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd., situated at Behind Siddharth Nagar, Magathane, Borivali (East), Mumbai 400 066, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof ~~mean and include their respective~~ heirs, executors, administrators and assign) of the **OTHER PART.**



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Indu Pathak
Neelam Pathak

Prakash Sudhakar Padmalwar
Shital Prakash Padmalwar

WHEREAS THE TRANSFERORS HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFEREES AS FOLLOWS:

a) By an Agreement dated 24th day of May, 2009 registered before the Sub-Registrar of Assurances vide Sr.No.BDR5-04365-2009 Dated 29/05/2009 made & entered into between Ekta Sankalp Developers an Association of persons & having its principal place of business at 401, Durga Chambers, Linking Road, Khar (West), Mumbai 400 052, therein called as "The Developers" of the One and 1) MR. INDU PRAKASH PATHAK & 2) MRS. NEELAM PATHAK (the Transferors herein), therein called as "The Purchaser/s" of the Other Part, the later have purchased and acquired a premises on ownership basis viz. Flat No.2703, admeasuring 41.5 sq.mtrs. Carpet area (which is inclusive of the area of balconies if any) in 'D' wing on 27th floor, in the building then known as Ekta Meadows (and now known as Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd.) situated at Behind Siddharth Nagar, Magathane, Borivali (East), Mumbai 400 066 at Village Magathane, Taluka Borivali, District Mumbai, more particularly described in the schedule written hereunder (hereinafter referred to as "the said Flat") at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of the said Flat.



b) That the various Purchasers of the said building formed a Co-operative Housing Society namely Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd., registered under the Maharashtra Co-operative

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Societies Act, 1960 bearing Registration No.MUM/WR/HSG/TC/14614/2009-10/2010 (hereinafter called “**the said Society**”) and the Transferors herein, became one of the members of the said Society and the said Society issued in their favour Five Shares of Rs.50/- each, bearing Distinctive Nos.1631 to 1635 vide Share Certificate No.320 (hereinafter called “**the said Shares**”). That the said Transferors had also purchased another flat i.e. Flat No.2702, 'D' wing on 27th floor in the said society and therefore the said society issued only one common Share Certificate in respect of the said two Flats bearing Flat No.2703, 'D' wing and Flat 2702.

c) That the said Transferors have taken loan from Kotak Mahindra Bank Limited (hereinafter referred to as “**the said Bank**”) by mortgaging the said flat and Flat No.2702 and have to repay a sum of Rs.1,30,69,611/- (approximately) in respect of the said Flat and the said Flat No.2702 till date to the said Bank.

d) That the Transferors have approached and informed the said Bank that they want to sell the said Flat/Premises to the Transferees herein.

e) That in the Premises aforesaid the Transferors are legally entitled to the said Premises and the said shares together with benefits attached to it and that neither the Transferors herein personally or through any of their agent/s or constituted attorney has/have or had at any time heretofore



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either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said Premises.

f) That except the loan taken from the said Bank, the title of the Transferors in respect of the said Flat with said shares and benefits is absolutely clear and marketable, free from all encumbrances 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, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances.

g) 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 Flat 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.



h) 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 Flat with said shares and said

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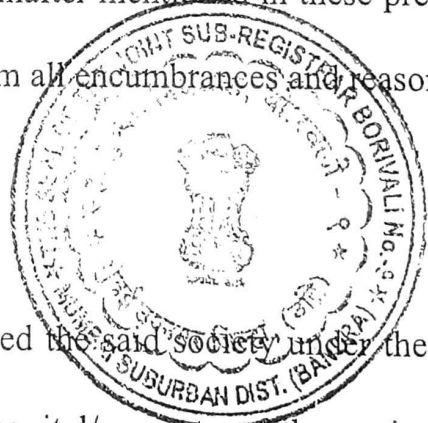
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benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or concealment from the Transferees in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.

AND WHEREAS upon the strength of the representation and declaration made by the Transferors to the Transferees, the parties have negotiated for sale and purchase of the said Flat in the said building on the said property with said shares and said benefits with all incidental benefits and right, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of Rs.1,23,00,000/- (Rupees One crore twenty three lakhs only) payable to the Transferors with vacant and peaceful possession of the said Flat with said shares and said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the Transferors and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.



AND WHEREAS the Transferors have informed the said society under the Bye-law to transfer the shares and interest in the capital/property of the society and obtained the necessary permission from the said society to sell transfer and assign the said Flat and the said shares to the Transferees.

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twenty three lakhs only) being the Full & Final consideration amount to be paid by the Transferees to the Transferors in the following manner :

- a) Rs.26,77,000/- (Rupees Twenty six lakhs seventy seven thousand only) being the **Part Consideration** amount paid by the Transferees to the Transferors before the execution of this agreement, the receipt whereof the Transferors doth hereby admit, acknowledge and confirm at the foot of this agreement, against vacant and peaceful possession of the said Flat.
- b) The Transferees shall deduct a sum equivalent to 1% of the consideration amount towards TDS amounting to Rs.1,23,000/- (Rupees One lakh twenty three thousand only) and after depositing the amount with the Government treasury shall forthwith handover the FORM 26QB to the Transferors to that effect. This Form 26QB will be treated as an integral part of payment towards the proceeds for the sale/purchase of the Flat.
- c) Rs.95,00,000/- (Rupees Ninety five lakhs only) being the **Balance Consideration** amount to be paid by the Transferees within 30 days from the date of execution of this agreement by saving a loan taken from any bank and/or any financial institution in the following manner :

- i) Rs.25,69,611/- to be paid directly to the said Bank, on behalf of and as per the direction of the Transferors as a repayment of loan taken by the Transferors and the said amount to be received by the Transferors as the consideration of the said Flat.

- ii) Rs.69,30,389/- to be to the Transferors against the vacant and peaceful possession of the said Flat

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

THE SCHEDULE HEREINABOVE REFERRED TO:

All that self contained Flat on ownership basis viz, Flat No.2703, 'D' wing admeasuring 41.5 sq.mtrs. (which is inclusive of the area of balconies if any) on 27th floor, Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd., situated at Behind Siddharth Nagar, Magathane, Borivali (East), Mumbai 400 101 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban on land bearing C.T.S. No.279 of Village Magathane, Taluka Borivli, Mumbai Suburban District.

SIGNED AND DELIVERED

by the withinnamed the TRANSFERORS

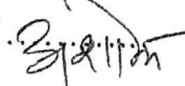


MR. INDU PRAKASH PATHAK &

PAN NO. ALPPP2936E

MRS. NEELAM PATHAK

PAN NO. AAJPP5340B

in the presence of 

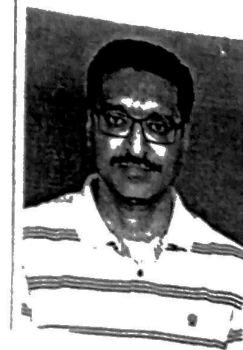







SIGNED AND DELIVERED

by the withinnamed the TRANSFEREES



MR. PRAKASH SUDHAKAR PADMALWAR &

PAN NO. AGPPP7871H

Pradmalwar

MRS. SHITAL PRAKASH PADMALWAR

PAN NO. AMMPP7836K

in the presence of

V. Dalhau

Pradmalwar



बरल - ९/		
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मालमत्ता पत्रक

तालुका/न.भ.मा.का. -- न.भ.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

विभाग/मोजे -- मागाठणे

धरणाधिपार

शासनाला दिलेल्या अकारणीचा किंवा भाड्याचा तहभरात आणि त्याच्या फेर तहभरातची नियत यज्ज

मूल्य भुगण्डा क्रमांक
 २७९ [३०४९९.४]
 [-२९५०५.६ न.भ.क.२७९ गा.न.]
 [-----]
 [९८५.८]
 १८००४.००

सुविधाधिकार
 हक्काचा मुळ धारक [शेतीकडे]

पट्टेदार

द्वार पार

द्वार शरी

दिनांक	व्यवहार	खंड क्रमांक	नविन घरक (धा) पट्टेदार (धा) किंवा धार (धा)	साक्षाकन
३/८/१९८३	न.पू.अ.क्र.६ यांचे कडिल दि.८.३.८३ चे आदेशाने	S.I.F	न.पू.क्र.२७९ मध्ये क्षेत्रला २९५०५.६ चौ.मी. [न.पू.क्र.२७९ मधून गेलेने कमी] [शिल्लक क्षेत्र ९८५.८ चौ.मी. दाखल] सात बारा प्रश्नणे नावे दाखल [(H)] [१]श्रीमती सुमनबेन लक्ष्मीचंद जव्हरी [२]जयालक्ष्मी नागर दास जव्हरी [३]परेश नागर दास जव्हरी [४]सुरेश नागरदास जव्हरी	०८/०३/१९८३ न.पू.अ. बोरीवली
१८/९/१९८६	मा.उ.वि.अ.मुंबई यांचेकडिल आदेश क्र. DLN/LND/६०२३ दि.२२.८.८६ व या कार्यालयचा आदेश क्र.न.पू.१७४,१७६,२७३ मागाठणे/मोर ४९ दि. १८.९.८६ अन्वये क्षेत्र दाखल केरने १८००४.०० चौ.मी	S.I.F	(H) मे.खटाय स्पीनींग एन्ड विखींग मिल्स लिमिटेड	१८/०९/१९८६ न.पू.अ. बोरीवली
१५/१२/१९८७	मे.उपविभागीय अधिकारी यांचेकडिल क्र. DLN/LND/B ६०२२ दि.३.१२.१९८५ आणि दि. २२.१०.६४ चे वनार पत्र अल व एक डील आदेश क्र.न.पू. क्र.२७९ मागाठणे/८७ दि.१५.१२.८७	S.I.F	(H) मे.खटाय स्पीनींग एन्ड विखींग मिल्स लिमिटेड	१५/१२/१९८७ न.पू.अ. बोरीवली



बरल - ९/
 २०२३० २७ ३५ (पान नं. -- 1)
 बरल - ५१०९८
 २३६६ ३७
 २००९

RECEIPT

RECEIVED of and from the Transferees 1) MR. PRAKASH SUDHAKAR PADMALWAR & 2) MRS. SHITAL PRAKASH PADMALWAR a sum of Rs.26,77,000/- (Rupees Twenty six lakhs seventy seven thousand only) being the Part Consideration amount in respect of the said Flat viz. Flat No.2703, 'D' wing on 27th floor, Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd., situated at Behind Siddharth Nagar, Magathane, Kandivli (East), Mumbai 400 101, which we have agreed to sell to them as per the terms of this Agreement.

The said amount is received by us in the following manner:-

<u>Amount</u>	<u>Chq/RTGS No.</u>	<u>Date</u>	<u>Banker's Name and Branch</u>
20,00,000/-	SBINR5201810 1500024474	15/10/2018	State Bank of India
6,77,000/-	000016	19/11/2018	HDFC Bank, Vile Parle, Branch

We say received Rs.26,77,000 -



(MR. INDU PRAKASH PATHAK)

(MRS. NEELAM PATHAK)

TRANSFERORS

WITNESSES :-

- 1.
- 2.

बराबत - २/		
१०२३०	२०	३५
२०१८		