

From,

Manoj P. Kacharia
Flat No.2801, 28th Flr.,
Raheja Excelsior Chs. Ltd.
Tardeo Road,
Tardeo,
Mumbai- 400034

Date : 09/01/2020

*To,

Municipal Corporation of Greater Mumbai,
Property Tax Department,
Mumbai.

Ref. No. : Property A/c No. – DX2203600110032

Sub : Change in Billing Name

Dear Sir,

I undersigned Manoj P. Kacharia, purchased Flat No.2801, 28th Flr., Raheja Excelsior Chs. Ltd, Tardeo Road, Tardeo Mumbai – 400034, holding Property A/c No. DX2203600110032, from Mr. Prakash V. Vaswani on 16/03/19.

Recently I have received bill for outstanding property tax for F.Y.2019-20 in the name of previous owner Mr.Prakash V. Vaswani.

Now I want to change the Billing Name in following names:

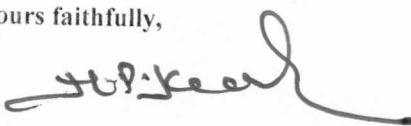
1. Manoj P. Kacharia
2. Bela M. Kacharia
3. Rikin M. Kacharia
4. Viral M. Kacharia

For this purpose I am enclosing herewith receipt of online application uploaded by me on MCGM portal

So I hereby request you to kindly make the changes in Billing Name immediately.

Thanking you in advance.

Yours faithfully,



(Manoj Kacharia)

No. 026

**RAHEJA EXCELSIOR CO-OPERATIVE HOUSING
SOCIETY LIMITED**

Regn. No. Mum/WD/HSG/[TC] 9241/13-14/2013

Plot Bearing C.S. No.1/404, Tardeo Division 63, Tardeo Road, Mumbai-400 034.

Share Certificate

Authorised Share Capital Rs. 18,500/- divided into 370 share of Rs. 50/- each

Share Certificate No. 26 Member's Register No. 26

THIS IS TO CERTIFY that Shri/Smt./M/s. Mr. Prakash Vaswani &
Mrs. Janvi Prakash Vaswani of Flat No. 2801

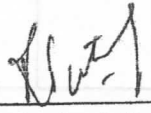
is the Registered Holder of 10 (Ten) fully paid up shares of Rs Fifty each numbered
from 281 to 290 both inclusive

in Raheja Excelsior Co-operative Hsg. Soc, Ltd subject to the Bye-laws of the said Society.

GIVEN under the Common Seal of the said Society at Mumbai on 7th day of December 2013


Chairman


Secretary


Authorised M.C.
Member

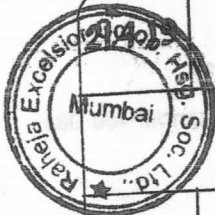
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P.T.O



Memorandum of the transfers of the within Mentioned Shares.

Date of Transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee
	4	26	Mr Manoj Pravinchandra Kacharia, Smt. Bela Manoj Kacharia, Mr Rikin Manoj Kacharia & Mr. Viral Manoj Kacharia	35
		Chairman	Secretary	Auth Member M.C.
		Chairman	Secretary	Auth Member M.C.
		Chairman	Secretary	Auth Member M.C.
		Chairman	Secretary	Auth Member M.C.
		Chairman	Secretary	Auth Member M.C.



Chairman
[Signature]

Secretary
[Signature]

Auth Member M.C.
[Signature]

[Signature]

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9188	2
2 - 2019	





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुख्यमंत्रालय सन 2018-19

1. वस्तुवाचा प्रकार :- अॅपार्टमेंट फ्लॉट अनुच्छेद क्रमांक 1/404
2. सावरकर्त्याचे नाव :- महाराष्ट्र प्रदोषण कंपनी लि.
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- लाइसेंस विभाग
5. नगरभूमापन क्रमांक/सर्व्हेट्रॉ/अंतिम भूखंड क्रमांक :- 1/404
6. मूळ्य वगविभाग (शोन) :- 8 उपविभाग 70
7. भिन्नकृतीचा प्रकार :- खुली जमीन निवासी / कार्यालय / दुकान / औद्योगिक
पट्टी चौ मी.घर :- 286700
8. वस्तात वसुध केलेल्या भिन्नकृतीचे क्षेत्रफळ :- 203.40 बरतपेट / विन्ड अप चौ.मी.
9. कारपार्किंग :- 3 गच्ची :- — पोटमाळा :- —
10. मजला क्रमांक :- 26 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 2013 घसारा :- 0
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यावर हक्क्यातील मार्गदर्शक सुचन क्र. :- — ज्यामध्ये दिलेली घट / वाढ
14. गाडेकरू व्याप्ती निष्कत असल्यास :- 1. ह्या ह्या ताब्यातील क्षेत्र (पुणे क्षेत्र) :-
2. नश्टे व इतर शेत विलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. भिन्न अॅन्ड लायसन्सचा बरत :- 1. प्रतिमात गाडे रक्कम :-
निवासी / अनिवासी 2. अनामत रक्कम / आगाव भार :-
3. काढावर्धा :-
16. भिन्नरीत केलेले बाजारमुल्य :- 62151000/-
17. वस्तामध्ये दर्शविलेली मोबदला :-
Flat Valuation: 58314780
3 Car Parking : 3836046
62150826
18. देय मुद्रांक शुल्क :- 10500000/- भरलेले मुद्रांक शुल्क :- 10500000/-
19. देय नोंदणी फी :- 30000/-



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लिपीक

— सह दुय्यम निबंधक मुंबई



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CHALLAN
MTR Form Number-6



GRN	MH013170120201819E	BARCODE			Date	14/03/2019-18:22:36	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
				PAN No.(If Applicable)	AAQPK8828G			
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	MANOJ PRAVINCHANDRA KACHARIA AND THREE OTHERS			
Location	MUMBAI			Flat/Block No.	2801			
Year	2018-2019 One Time			Premises/Bullding				
Account Head Details.		Amount In Rs.		Road/Street	TARDEO ROAD			
0030045501 Stamp Duty		10500000.00		Area/Locallty	MUMBAI			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4 0 0 0 3 4			
				Remarks (If Any)	PAN2=AEGPV9032B~Second Party			
					ANOTHER--			
				Amount In	One Crore Five Lakh Thirty Thousand Rupees Only.			
Total.	1,05,30,000.00		Words					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572019031401595 IK00YZEQW9		
Cheque/DD No.				Bank Date	RBI Date	14/03/2019-18:23:49 Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820080276
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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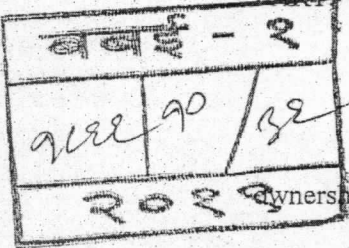
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 16th day of March, 2019, BETWEEN - (1) MR. PRAKASH VASHDEV VASWANI, aged 61 years, holding PAN CARD NO. AEGPV9032B, and (2) MRS. JANVI PRAKASH VASWANI, aged 54 years, holding PAN CARD No. AEGPV9031C, both at present residing at 3/15, Sadhu Vaswani Kunj, Pune - 2, Maharashtra, both Hindus, Indian Inhabitants, 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 and administrators) of the ONE PART A N D (1) MR. MANOJ PRAVINCHANDRA KACHARIA, aged 61 years, holding PAN CARD No. AAQPK8828G, (2) SMT.

Attested B.M. Kacharia & H. D. Mahare
Prakash Vaswani

BELA MANOJ KACHARIA, aged 57 years, holding PAN CARD No. AAQPK9889B, (3) MR RIKIN MANOJ KACHARIA, aged 36 years, holding PAN CARD No. AKBPK0892R and (4) MR. VIRAL MANOJ KACHARIA, aged 32 years, holding PAN CARD No. AUFPK7493N, all Hindus, Indian Inhabitants, all at present residing at 251, 25th Floor, ENTERPRISES APTS. Forjet Hill Road, Opp. Bhatia Hospital, Tulsiwadi, Tardeo, Mumbai 400 034, hereinafter called 'the TRANSFEREES' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART WITNESSETH as under :-



WHEREAS the Transferors acquired and/or purchased ownership Flat No. 2801 admeasuring approximately 2188.64 Sq. Ft. Built up area equivalent to 203.40 Sq. Meters Built up on the 26th Floor (habitable floor) being 28th floor as per MCGM Plan in 'C' wing in the building known as Raheja Excelsior alongwith multilevel rotary 3 Car Parking in adjacent area of the building compound admeasuring 33.45 Sq. Mtrs. Built up area, situated at 63, Tardeo Road, Tardeo, Mumbai 400 034 from Raheja Universal Limited, the Developer of the building by and under Agreement for Sale dated 12/04/2011. The said Agreement for Sale was registered in the Office of Sub-Registrar of assurances under Sr. No. BBE2-2822-2011. The said Flat and 3 Car

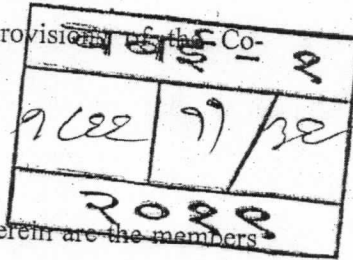
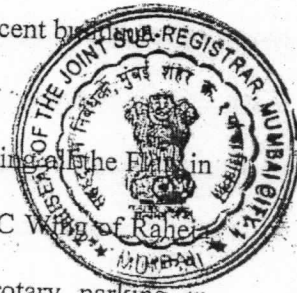


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J.P. Kher
B.M. Kacharia
S. H. Dakhode
Vaswani
Machane

parking are hereinafter referred to as 'Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building' for brevity's sake.

AND WHEREAS the Transferors herein are the present owners of the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building

AND WHEREAS all the affairs concerning the Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building are situated are managed and looked after by Raheja Excelsior Co-Op. Housing Society Ltd. (hereinafter referred to as 'the said Society') being a Society registered under Registration No. MUM/WD/HSG/(TC)/13-14/2013 under the provisions of the Co-Operative Societies Act.



AND WHEREAS the Transferors herein are the members of RAHEJA EXCELSIOR CO-OPERATIVE HOUSING SOCIETY LTD. and as members of the said Society and the owners in respect of the said Flat No. 2801 in C Wing of Raheja Excelsior holds Share Certificate bearing No. 26 in respect of 10 shares bearing distinctive Nos. 281 to 290 of Rs. 50/- each of the total value of Rs.

H. T. Keshav B. M. Nachanwar P. M. Dabhi Mahara
R. R. Patil J. Vaswani

250/- of RAHEJA EXCELSIOR CO-OP. HOUSING SOCIETY LTD. The said shares are hereinafter referred to as 'the said Shares' for brevity's sake.

AND WHEREAS the Transferors herein, as such members of the said Society, is absolutely seized and well possessed of and/or otherwise well and sufficiently entitled to the Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building situated at Plot bearing C. S. No. 1/404, 63, Tardeo Road, Tardeo, Mumbai 400 034.



AND WHEREAS the Transferors have agreed to transfer in favour of the Transferees and the Transferees have agreed to get transferred from the Transferors the aforesaid Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building together with the ten shares of the said Society and incidental to the said Shares all the rights attached thereto viz. To own or possess the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building for the total agreed consideration amount of Rs. 17,50,00,000/- (Rupees Seventeen Crore Fifty lakhs only) on the terms and conditions mutually agreed between them AND WHEREAS the Parties hereto are desirous of reducing into writing the said terms and conditions as agreed between them.

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H. K. Kesh B. M. Kachhara S. M. Dabhoi *Usharani*
B. M. Kachhara *J. Vaswani*

NOW THEREFORE THIS AGREEMENT

WITNESSETH as under :-

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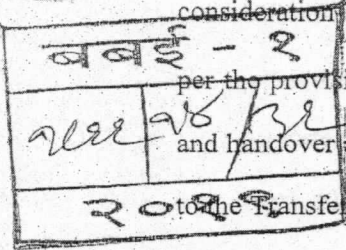
1. The Transferors hereby agree to transfer, assign and sell to the Transferees and the Transferees have agreed to acquire and/or purchase from the Transferors Flat No. 2801 admeasuring approximately 2188.64 Sq. Ft. Built up area equivalent to 203.40 Sq. Meters Built up on the 26th Floor (habitable floor) being 28th floor as per MCGM Plan in 'C' wing in the building known as Raheja Excelsior alongwith 3 Car Parking in multilevel rotary parking in adjacent building admeasuring 33.45 Sq. Mtrs. Built up area, situated at #63 Tardeo Road, Tardeo, Mumbai 400 034 together with the beneficial use thereof and Share Certificate No. 26 in respect of ten shares of Rs. 50/- each of the aforesaid Society bearing distinctive Nos. 281 to 290 for the agreed consideration amount of Rs. 17,50,00,000/- (Rupees Seventeen Crore Fifty lakhs only). The said Flat and three Car Parking in multilevel rotary parking in adjacent building are hereinafter referred to as 'Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building'. The above Society is hereinafter referred to as "the said Society" and the shares of the abovesaid Society are hereinafter referred to as "the said shares". The said Flat No. 2801 in C Wing of Raheja Excelsior with



Handwritten signatures:
B.M. Kachanra, J. H. Dabhi, Mahare
B. S. Maswani

three Car Parking in multilevel rotary parking in adjacent building are more particularly described in the Schedule written hereunder.

2. The Transferees have paid part consideration amount of Rs. 38,00,000/- (Rupees Thirty eight lakhs only) to the Transferors and have agreed to pay balance consideration amount of Rs. 17,12,00,000/- (Rupees Seventeen Crore twelve lakhs only) both making together a sum of Rs. 17,50,00,000/- (Rupees Seventeen Crore Fifty lakhs only) to the Transferors being the full consideration amount mentioned in para 1 above. The Transferors doth hereby admit and acknowledge the receipt of the said amount of Rs. 38,00,000/- (Rupees Thirty eight lakhs only) and of and from and every part thereof acquit, release and discharge the Transferees forever. The Transferors are holding NRI status and therefore, the Transferee shall deduct a sum of Rs. 4,18,60,000/- (Rupees Three Crore Fifty lakhs only) being 23.92% of total consideration amount as TDS + 20% surcharge and education cess as per the provision of Income Tax Act and shall submit the TDS return and handover a copy of the TDS Challan & TDS submission document to the Transferors. The Transferees shall pay the balance amount of Rs. 12,93,40,000/- (Rupees Twelve Crore Ninety three lakh forty thousand only) by obtaining Bank loan from State Bank of India for which loan sanction letter is already been issued by the State Bank of India. The Transferees shall pay the balance amount within THREE WORKING

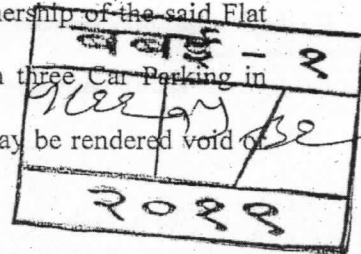


J. V. K. K. K. *B. M. Kachanav* *L. M. D. D. D.* *W. K. K.*
W. K. K. *W. K. K.*

DAYS from the date of registration of this document in the Office of the Sub-Registrar, Mumbai. The Transferors shall put the Transferees into actual, physical, vacant, peaceful and quiet possession of the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building on receipt of the balance consideration amount from the Transferees.



3. The Transferors hereby covenant with the Transferees that notwithstanding any act, deed, matter or things whatsoever by the Transferors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Transferors made, done, committed, omitted or knowingly suffered to the contrary the Transferors have in themselves, good right, full power and absolute authority to sell, assign and transfer the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building in favour of the Transferees and that the ownership right thereof is valid and subsisting in law for all purposes and in all respect and that the Transferors have not done, committed or omitted any act, deed, matter or thing whereby the ownership of the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building may be rendered void or voidable for any reasons or on any count.



H. P. Jeeval *B. M. Nachania* *R. H. Desai* *M. Chavhan*
R. R. Patil *V. Vaswani*

4. The Transferors hereby declare that :-

(a) The Transferors alone are the absolute Owners of the Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building including the rights and benefits attached thereto and no one else has any right, title or interest in the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building.

(b) The said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building is not subject to any charge, encumbrance, liability, litigation, adverse claim or lispendens. The Transferors declare that prior to the execution hereof the Transferors have not entered into any agreement for Sale, Lease, Leave and Licence, Tenancy, Mortgage or otherwise in respect of the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building in multilevel rotary parking in adjacent building.

(c) They have not done, committed or omitted to do any act, deed, thing and matters whereby or by any reason whereof the Transferors are prevented or prohibited from dealing with, disposing of or transferring their rights, title and



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J. P. Keshel

B. M. Kachawa

B. M. Kachawa

Vaswani

Usharani



interest in respect of the said Flat No. 2801

Raheja Excelsior with three Car Parking in

rotary parking in adjacent building ;

- (d) The Transferors will at the request and cost of the Transferees whenever required, do and execute or caused to be done and executed all such acts, deeds, things and documents for more perfectly assuring the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building and transfer of deposit money, if any with the said Society and all the benefits attached thereto in favour of the Transferees;

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- (e) The said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building is not attached either before or after the Judgment or at the instance of any Taxation Authorities and they have not given any undertaking to the Taxation Authorities so as not to deal with or dispose off their right in the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building and they are fully competent and entitled to sell the said Flat No. 2801 in C Wing of Raheja

[Handwritten signatures]
B.M. Kacharwa R.M. Dhanoo
Wahane
P. S. ...
J. K. ...

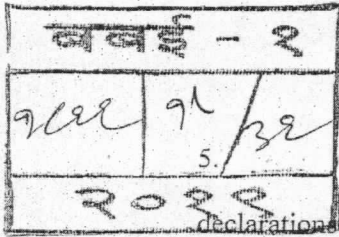
Excelsior with three Car Parking in multilevel rotary parking in adjacent building to the Transferees ;

- (f) There are no proceedings pending in any Court of Law touching or affecting the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building ;



There is no insolvency proceedings pending or contemplated against the Transferors or any one of them;

The title to the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building is clear, marketable and free



from all encumbrances;

The Transferees, on relying upon the aforesaid declaration and representations of the Transferors and believing the same to be true and correct, have agreed to purchase the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building.

6. The Transferors hereby agree to indemnify and keep the Transferees saved, defended and harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the Transferees may suffer or incur on account of any claim or demand made or raised

[Handwritten signatures]
B. M. Kachhara, S. M. Dabare, V. M. Wadhane
B. M. Kachhara, S. M. Dabare, V. M. Wadhane



by any person or persons claiming by, through or
Transferors in respect of the Flat No. 2801 in C Wing
Excelsior with three Car Parking in multilevel rotary parking in
adjacent building in relation to the period prior to the execution hereof.

7. The Transferees shall and will, on the payment of balance
consideration amount, peacefully and quietly occupy and possess the
said Flat No. 2801 in C Wing of Raheja Excelsior with three Car
Parking in multilevel rotary parking in adjacent building without any
interruption, claim or demand whatsoever from the Transferors or any
person or persons lawfully or equitably claiming by, from, under or in
trust for the Transferors.

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8. The Transferors hereby declare that all municipal taxes,
maintenance charges, electricity charges and other outgoing in respect
of the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car
Parking in multilevel rotary parking in adjacent building (whether
demanded or not) as also all moneys due to and payable to the Society
has been paid by the Transferors upto 31st March, 2019. The
Transferors declare that they have performed and observed all the rules,
regulations and bye-laws of the said Society. The Transferors hereby
indemnify and agree to keep indemnified the Transferee against all
such payments by the Transferors in respect of the said Flat No. 2801

H.P. Jeeval *B.M. Kuchonia* *S.M. Dabhoi* *Mehara*
R. J. ... *J. Vaswani*

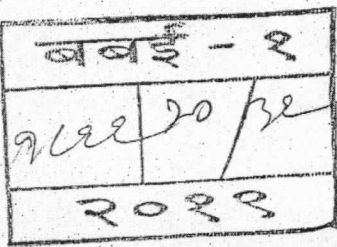
in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building due till 31st March, 2019 and if any such amount is recovered from the Transferee relating to the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building in respect of the period prior to the execution of these presents, the same shall be made good by the Transferors.

9. The Transferees hereby agree as follows :-

- (a) To become members of the said Society and to abide by and observe all the rules and bye-laws of the said Society;

A N D

- (b) To pay to the said Society maintenance charges and all outgoing regularly including the municipal taxes, etc. in respect of the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building that may become due and payable from the date of these presents.



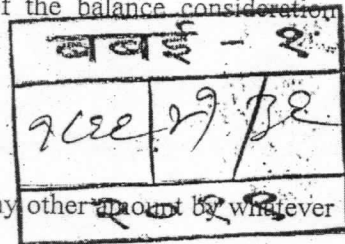
10. The Transferors shall deliver to the Transferees, the peaceful and vacant possession of the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in

H. K. Kulkarni B. M. Kachhava R. M. Deshpande W. Acharya
B. K. B. K. W. K. W.

adjacent building from all encumbrances along with original Share Certificate No. 26 in respect of ten shares of Rs. 50/- each bearing distinctive Nos. 281 to 290 and all original documents and papers pertaining to the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building on receipt of the balance consideration amount from the Transferees



11. The Transferors shall hand over to the Transferees necessary forms duly signed as required by the said Society of Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building in their names in the record of the said Society, on receipt of the balance consideration amount.



12. The transfer charges, fee or any other amount by whatever name called payable to the said Society shall be borne and paid by the Transferees only.

13. The Stamp Duty, Registration charges etc. if any, on these presents shall be borne and paid by the Transferees only.

14. The Transferors shall assist and co-operate in getting the Transferees admitted to the membership of the said Society and to get

H. P. Jadhav *B. M. Kashankar* *L. M. Deshpande* *Mahare*
Baswani

transferred their (Transferors) right, title and interest in the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building in favour of the Transferees and to get the above mentioned Shares of the said Society transferred to the names of the Transferees herein. The Transferors shall also arrange to get the deposits, sinking fund or any other amounts, if any, lying as deposits or otherwise with the said Society transferred to the names of the Transferee in the relevant records and books of the said Society after receipt of the balance consideration amount.



15. The Transferors hereby authorise the B E S T Undertaking, for transfer of Electric Meter installed in the said Flat No. 2801 in C Wing of Raheja Excelsior including the deposits amount to the name of the Transferees herein.

अवई - २	
२०२२	२२/१२
२०२२	

THE SCHEDULE ABOVE REFERRED TO :-

Flat No. 2801 admeasuring approximately 2188.64 Sq. Ft. Built up area equivalent to 203.40 Sq. Meters Built up on the 26th Floor (habitable floor) being 28th floor as per MCGM Plan in 'C' wing in the building known as Raheja Excelsior alongwith 3 Car Parking in multilevel rotary parking in adjacent building admeasuring 33.45 Sq.

H.P. Kulkarni *B.M. Kacharia* *S.M. Dabhe* *Wahane*
B.R.A. *Vaswani*

transferred their (Transferors) right, title and interest in the said Flat No. 2801 in C Wing of Raheja Excelsior with three Car Parking in multilevel rotary parking in adjacent building in favour of the Transferees and to get the above mentioned Shares of the said Society transferred to the names of the Transferees herein. The Transferors shall also arrange to get the deposits, sinking fund or any other amounts, if any, lying as deposits or otherwise with the said Society transferred to the names of the Transferee in the relevant records and books of the said Society after receipt of the balance consideration amount.



15. The Transferors hereby authorise the B E S T Undertaking, for transfer of Electric Meter installed in the said Flat No. 2801 in C Wing of Raheja Excelsior including the deposits amount to the name of the Transferees herein.

अवई - २	
२०२२	२२/३२
२०२२	

THE SCHEDULE ABOVE REFERRED TO :-

Flat No. 2801 admeasuring approximately 2188.64 Sq. Ft. Built up area equivalent to 203.40 Sq. Meters Built up on the 26th Floor (habitable floor) being 28th floor as per MCGM Plan in 'C' wing in the building known as Raheja Excelsior alongwith 3 Car Parking in multilevel rotary parking in adjacent building admeasuring 33.45 Sq.

H.P. Kulkarni *B.M. Kacharia* *S.M. Dabhe* *Wahane*
Bhara *Vaswani*

Mrs. Built up area, situated at 63, Tardeo Road, Tardeo, Mumbai 400 034 together with Share Certificate No. 26 in respect of ten shares of Rs. 50/- each of the aforesaid Society bearing distinctive Nos. 281 to 290. The said building bears C. S. No. 1/404 of Tardeo Division The said Building was constructed in the year 2012. The xerox copy of the Occupation Certificate and Municipal Tax Bill is attached herewith.

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

SIGNED AND DELIVERED by the)

Within named 'the TRANSFERORS')

(1) MR. PRAKASH VASHDEV)

VASWANI and (2) MRS. JANVI)

PRAKASH VASWANI, in the)

presence of :)

K. S. Jais
AM

Chamari



Vaswani



चवई - २
१८८९३/३२
२०२२

SIGNED AND DELIVERED by the)



Within named 'the TRANSFEREES')

(1) MR. MANOJ PRAVINCHANDRA)

H. P. Kaul

KACHARIA, (2) SMT. BELA)

B. M. Kacharia



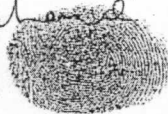
MANOJ KACHARIA, (3) MR)

M. M. Kacharia

RIKIN MANOJ KACHARIA and)

(4) MR. VIRAL MANOJ)

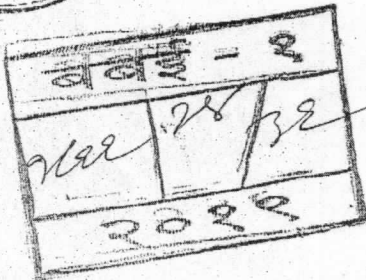
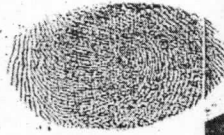
V. Kacharia



KACHARIA, in the presence of :)

K. F. Z...

Shanani



RECEIVED

RECEIVED of and from the withinnamed)
TRANSFEREES, a sum of Rs. 38,00,000/-)
(Rupees Thirty Eight lakhs only) being the part)
consideration amount as stipulated in Para No. 2)
hereinabove, as follows :) Rs. 38,00,000/-

Transfer of Rs. 38,00,000/- through RTGS under UTR No. SBIN21830645027 on 02/11/2018 from State Bank of India, _____ Branch, Mumbai in the joint account of Transferors.

Detail of TDS Paid:

PARTICULARS	PAID DT	AMT	SBI REF NO.
TDS	05/02/2019	1,00,00,000.00	IK00XMRRB5
TDS	26/02/2019	50,00,000.00	IK00YIZKN6
TDS	02/03/2019	1,00,00,000.00	IK00YNEXT8
TDS	02/03/2019	18,60,000.00	IK00YNMIM3
TDS	04/03/2019	80,00,000.00	IK00YOHQO9
TDS	13/03/2019	70,00,000.00	IK00YXVUK3
TOTAL PAID		4,18,60,000.00	



WE SAY RECEIVED :

Prakash

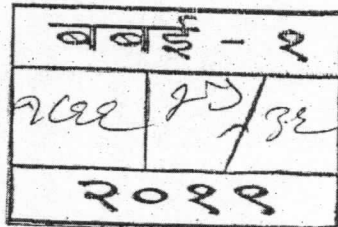
(1) PRAKASH VASHDEV VASWANI

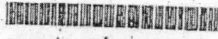
Vaswani

(2) MRS. JANVI PRAKASH VASWANI
THE TRANSFERORS

WITNESS :

K. S. B. K. Adv.
Shamari





दस्तावेजांक व वर्ष: 2822/2011

दुय्यम निबंधक: मुंबई शहर 2 (बरेली)

Wednesday, April 13, 2011
1:15:10 PM

सूची क्र. दोन INDEX NO. II

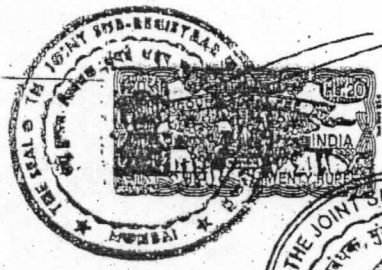
नोंदणी 63 न.

Page 53 m.e.

गावाचे नाव : ताडदेव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते ममूद करावे) मोबदला रु. 110,000,000.00
बा.भा. रु. 41,611,149.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) लिटिएर क्र.: 1/404 वर्गन: सादिका क्रं 2801, एम सी जी एम प्लान नुसार 28 वा मजला (हॅवीटेबल 26 वा मजला) सी विंग, रहेजा एक्सोलियर, 63 ताडदेव रोड, मुं 34, सोबत तीन कारपाकिंग स्पेस सह.क्षेत्र 33.45 चौ मी (1)203.40 चौ मी विल्टअप
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुबी देण्यात असलेले तेंदा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) रहेजा-यूनिव्हर्सल लि.अफे इन्डिया चेअरमन राहुल एस रहेजा तर्फे मुखत्यार श्री मोहन पी आहुजा, घर/प्लॉट नं: 284, गल्ली/रस्ता: सी एस टी; ईमारतीचे नाव: रहेजा सेंटर पॉईंट; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: मुं; पिन: 98; पॅन नं: AABCG 7965Q.
(2) मे/ जयवंत डेव्हलपमेंट कॉर्पोरेशन तर्फे श्रीवार जी मलका भादेश राह, प्राप्ती ए शाह, मिती शाह सारखत, मिती अशोकनगर तर्फे मुखत्यार श्री राहुल एस रहेजा तर्फे मुखत्यार मोहन पी आहुजा, घर/प्लॉट नं: सी एम 1, गल्ली/रस्ता: सी रोड; ईमारतीचे नाव: वानखडे स्टेडियम; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: धर्मगढ; तालुका: मुं; पिन: 20; पॅन नं: -
(3) प्रमो. ए. साह तर्फे मुखत्यार श्री राहुल एस रहेजा तर्फे मुखत्यार श्री मोहन पी आहुजा, घर/प्लॉट नं: 25, गल्ली/रस्ता: 10 वा रोड; ईमारतीचे नाव: भध्दा अशोक नगर; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: धर्मगढ; तालुका: मुं; पिन: 49; पॅन नं: -
(4) प्रमो. ए. साह तर्फे मुखत्यार श्री राहुल एस रहेजा तर्फे मुखत्यार श्री मोहन पी आहुजा, घर/प्लॉट नं: 25, गल्ली/रस्ता: 10 वा रोड; ईमारतीचे नाव: साधु वासुवानी गुंज; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: पुणे; तालुका: -; पिन: 2; पॅन नं: AEGPV 9032B.
(5) जाली प्रकाश वासुवानी, घर/प्लॉट नं: श्रीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नं: AEGPV 9031C.
- (6) दस्तावेज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 11/04/2011
- (8) नोंदणीचा 13/04/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 2822 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 6482600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) रोरा

सह दुय्यम निबंधक
मुंबई शहर क्र. 2



बबई - 2
9/6/2011
Page 1 of 1
2011

RAHEJA EXCELOR CO-OPERATIVE HOUSING SOCIETY LIMITED

Regn. No. Num/WD/HSG(TC) 6247 10-10-2013

Plot No. 104 & 105, Sector 10, Vashi, District Thane, Maharashtra

Share Certificate

Authorized Share Capital Rs. 18,500/- divided into 370 shares of Rs. 50/- each

Certificate No. 26 Member's Register No. 26

WE DO HEREBY CERTIFY that Mr. Prakash Vaswani & Mrs. Janvi Prakash Vaswani of Flat No. 2801

are the Registered Holder of 10 (Ten) fully paid up shares of Rs Fifty each, number(s) 281 to 290

of Raheja Excoler Co-operative Hsg. Soc, Ltd. subject to the Bye-laws of the said Society and under the Common Seal of the said Society at Mumbai on 7th day of December 2013

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Authorized Member

*Please do not laminate this certificate



[Handwritten notes]
400/40/25/10

बवई - 2
7680/2
2028

Ex. Eng. Bldg. Proposal (City-1)
E. Ward, Municipal Office, 3rd floor,
10, S. K. Hazare Marg, Byculla,
Mumbai - 400 086.

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. EB/5415/DIA

12-23-7-13

To,
Jaywant Co-op. Hsg. Society Ltd.
Owner
63, Dadarkar Compound,
Tardeo, Mumbai 400 034

Sub.- Full occupation to sale wing C and 2 Nos. of
parking wings on plot bearing C.S.No. 1404,
Tardeo Road for Jaywant Co.Op.Hsg. Soc.
Ref: Your Architect's letter dated 28.08.2012

WITHOUT PREJUDICE

Sir,

With reference to above letter, this is to inform you that there is no objection to occupy entire sale wing C comprising of basement + ground floor on still + 1st podium floor + 2nd service floor + 3rd to 33rd upper floors having total height of 124.98 M AGL including Lift Machine Room and Overhead Water Tank and 2 Nos. of parking wings comprising of Ground + 8 upper floors having total height of 21.35 M AGL alongwith earlier occupation granted for Wing A, B & D of Rehab Building, which is constructed under supervision of Architect Shri Rajendra Pagnis (Regn. No.CA/91/14083) and Regd. Structural Engineer Shri U. N. Kamath (Regn.No.STR/K/50) subject to following conditions :-

1. That the certificate under section 270-A of M.M.C. Act shall be obtained & submitted before asking for B.C.C.

This full occupation permission for Wing C is granted without prejudice to rights of M.C.G.M. to take action under Section 353-A of M.M.C Act Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,


25/7/13
Executive Engineer
(Building Proposal) City-1



बवई - १	
१२२	२३
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PRAKASH V VASWANI
VASHDEV PARMANAND VASWANI
 10/05/1957
 Permanent Account Number
AEGPV9032B



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

JANVI PRAKASH VASWANI
W/O VASHDEV PARMANAND VASWANI
 08/08/1984
 Permanent Account Number
AEGPV9032C



भारत सरकार
Unique Identification Authority of India

माझी क्रमांक / Enrolment No.: 2085/15324/28282

To
 प्रकाश वशादेव वासवानी
Prakash Vashdev Vaswani
 S/O Vashdev Parmanand Vaswani
 1304 Woodstock Apartment
 J.P. Road
 Andheri West
 Versova Village
 Mumbai
 Mumbai, Versova
 Maharashtra - 400061
 9819287172

Signature valid

आपला आधार क्रमांक / Your Aadhaar No.
8509 8430 7213
माझे आधार, माझी ओळख

भारत सरकार
Government of India

प्रकाश वशादेव वासवानी
Prakash Vashdev Vaswani
 जन्म तारीख / DOB: 10/05/1957
 पुरुष / MALE

8509 8430 7213
माझे आधार, माझी ओळख

भारत सरकार
Unique Identification Authority of India

माझी क्रमांक / Enrolment No.: 2085/15324/28281

To
 जान्वी प्रकाश वासवानी
Janvi Prakash Vaswani
 W/O Prakash Vaswani
 1304 Woodstock Apartment
 J.P. Road
 Andheri West
 Versova Village
 Mumbai
 Mumbai, Versova
 Maharashtra - 400061
 9820133384

Signature valid

आपला आधार क्रमांक / Your Aadhaar No.
7311 2243 5546
माझे आधार, माझी ओळख

भारत सरकार
Government of India

जान्वी प्रकाश वासवानी
Janvi Prakash Vaswani
 जन्म तारीख / DOB: 08/08/1984
 महिला / FEMALE

7311 2243 5546
माझे आधार, माझी ओळख

बवई - २
 २०१९/३०/१३२
२०१९

Handwritten signature

