324/5975 Saturday,May 05 ,2018 9:52 AM पावती

Original/Duplicate

नोंदणी क्रं. : 39म

Regn.:39M

पावती क्रं.: 5975

टिनांक: 05/05/2018

गावाचे नावः पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-१-5199-2018

दस्तऐवजाचा प्रकार : करारनामा सादर करणाऱ्याचे नाव: अमन पंत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

पृष्ठांची संख्या: 45

रु. 900.00

एकूण:

रु. 30900.00

दु.निबंधक बोरीवली 1

सहः दुय्यम निबंधक बोरीवली क. १,

बाजार मुल्य: रु.7510280.4 /-मोबदला रु.11800000/-

भरलेले मुद्रांक शुल्क : रु. 590000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000947052201819S दिनांक: 05/05/2018

बँकेचे नाव व पत्ता: Panjab National Bank 2) देयकाचा प्रकार: By Cash रक्कम: रु 900/-

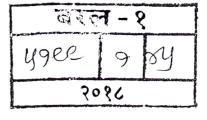


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) 20180505133 05 May 2018,09.35 47 AM Valuation ID मुल्यांकनाचे वर्ष 2018 जिल्हा मुंबई(उपनगर) मुल्य विभाग 57-पहाडी-गोरेगाव पश्चिम (बोरीवली) 57/264 भुभाग : उत्तरेस गावाची हद्द, पुर्वेस लिंक रोड. दक्षिणेस गावाची सीमा व पश्चिमेस खाडी उप मुल्य विभाग सर्व्हे नंबर /न. भू. क्रमांक : सि.टी एस. नंबर#1073 वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. कार्यलिय खुली जमीन निवासी सदनिका औद्योगीक मोजमापनाचे एकक दुकाने 86400 159800 चौरस मीटर 175800 191800 159800 वांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)-44.76चौरस मीटर । मिळकतीचा वापर-बांधीव निवासी सदनिका मिळकतीचा प्रकार-बांधकामाचे वर्गीकरण-।-आर सी सी मिळकतीचे वय-मूल्यदर/बांधकामाचा दर -Rs.159800/-0 TO 2वर्षे उद्ववाहन सुविधा-आहे मजला -5th floor To 10th floor Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018 मजला निहाय घट/वाढ = 105% apply to rate= Rs.167790/-घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर =(((वार्षिक मुल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((167790-86400) * (100 / 100))+86400) = Rs.167790/-A) मुख्य मिळकतीचे मुल्य = वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र = 167790 * 44.76 = Rs.7510280.4/-= मुख्य मिळकतीचे मुल्य +तळघराचे मुल्य + मेझॅनाईन मजला क्षेत्र मुल्र तळाचे मुल्य + खुल्या जिंग्नीवरील वाहन तळाचे मुल्य + इमारती भोवती एकत्रित अंतिम मुल्य = A + B + C + D + E + F + G + H + 1=Rs.7510280.4/-

Home

Print

सह दुव्यम निबंधक, बोरीवली क्र.-१। मुंबई उपनगर जिल्हा.



महाराष्ट्र शासन GOVERNMENT OF MAHARASHTRA ई-सरक्षित बंक व कोषागार पावती e-SECURED BANK & TREASURY RECEIPT (e-SETP

1,61,91,437945496

Bank/Branch: PNB/OSHIWARA(6628)

Pmt Txn id : 260418M5070 Pmt **b**tTime : 26-04-2018@09:54:34

ChallanIdNo: 03006172018042450433.

District : 7101/MUMBAI

Stationery No: 16191437945496

Print DtTime: 26-04-2018@15:35:23 : MH000947052201819S

Name : IGR190/BRL1_JT SUB REGIST GRAS Office

StDuty Schm: 0030045501-75/Sale of Other MonJudicial Stamps SoS StDuty Amt : R 5,90,000/-(Rs Five, Nine Zero, Zero Zero Gero only)

Rgnmee Schm: 0030063301-70/Ordinary Collections IGR

RgnFee Amt : R 30,000/-(Rs Three Zero, Zero Zero Zero only)

Article

: B25/Agreement to sale/Transfer/Assignment

Consideration: R 1,18,00,000/-

Prop Descr : FLAT NO D/616 6, TH FLOOR BLDG NO, 3 VEENA APRTS, IN VEENA CHS LTDSEJA

L PARK LINKRD GOREGAON, WEST MUMBAI, Maharashtra

Duty Payer: (PAN-AYQPP4209E) AMAN PANT

Other Party: (PAN-AEHPM4893C) YOGESH GULRAJ MEHTA

Bank officiall Name & Signature

Meha Sing Bank official2 Name & Signature low this line ---- Space for customer/office u

Data of ESBTR for GRN MH000947052201819S Bank - PUNJAB NATIONAL BANK

Stationary No

Print DtTime

GRAS GRN

GRN Date

Bank/Branch

ChallanidNo

: Oshiwara

Pmt Txn id Pmt DtTime

District

: 260418M5070

: 26/04/2018 09:54:34

: 03006172018042450433

: 7101 / MUMBAI

: IGR190 / BRL1_JT SUB REGISTRAR BORIVALI 1

StDuty Schm

Office Name

: 0030045501-75/ Stamp Duty(Bank Portal)

StDuty Amt

: Rs 5,90,000.00/- (Rs Five Lakh Ninety Thousand Rupees Only) . งบรงบบธัง3301-70 / Registration Fee
: Rs 30,000.00/- (Rs Thirty Thousand Rupas otinity) be printed and used
Only for verification

RgnFee Schm

RgnFee Amt

Article

: B25

Prop Mvblty

: Immovable

Consideration

: 1,18,00,000.00/-

: 16191437945496

: 26/04/2018 15:35:23

: 26/04/2018 14:35:44

: MH000947052201819S

Prop Descr

: FLAT NO D/616 6,TH FLOOR BLDG NO,3 VEENA APRTS,IN VEENA CHS LTD , SEJAL PARK LINK

: RD GOREGAON, WEST MUMBAI, Maharashtra

: 400104

Duty Payer

: PAN-AYQPP4209E AMAN PANT

Other Party

: PAN-AEHPM4893C YOGESH GULRAJ MEHTA

Bank Scroll No

: 1

Bank Scroll Date : 27/04/2018

RBI Credit Date

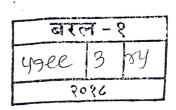
: 27/04/2018

Mobile Number

: 9594761757

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|---------|---------------|------------------|-------------------------|--------|-------------------|
| 1 | (iS)-324-5199 | 0000681186201819 | 05/05/2018-09:40:49 | IGR190 | 30000.00 |
| - | (iS)-324-5199 | 0000681186201819 | 05/05/2018-09:40:49 | IGR190 | 590000.00 |
| | V-7 | | Total Defacement Amount | | 6,20,000.00 |





THIS AGREEMENT FOR SALE is made and entered into a character into a charac Mumbai, on this 5th day of may 2018.

No. AEHPM4893C, & Mrs. REKHA YOGESH MEHTA, aged 41 years, holding PAN No. AKQPM6055R, both adults, Indian Inhabitants, having address at and Owners of Flat No. D/616, 6th Floor, Building No. 3 known as Veena Apartment, of the Veena Co - Operative Housing Society Ltd., situated at Sejal park, Link Road, Near Goregaon Bus Depot, Goregaon (W), Mumbai - 400 104., hereinafter referred to as the "TRANSFERORS" (which expression it be repugnant to the context or meaning thereof shall mean and include their heirs, administrators and assigns) of the ONE PART

AND

Mr. AMAN PANT aged 29 years, holding PAN AYQPP4209E, & Ms. DEEPTI SHARMA, aged 28 years, holding PAN No. CDYPS8448B, both adults, Indian Inhabitants, having address at 659, Vikas Kunj, Vikas Puri, West Delhi - Delhi - 110 018, hereinafter referred to as the "TRANSFEREES" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

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Botro who Cont'd.

WHEREAS the TRANSFERORS are the registered members of Veena Co-operative Housing Society Ltd., registered with Dy. Registrar of Societies at Mumbai, under the Maharashtra Co – Operative Societies Act 1960, vide registration No. MUM / W-P / HSG / TC / 10347 / 99-2000 (hereinafter referred to as "SAID SOCIETY") and by virtue of being the member of the said society, they have been holding on ownership basis Flat No. D/616, 6th Floor, Building No. 3 known as Veena Apartment, in Veena Co-operative Housing Society Ltd., Sejal Park, Link Road, Near Goregaon Bus Depot, Goregaon (W), Mumbai – 400 104., admeasuring 401.50 Sq. Ft. Carpet Area i.e. equivalent to 37.30 Sq. Mtrs. Carpet Area, hereinafter referred to as "SAID FLAT".

WHEREAS

M/s. Shree Sejal Construction Pvt. Ltd., a firm of developers/builders having its registered office at 30, C. P. Tank Road, 1st Floor, Mumbai - 400 004., developed all that piece and parcel of plot of land bearing survey no. 161 (part), C. T. S. no. 1073, 1074 being lying and situate at Sejal Park, Link Road, Near Goregaon Bus Depot, Goregaon (W), Mumbai - 400 104., (hereinafter referred to as The Said Plot) and constructed a building therein known and named as Veena Apartment as

person by Municipal Corporation of Greater Mumbai and as person by person prevailing at the relevant time.

Yile Agreement dated 13.09.1993, Mr. Ashok Vaidnath Thakur, had acquired from the above said developers/builders on mership basis a residential premises being Flat No. D/616, 6th Floor, Building No. 3 known as Veena Apartment, in Veena Co-operative Housing Society Ltd., Sejal Park, Link Road, Near Goregaon Bus Depot, Goregaon (W), Mumbai - 400 104., for valid consideration and upon the terms and conditions as contained thereunder (hereinafter referred to as "The said Flat").

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The said Purchaser therein in terms of the above said Agreement had paid therein the full and entire consideration thereof and had obtained the

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requisite receipts of such payments made to the developers/builders and the developers/builders had handed over the possession of the said Flat to the Purchaser therein.

Various owners in the said Veena Apartment formed a Co-Operative Housing Society under the Maharashtra Co-Operative Society's Act, 1960 and formed under the name and style of Veena Co-Operative Housing Society Ltd., registered with the Dy. Registrars of Co-Operative Societies at Mumbai under Registration No. being MUM / W-P / HSG / TC / 10347 / 99-2000 (hereinafter referred to as Said Society).

The said Flat Purchaser had been admitted as member of the said Society and had been allotted Five (5) fully paid up shares of Rs. 50/- each bearing distinctive Nos. from 576 to 580 (both inclusive) evidenced under Share Certificate No. 116 issued by the said Society, referred to as the said Shares

Subsequently, vide Agreement for Sale dated 09.02.20 Purchaser therein Mr. Ashok Vaidnath Thakur sold and / or transferres rights, title and interest in the said Flat to Mr. Ketan Chandrakant Mrs. Parul Ketan Doshi for valuable consideration as mentioned in the Agreement for Sale.

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Thereafter, vide Agreement for Sale dated 28.02.2003, the said Mr. Ketan Chandrakant Doshi & Mrs. Parul Ketan Doshi sold and / or transferred their rights, title and interest in the said Flat to Mr. Abhijith Padman & Mrs. Sudha Abhijith for valuable consideration as mentione the said Agreement for Sale.

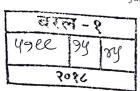
Thereafter, further vide Agreement for Sale dated 21.01.2006, the २०१८ said Mr. Abhijith Padman & Mrs. Sudha Abhijith sold and / or transferred their rights, title and interest in the said Flat to Mr. Prakash Raju Shetty & Mrs. Vidya Prakash Shetty for valuable consideration as mentioned in the said Agreement for Sale. Cont'du 4/-

- Koohishauma

- 19. That the TRANSFERORS herein are absolutely and fully responsible & liable to pay all the taxes, dues / arrears of State Government / Central Government / Service Tax Authority, Central Excise Dues / Taxes, Income Tax, VAT, Municipal and Local Taxes, Property Taxes, Loans or any kind of outstanding and arrears due and pending as on date to any concerned department in respect of the Said Flat till the Handing Over Date of the Said Flat.
- 20. The TRANSFERORS agree to transfer Said Shares and their interest in the Said Flat to the TRANSFEREES and the TRANSFEREES are entitled to hold, possess, occupy and enjoy the Said Flat without any interruption from the TRANSFERORS or anyone else claiming through them. The TRANSFERORS hereby further declare that they have full right and absolute authority to enter into this Agreement for sale and transfer the Said Flat and that they have not done or performed any act, deed, matter or things whatsoever whereby they may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the TRANSFEREES may be obstructed, prevented or hindered in enjoying the rights to be aferred or transferred or assigned in their favour or whereby quiet peaceful enjoyment possession of the TRANSFEREES in respect

his Agreement has been executed in Mumbai, the payments are made in Mumbai and the Said Flat is situated in Mumbai, hence it is subject to jurisdiction of Mumbai's court of law.

Said Flat may be disturbed.



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Cont'd...13/-

SCHEDULE OF THE PROPERTY

The TRANSFERORS hereby agree to transfer in favour of the TRANSFEREES together with rights, title and interest in Flat No. D/616, 6th Floor, Building No. 3 known as Veena Apartment in Veena Cooperative Housing Society Ltd., along with Five fully paid up shares of Rs. 50/- each bearing distinctive Nos. from 576 to 580 (Both Inclusive) under Share Certificate No. 116 issued by Veena Co-operative Housing Society Ltd., at Plot of Land bearing Survey No. 161 (part), C. T. S. No. 1073, 1074, Village Pahadi Goregaon, Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban of the Municipal Corporation of Greater Mumbai situated at Sejal Park, Link Road, Near Goregaon Bus Depot, Goregaon (W), Mumbai - 400 104., admeasuring 401.50 Sq. Ft. Carpet Area of the building constructed in the year 1991 (Suburban)

And further details of which are as under:

Year of Construction

1991-92

Type of Construction

R. C. C.

No. of floors

Ground + 7 Upper Floors (with lift)

Area of flat

401.50 Sq. Ft. Carpet Area

i.e. 37.30 Sq. Mtrs. Carpet Area

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|---------------|----|----|--|--|--|--|
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| २०१८ | | | | | | |

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands on the day and the year first hereinabove mentioned.

SIGNED AND DELIVERED by withinnamed the *TRANSFERORS*Mr. YOGESH GULRAJ MEHTA
PAN No. AEHPM4893C



Ŀ

Mrs. REKHA YOGESH MEHTA PAN No. AKQPM6055R in presence of

Rumesh v. manserice







SIGNED AND DELIVERED by the withinnamed *TRANSFEREES*Mr. AMAN PANT

PAN No. AYOPP4209E





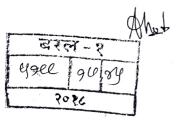
&

Ms. DEEPTI SHARMA PAN No. CDYPS8448B in presence of

An: 1 |chodice







Cont'd...15/-

TECHLOS DEPARTMENT

GOVT OF INDIA

TNA-TIME

GIRISH PANT

49/09/1988

AVOPP4209E

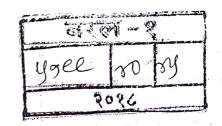
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324/5199

शनिवार,05 मे 2018 9:42 म.पू.

दस्त क्रमांक: बरल-१/5199/2018

बाजार मुल्यः रु. 75.10,280/-

मोबदला: रु. 1.18.00,000/-

दस्त गोषवारा भाग-1

भरलेले मुद्रांक शुल्क: रु.5,90,000/-

दु. नि. सह. दु. नि. बरल-१ यांचे कार्यालयात

अ. क्रं. 5199 वर दि.05-05-2018

रोजी 9:28 म.पू. वा. हजर केला.

पावती:5975

पावती दिनांक: 05/05/2018

सादरकरणाराचे नाव: अमन पंत

बरल-१

दस्त क्रमांक: 5199/2018

नोंदणी फी

30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्टांची संख्या: 45

एकुण: 30900.00

भंबई उपन्मार जिल्हा.

सह दुय्यम निबंधक्ती

दस्त हजर करणाऱ्याची सही:

क, बोरीवली क्र.-१।

दस्तीचा प्रक्रारः करारनामा

मुद्रांक ्शुल्क: (एक) कोण्त्याही महानगरपातिकेच्या हदीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हदीत किंवा उप-

खँड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 05 / 05 / 2018 09 : 28 : 33 AM ची वेळ: (सादरीकरण)

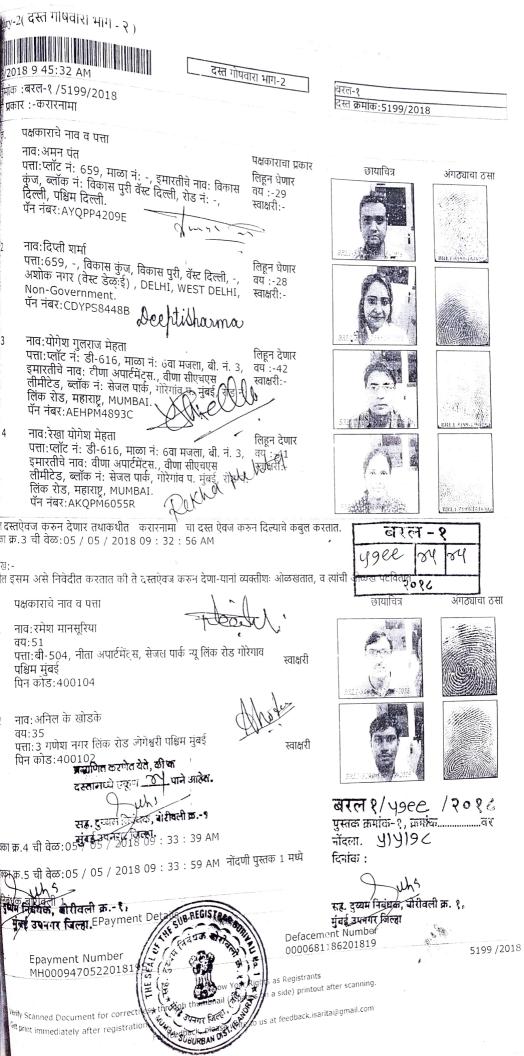
शिक्का क्रं. 2 05 / 05 / 2018 09 : 30 : 40 AM ची वेळ: (फी)

छन्त्र ygee 2086

प्रतिज्ञापञ् • सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तर्तुदीनुसारच नोंदणास दाखल बेन्लेला आहे. * दुस्तावीस चंतून क िपादका व्यक्ती, साक्षादार व सोबत जोडलेल्या का कायदेशीर बाबीसादी ्राची सत्यता, वैधता ं ^{का}णे जवाबदार रा**हती**ल. रंगहून द्वेणारे :

Rexia herra

लहून घेणारे.





सुची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 5199/2018

नोदंणी:

Regn:63m

गावाचे नाव: पी.एस.पहाडीगोरेगांव

1)विलेखाचा प्रकार करारनामा 2)मोबदला

11.800000

{3)}बाजारभाव(भाडेपटटयाच्या ग्राबतितपटटाकार आकारणी देतो की

7510280.4

हटेदार ते नमुद करावे) 4) भू-मापन,पोटहिस्सा व घरक्रमांक 1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन :सदिनका नं: डी-616, माळा नं: 6 वा मजला,बी. नं. 3, इमारतीचे नाव: वीणा अपार्टमेंट्स,वीणा सीएचएस लीमीटेड, ब्लॉक नं: सेजल पार्क,गोरेगांव प. मुंबई -

400104, रोड : लिंक रोड((C.T.S. Number : 1073 आणि 1074 ;)) 1) 44.76 चौ.मीटर

05/05/2018

5199/2018

590000

30000

5) क्षेत्रफळ

असल्यास)

6)आकारणी किंवा जुडी देण्यात असेल व्हा.

7) दस्तऐवज करुन देणा-या/लिहून

वणा-या पक्षकाराचे नाव किंवा दिवाणी गायालयाचा हुकुमनामा किंवा आदेश

भसल्यास,प्रतिवादिचे नाव व पत्ता.

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व

केवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व

(9) दस्तऐवज करुन दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ (12)बाजारभावाप्रमाणे मुद्रांक शुल्क

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

गुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक् शुल्क आकारताना निवडलेला अनुच्छेद :- :

1): नाव:-योगेश गुलराज मेहता वय:-42; पत्ता:-प्लॉट नं: डी-616, माळा नं: 6वा मजला, बी. नं. 3, इमारतीचे नावः वीणा अपार्टमेंट्स., वीणा सीएचएस लीमीटेड, ब्लॉक नं: सेजल पार्क, गोरेगांव प.

मुंबई, रोड नं: लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AEHPM4893C रुपर, राज ते राज्य राज, नुहाराडू, नाजनिक्ताः वित्त बराज-नुज्जान ने ति ति माळा नं: 6वा मजला, बी. नं. 3, 2): नाव:-रेखा योगेश मेहता वय:-41; पत्ता:-प्लॉट नं: डी-616, माळा नं: 6वा मजला, बी. नं. 3, इमारतीचे नाव: वीणा अपार्टमेंट्स., वीणा सीएचएस लीमीटेड, ब्लॉक नं: सेजल पार्क, गोरेगांव प. मुंबई,

रोड नं: लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AKQPM6055R 1): नाव:-अमन पंत वय:-29; पत्ता:-प्लॉट नं: 659, माळा नं: -, इमारतीचे नाव: विकास कुंज, म्)ः नापा-जनग्र परा प्रपान-४५, प्रसान-प्राट पा. ०५५, नाजा पा. -, रनारसाय नापा प्रपास अजार ब्लॉक नं: विकास पुरी वॅस्ट दिल्ली, रोड नं: -, दिल्ली, पश्चिम दिल्ली. पिन कोड:-110018 पॅन

2): नाव:-दिप्ती शर्मा वय:-28; पत्ता:-659, -, विकास कुंज, विकास पुरी, वस्ट दिल्ली, -, अशोक नगर (वेस्ट डेळ्:ई) , DELHI, WEST DELHI, Non-Government.

पॅन ने:-CDYPS8448B 05/05/2018

SUBURBAN ONS

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

सह दुय्यम निबंधोंक, बीरीवली क्र.-१। मुंबई दूपनगर जिल्हा.