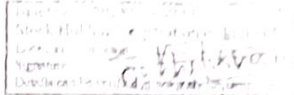


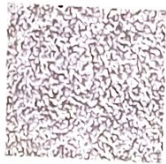


INDIA NON JUDICIAL
Government of Maharashtra

e-Stamp



Certificate No : IN MH18002292836986L
 Certificate Issued Date : 02-May-2013 03:14 PM
 Account Reference : SHCIL (FI) mshcil01/ GOREGAON/ MH.MSU
 Unique Doc. Reference : SUBIN-MHMHSHCIL0119767210251776L
 Purchased by : SANGEETA A CHAUDHARY
 Description of Document : Article 25(b)(d) Conveyance
 Property Description : FLAT-301 3RD FLR BLDG-23-B, NEW DINDOS II HILL VIEW,
 CHSL FILM CITY RD, MALAD-E MUM-57
 Consideration Price (Rs) : 53,00,000
 (Fifty Three Lakh only)
 First Party : SANGEETA A CHAUDHARY
 Second Party : SANTOSH SHANKERRAO BALSARAF
 Stamp Duty Paid By : SANGEETA A CHAUDHARY
 Stamp Duty Amount (Rs) : 2,68,200
 (Two Lakh Sixty Eight Thousand Two Hundred only)



Please write or type below this line.



Sangeeta

तारीख - ४	
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Stationary Alert

1. The contents of the Stamp Certificate can be verified at the Joint Sub Registrar Office, Banera, Mumbai Suburban District, Maharashtra.
2. The contents of the Stamp Certificate can also be verified at the Joint Sub Registrar Office, Banera, Mumbai Suburban District, Maharashtra.



Mahada Flat. 301
Aurangabad
Sangeeta Chaudhary

कॉपी - ४	
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Barpeta

[Signature]

[Signature]



Stamp Duty Purchased By: <u>Sandeep D. Chavhan</u>		Stamp Duty Paid by: <input type="checkbox"/> 1st Party <input type="checkbox"/> 2nd Party	
Stamp Duty Amount: <u>₹ 2,68,000</u>	Type of Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input type="checkbox"/> Pay-Order <input type="checkbox"/> RTGS <input type="checkbox"/> Account to Account Transfer	Date: <u>21/5/2013</u>	
Cheque/DD/PO/UTR/REF/Account No.: <u>588638</u>		Branch Name: <u>CBS Bandra</u>	
Bank Name: <u>Oriental Bank of Commerce</u>		Counter Signature with Seal: _____	



AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Mumbai on this day 2nd of May, 2013 BETWEEN MR. SANTOSH SHANKERRAO BALSARAF an adult, Indian Inhabitant, presently residing at 152/5101, Nehru Nagar, Kurla (East), Mumbai-400 024, hereinafter called and referred to as the VENDOR (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART.

बाल - ४	
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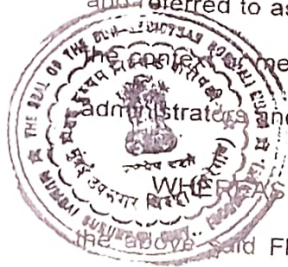
Sandeep

तारख - ४	
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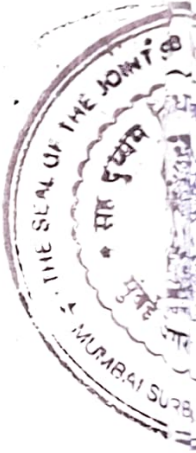
AND

MRS SANGEETA A CHAUDHARY, an adult, Indian Inhabitant of Mumbai presently residing at Flat No 301, 3rd Floor Bldg. No 23-B, New Dindoshi Hill View Co-op. Housing Society Ltd., Scheme Code No 197, Opp NNP 1 & 2, Off. Filmcity Road, Malad (East), Mumbai -400 097, hereinafter called and referred to as the PURCHASER (which expression unless repugnant to the context meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the OTHER PART



WHEREAS the Vendor is the Original allottee / owner in respect of said Flat No.301, 3rd Floor, Bldg. No. 23-B, New Dindoshi Hill View Co-op. Housing Society Ltd., Scheme Code No.197, Opp. NNP 1 & 2, Off. Film City Road, Malad (East), Mumbai-400 097, admeasuring 605 Sq.ft. Carpet (726 Sq.ft. Built-up) (hereinafter called and referred to as the said Flat) which was allotted to and in his name by the authorities of M.H. & A.D Board, Mumbai against Application No. 93816, Priority No. SC-22 as per


Sangeeta



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Sanghvi

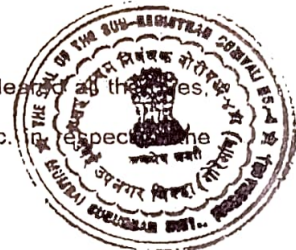
P.O.L.No.5756 dt. 14.12.2007 and final Allotment letter No. 200 dt. 24.1.2008 and accordingly he has taken physical possession of the said flat vide possession letter No.201 dt. 24.1.2008 and occupied the same.

AND WHEREAS the Vendor has paid full cost price of the above said Flat to the M.H. & A.D. Board and thereby acquired its full and absolute ownership rights.

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AND WHEREAS the Vendor is a bonafide member of New Dindoshi Hill View Co-operative Housing Society Regd. No. MUM/MHADDB/HSG/(TC)/12828/2008-2009 In respect of the abovesaid flat and holding its five fully paid up shares of Rs.50/- each bearing distinctive No. to under share certificate No.

AND WHEREAS the Vendor has paid and cleared all the taxes, taxes, outgoings, elect. Charges, society charges etc. in respect of the above said Flat to the concerned authorities upto date.



AND WHEREAS now the Vendor has agreed to assign and transfer all the right title and interest in the above said Flat along with the shares of the society in favour of the Purchaser for the total cost price/consideration amount of Rs.53,00,000/- (RUPEES FIFTY THREE LAKHS ONLY); AND WHEREAS the Purchaser has accepted the above offer of the Vendor on the following terms and conditions mutually agreed by and between the parties hereto as under:-



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[Handwritten signature]
Sanghvi

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-

- 1 That the Vendor has agreed to assign and transfer all the right title and interest in the above said Flat along with the shares of the society in favour of the Purchaser for the total cost price/consideration amount of Rs 53,00,000/- (RUPEES FIFTY

THREE LAKHS ONLY);	
8/6	3
2 Out of the said agreed amount the Purchaser hereby pays to the	

Vendor a sum of Rs 8,00,000/- (RUPEES EIGHT LAKHS ONLY) as and by way of part consideration amount of the above said Flat, the receipt whereof the Vendor hereby admits and acknowledges at



That the Purchaser hereby undertakes to pay the balance consideration amount of Rs 45,00,000/- (RUPEES FORTY FIVE THOUSAND ONLY) to the Vendor by obtaining bank Loan against the physical possession of the said flat.

- 4 That the Vendor hereby undertakes to hand over the physical possession of the said flat along with all its original deeds and documents to the Purchaser on receipt of the entire balance consideration amount.

[Handwritten signatures]

5. That the Vendor hereby agrees to sign and execute all the deeds, documents, papers and writings, N.O.C. letters etc. for the effectual transfer of the above said Flat and the shares of the society to the name of the Purchaser on receipt of the balance consideration amount.

बाल - ४	
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6. That the Vendor hereby declares that :-

- (a) He has not entered into any agreement/s with any other persons/s in respect of the above said Flat;
- (b) The Vendor has not transferred and assigned his rights, title and interest in respect of the above said Flat with any other person/s;
- (c) The Vendor has not mortgaged, alienated or charged with the above said Flat or any part thereof with any persons and the same is free from all encumbrances;
- (d) The Vendor hereby declares that except the Vendor no other persons have any rights, title and interest in above said Flat and the Vendor being the allottee/owner of the above said Flat has full and absolute right to assign and transfer all the right, Title and interest in the above said Flat in favour of the Purchaser;



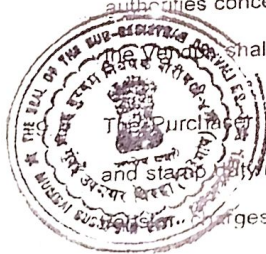
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(e) That no suit, proceedings, litigations, cases, disputes etc. are pending against the said flat nor the said flat is a subject matter in any court of law.

7. That the Vendor hereby undertakes to pay and clear all the dues, taxes, outgoings, elect Charges, society charges etc. in respect of the above said Flat to the Board/society and all other concerned authorities concerned upto date of possession.

8. That the Purchaser shall be responsible for the payment of all the dues, taxes, outgoings, electricity charges, society charges etc. in respect of the above said Flat to the Board/Society and all other authorities concerned directly from the date of possession for which the Vendor shall not be held responsible.



The Purchaser shall pay Board's transfer/ regularisation charges, and stamp duty registration charges directly. However the society's charges shall be paid as agreed between the parties hereto.

10. That the Purchaser hereby undertakes to use and occupy the said Flat and enjoy the benefits of the above said Flat peacefully and quietly and shall abide by the terms and conditions of the M.H. & A.D. Board/Society and all other authorities concerned and shall also discharge all the liabilities of the said Flat from time to time



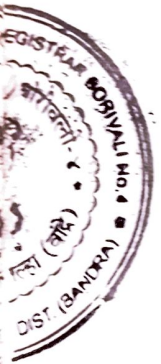
11. That the Vendor hereby declares that from the date of execution of final documents and on receipt of the balance cost price /consideration amount of the above said Flat, the Vendor shall have no more claim, right, title and interest in the above said Flat and the Purchaser shall be entitled to hold, occupy, use and enjoy the said Flat without any interruption from the Vendor of any other person/s claiming through or under him.

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12. That the Vendor hereby declares that he shall co-operate with the Purchaser for the transfer / regularization of the above said Flat and its deposit / cost and relevant documents and records etc. to the name of the Purchaser in accordance with the provisions of Regulation 25 of the Maharashtra Housing and Area Development (Estate Management, Sale, Transfer and Exchange of Flats) Regulation 1966.

13. That the Vendor hereby further undertakes to co-operate with the Purchaser for the transfer of the membership / shares of the New Dindoshi Hill View Co-operative Housing Society Ltd., to the name of the Purchaser and admitting the Purchaser as a member of the society.

14. That the Vendor hereby undertakes to obtain necessary no objection for the transfer of the said flat and the membership / shares of the New Dindoshi Hill View Co-operative Housing Society Ltd., to the name of the Purchaser and hand over the same to the said Purchaser.



Sangeeta

15. That the parties hereto shall abide by the terms and conditions of this Agreement and the same shall be binding on both the parties and that the time is essence of this Agreement for sale.

SCHEDULE

Flat No.301, 3rd Floor, Bldg. No. 23-B, New Dindoshi Hill View Co-op. Housing Society Ltd., Scheme Code No.197, Opp. NNP 1 & 2, Off. Film City Road, Malad (East), Mumbai-400 097, admeasuring 605 Sq.ft. Carpet (726 Sq.ft. Built-up) area, Still + 7 Floors, with Lift. R.C.C. construction, year of construction-2005, P/South Ward, City Survey No. 827E, Village Malad (E), Taluka- Borivali, M.S.D.

2005
2005

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



SIGNED AND DELIVERED by the)

WITHIN NAMED VENDOR

MR. SANTOSH SHANKERRAO BALSARAF



in presence of.....)

1. *Pankaj Jha*

2. *[Signature]*



SIGNED AND DELIVERED by the
Within named PURCHASER
Mrs. SANGELIYA CHAUDHARY



WITNESSES:-

- 1. Ranveer Jha
- 2. [Signature]

RECEIPT

RECEIVED of and from the within named Purchaser Mrs. SANGELIYA CHAUDHARY the sum of Rs. 8,00,000/- (Rupees Eight Lacs only) being a part of consideration amount, the consideration paid on dated []/[/]/2013 to us as follows:-

Rs. 8,00,000/-
Rs. 50,000/-
Rs. 7,50,000/-

SR. NO.	DATE	CHEQUE / D.D.No.	DRAWN ON	AMOUNT
1	14/04/2013	Cash		50,000/-
2	16/03/2013	RIGS	ORBCIT13123004529	7,50,000/-
3				
4				
TOTAL RS.				

WITNESSES:-

- 1. Ranveer Jha
- 2. [Signature]



I SAY RECEIVED

[Signature]

MR. SANTOSH SHANKARRAO BALSARAF
VENDOR



बरेली - ४
०३८७ / १२
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Sardars



स. नं. १०३३, वि. (१५३३) प. नं. २०५५
 29051 अ. नं. १०३३

मालाड (अ.) थालीव पत्रिका

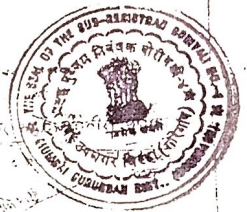
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साल - ४
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प्रमाण पत्र

दिलेला व. नं. २३०६-५
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सत्य प्रमाणित

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Sardar



BRUHANNUMBAI MAHARAGARPALIKA

NO CHE/218/EP (WS)/Gen/1/AF OF E.5 JUN 2007

Executive Engineer-1/SRD,
M.H. & A.D. Board,
Bandra (East), Mumbai.

OFFICE OF THE
EX. ENGR. HODG. PROPL. (W.S.) R & P. WARD
OF BABASAHEB AMBEDKAR MARKET BLDG
KANDIVALI WEST, MUMBAI-400 067.

Sub: Permission to occupy the completed residential building No. 14 (H.I.G) on land bearing C.T.S. No. 827/E, S.No. 239/1 (pt.) of Village Malad (E) situated at Dandoshi, Malad (East), for MHADA.

Su,

Ref: Your letter dated 10.04.2007.

The development work of Residential building No. 14 (H.I.G) comprising of Stilt + 7 (seven) upper floors - Wing 'A', 'B' & 'C' on plot bearing C.T.S. No. 827/E, S.No. 239/1 (pt.), village Malad (East), situated at Dandoshi, Malad (East) is completed under the supervision of Shri S.B. Bhoskar, Licenced Architect having Lic. No. CA/83/7862 Shri Y.P. Kajale, Licenced Structural Engineer, having licence No. STR/K/179 and Lic. Site Supervisor, MHADA Staff/Departmentally may be occupied on the following conditions.

1. That the certificates U/s 270A of B.M.C. Act shall be obtained from the Municipal Corporation, Malad (East) and a certified copy of the same submitted to this office.
2. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before whichever is earlier.
3. That D.L.R.'s certificate for transfer of ownership of land under D.P. Road in the name of M.C.G.M. shall be submitted before B.C.C./O.C.C. to building No. 7 whichever is earlier.

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4. That Balance conditions of the letter of approval shall be complied with before asking B.C.C./ O.C.C. to building No.7 whichever is earlier.
5. That the plot for 5% additional amenity open space within the layout shall be handed over to M.C.G.M as per layout terms and conditions before B.C.C./O.C.C. to building No.7 whichever is earlier.
6. That all the conditions laid down in this letter shall be Complied with within one year.

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

Yours faithfully,

Ex Engineer, Bldg Proposal
(Western Suburbs) P & K/W Wards.

CERTIFIED TRUE COPY

SHARASCHANDRA B. BHONSEKAR
ARCHITECT
S. ARCHITECT ARCH
(REGD. NO. 64/1962)

तारीख -- ४	
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MHADA NEW DINDOSHI PROJECT

Sr. No.	Old Bldg. Nos. As per MC approved Jayout	New Bldg. Nos. As per MHADA	Type of Bldg.	Remarks
1	1-A,B,C,D,E	3-A,B,C,D,E	LIG	
2	2-A,B,C,D,E	2-A,B,C,D,E	LIG	
3	3-A,B,C,D	1-A,B,C,D	MIG	
4	4-A,B	24-A,B	MIG	
5	5-A,B,C	5-A,B,C	HIG-1D	
6	6-A,B,C	6-A,B,C	HIG-1D	
7	7-A,B	7-A,B	MIG	
8	7-C	8	MIG	
9	8-A,B,C,D	9-A,B,C,D	MIG	
10	9-A-1,2,3,4	15-A,B,C,D	Row Houses	
11	9-B-1,2,3	14-A,B,C	Row Houses	
12	10-A-1,2,3,4	11-A,B,C,D	Row Houses	
13	10-B-1,2,3	10-A,B,C	Row Houses	
14	10-C-1,2,3	12-A,B,C	Row Houses	
15	10-D-1,2,3,4	13-A,B,C,D	Row Houses	
16	11-A,B,C,D,E	19-A,B,C,D,E	HIG-1D	
17	12-A,B,C	22-A,B,C	HIG-1D	
18	13-A,B,C,D,E	25-A,B,C,D,E	HIG-1D	
19	14-A,B,C	23-A,B,C	HIG-1D	
20	15-A-1,2,3,4	43-A,B,C,D	Row Houses	
21	15-B-1,2,3,4	44-A,B,C,D	Row Houses	
22	16-A-1,2,3,4	45-A,B,C,D	Row Houses	
23	16-B-1,2,3,4	46-A,B,C,D	Row Houses	
24	17-A-1,2,3,4,5	47-A,B,C,D,E	Row Houses	
25	18-A-1,2,3,4	35-A,B,C,D	Row Houses	
26	18-B-1,2,3,4	34-A,B,C,D	Row Houses	
27	18-C-1,2,3,4	41-A,B,C,D	Row Houses	
28	18-D-1,2,3,4	42-A,B,C,D	Row Houses	
29	19-A-1,2,3,4	33-A,B,C,D	Row Houses	
30	19-B-1,2,3,4	30-A,B,C,D	Row Houses	
31	20-A-1,2,3,4	32-A,B,C,D	Row Houses	
32	20-B-1,2,3,4	39-A,B,C,D	Row Houses	
33	21-A-1,2,3,4	31-A,B,C,D	Row Houses	
34	21-B-1,2,3,4	38-A,B,C,D	Row Houses	
35	22-A-1,2,3,4	30-A,B,C,D	Row Houses	
36	22-B-1,2,3,4	31-A,B,C,D	Row Houses	
37	22-C-1,2,3,4	32-A,B,C,D	Row Houses	
38	22-D-1,2,3,4	37-A,B,C,D	Row Houses	
39	23-A,B,C,D,E	22-A,B,C,D,E	HIG-1D	
40	24-A,B,C	27-A,B,C	HIG-1D	
41	25-A,B,C	26-A,B,C	HIG-1D	
42	26-A,B,C	23-A,B,C	HIG-1D	
43	27-A,B,C	22-A,B,C	HIG-1D	
44	28-A,B,C	19-A,B,C	HIG-1D	
45	29-A,B,C	17-A,B,C	HIG-1D	
46	30	16	MIG	
47	31-A,B	14-A,B	HIG-1D	



Executive Engineer
Dindoshi

क्र.मं.अ.११/स.अ.र.डी./मु.मं. ०४ ११३
 दिनांक : ०१/०२/२०१२

अध्यक्ष, सचिवालय
 सहकारी गृहनिर्माण संस्था,
 अमान, मु. न्यू विडोरी
 (वडा नं. ११, वडा ५)
 मुंबई

विषय : न्यू विडोरी, मालाड (पूर्व) येथील व्हॉटा वसाहतीमधील इमारतीच्या भोगवटा प्रमाणपत्रात सुधारणेबाबतचे इमारत क्रमांक व प्रत्यक्षात इमारतींना देण्यात आलेले क्रमांक यात करण्यात आलेल्या

दरल - कुठ्यावत	
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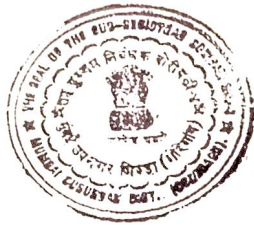
आपणास असे कळविण्यात येत आहे की, न्यू विडोरी, मालाड (पूर्व) येथील व्हॉटा इमारतीच्या भोगवटा प्रमाणपत्र न्हाडास प्राप्त झालेले आहे. तथापि सदानिका वितरणासाठी इमारतीच्या कामकाजची सलगता व सुसुत्रता देण्याच्या दृष्टीने सन २००५ मध्ये तयार करण्यात आलेल्या प्रमाणपत्रात सुधारणेबाबत इमारतीचे क्रमांक बदल झालेला आहे.

येता वसाहतीमधील सर्व सहकारी गृहनिर्माण संस्थांच्या कामकाजासाठी इमारतीच्या भोगवटा प्रमाणपत्र न्हाडास प्राप्त झालेले आहे. आवश्यक असल्यास सदरोल याचीही प्रत आपल्या कार्यालयीन कार्यासाठी देण्यात यावी ही विनंती.



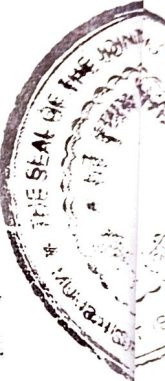
आपला विश्वासू,
 कार्यकारी अभियंता,
 एस.आर.डी./मु.मं.
 Executive Engineer,
 S.R.D./Municipal Board,
 Mumbai.

आपला विश्वासू,
 कार्यकारी अभियंता,
 एस.आर.डी./मु.मं.
 Executive Engineer,
 S.R.D./Municipal Board,
 Mumbai.



बसल - ४	
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Bansal



M.H. & A.D. BOARD
 [A REGIONAL UNIT OF MHADA]
 POSSESSION LETTER



MHADA

201
 24/1/08

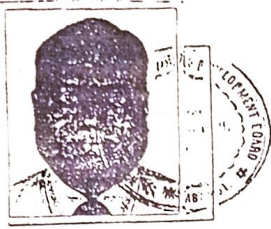
DIR/MK/197/23B/301/

DATE: 21/02/08

POSSESSION LETTER CUM POSSESSION RECEIPT

SHRI/SMT/KUM "SANTOSH SHANKERRAO BALSARAI" & NIL NIL NIL, has been here by permitted to take the possession of Flat no. 301 in Building no.23B of Scheme code no. 197, at location MALAD constructed under the open sale by "M. H. & A. D. BOARD".

If it is revealed that in the flat allotted to you, some one else, other than you and your family members, is residing in the flat no 301 in building no 23B at location MALAD or if it is found that the said flat has been sold/ transferred with out prior permission from M.H.&A.D.BOARD, the M.H.&A.D.BOARD will cancel the allotment of your flat and, un-authorized occupent will be removed from the said flat and the said flat will be taken in possession of M.H.&A.D.BOARD.



Director, Marketing
 MUMBAI BOARD
 M.H.A.D. BOARD - 8

Specimen signature of the applicant

1) [Signature]
 2) [Signature]

0310	29
2008	

Copy f.w.c.s. to

- 1) Estate Manager-EM II, M.B. for information please. It is informed to him that the said flats allotment has come in force from the date
- 2) Executive Engineer, SRD1, Division, for information and nessary action please.
- 3) Dy. Engineer, SRD1. is requested to verify the above attested signature of the applicant, before possession of above mentioned flat. Dy. engineer, SRD1 is also requested to maintain a register and submit the report of handing over the possession of the above mentioned flat with in a week positively.
- 4) Copy to selected file.





बाल - ४
 २३८८

679302

Ministry of Agriculture, Government of India

Central Board of Secondary Education

1952

Sl. No.	Name of Candidate	Grade	Percentage	Remarks
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आयकर विभाग
INCOME TAX DEPARTMENT

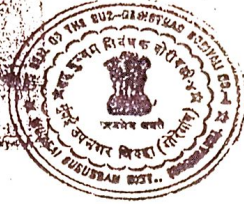
भारत सरकार
GOVT. OF INDIA

SANGEETA ARUN CHAUDHARY
B K MISHRA

15/10/1981

Permanent Account Number
AHEPC4189R

Sangeeta
Signature



दस्तावेज - ४	
०३८५	२५
२०१३	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTOSH S. BALASARAF
S. M. BALASARAF

15/10/1986

Permanent Account Number
ANWPE0091N

Santosh
Signature



आयुर्विभाग
 INCOME DEPARTMENT
 VIJAY KRISHNADHANAWADE
 KRISHNADHANAWADE
 01/00/1981
 B/JMD/1980H

भारत सरकार
 GOVT. OF INDIA



फल - ४	
२३६	२४

Form 3 (see Rule 56(1))
 LEARNER LICENSE

L No: 12345678
 NAME: PANKAJ KUMAR JHA
 ADDRESS: 123 HINDI P.E. VIDYALAYA, CHOLELA, DIST. HOSONUR
 DISTRICT: HOSONUR
 DATE OF BIRTH: 07/1972

LIC. No: 12345678

Pankaj Jha

17/05/2013

शुक्रवार, 03 मे 2013 12:57 म.ने.

दस्तावेजाचा भाग 1

पृष्ठ 4

दस्तावेजाचा क्रमांक: 4387/2013

दस्तावेजाचा क्रमांक: बरत-4 /4387/2013

भाजारा मूल्य रु. 53,62,000/- सोपदना रु. 53,00,000/-

भरलेले मुद्रांक शुल्क: रु. 2,68,200/-

द. नि. म. दु. नि. बरत-4 चांभे कार्यालयात

पावती: 4881

पावती दिनांक: 03/05/2013

श. क्रं. 4387 वर दि. 03-05-2013

भादरकरणाराने नाव: संगीता ए. चौधरी

रोजी 12:55 म.ने. वा हजर केला.

नोंदणी फी

रु. 30000.00

दस्ता हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

Sardeshkar

दस्ता हजर करणाऱ्याची सही:

एकूण: 30520.00

Sardeshkar

मह. दु. नि. का. बोरीवली 4

Sardeshkar

मह. दु. नि. का. बोरीवली 4

दस्ताचा प्रकार: करारनामा

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

शिफ्ट क्र: 1 03 / 05 / 2013 12 : 53 : 24 PM ची वेळ (सादरीकरण)

शिफ्ट क्र 2 03 / 05 / 2013 12 : 54 : 33 PM ची वेळ. (फी)

बरत - 4	
<i>Sardeshkar</i>	<i>ey</i>
2	...



प्रतिज्ञा

मह. दस्तावेजाचा हा नोंदणी क्रमांक १९०८ अंतर्गत भरलेला व नोंदणीतून नोंदणीस दाखल केलेला आहे. दस्तावेजात संपूर्ण मानकर, निष्पादक पत्रकी, साक्षीदार व नोंदणी नोंदलेल्या कागदपत्रांची सत्यता गणामली आहे. दस्ताची सत्यता, संपूर्ण कायदेशीर वाचतात दस्त निष्पादक व कपुलीधारक हे संपूर्णपणे न्यायद्वारा सहमत.

Sardeshkar

लिहून देणारे:

Sardeshkar

लिहून देणारे

शुक्रवार, 03 मे 2013 12:57 म.सं.

दस्त गोपबारा भाग-1

बरल-4

दस्त क्रमांक: 4387/2013

दस्त क्रमांक: बरल-4 /4387/2013

बाजार मूल्य: रु. 53,62,000/- मोबदला: रु. 53,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,68,200/-

दु. नि. मद्र. दु. नि बरल-4 यांचे कार्यालयात

अ. क्र. 4387 वर दि.03-05-2013

रोजी 12:55 म.सं. वा. हजर केला.

पावती:4881

पावती दिनांक: 03/05/2013

भादरकरगाराचे नाव: मंगीता ए. चौधरी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 520.00

पृष्ठांची संख्या: 26

Gandekar

दस्त हजर करणाऱ्याची सही:

एकुण: 30520.00

[Signature]
मह दु. नि का-बोरीवली4

[Signature]
मह दु. नि. का-बोरीवली4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्यागयत असलेल्या कोणत्याही फटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 03 / 05 / 2013 12 : 53 : 24 PM ची वेळ (सादरीकरण)

शिक्रा क्र. 2 03 / 05 / 2013 12 : 54 : 33 PM ची वेळ: (फी)

बरल - 4

[Handwritten Signature]

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प्रतिज्ञा

महा दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या न्युनटीयुमसुद्धा नोंदणीस दाखल केलेला आहे. दस्तावेज संपूर्ण मजकूर, निष्पादक अंकनी, माहितीदा व गोंयद जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वेधना कायदेशीर व्यासासाठी दस्त निष्पादक व कयुलीधारक हे संपूर्णपणे उच्चतरात राहतील.

[Signature]
लिहून देणारे:

Gandekar

लिहून देणारे

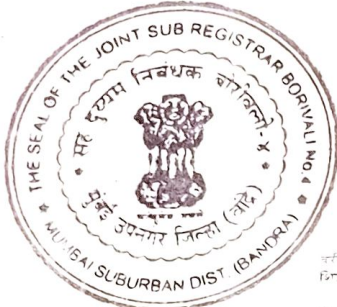
Summary of दस्त मोखतारा भाग - २)

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दस्त मोखतारा भाग - २

पत्रांक ४१४७/०१३

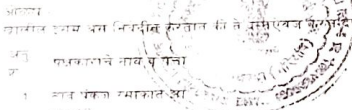
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दस्तावेजाचे प्रकार: मोकळ्यापत्र



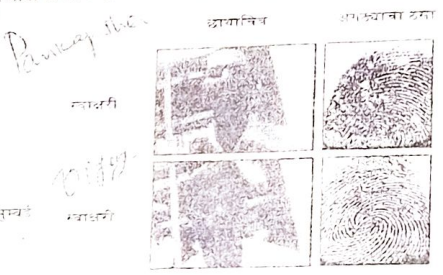
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पत्रांक: ४१४७/०१३
पत्रांक: ४१४७/०१३



दस्तावेजाचे स्थान: ४४१३४७/२०१३
दस्तावेजाचे प्रकार: मोकळ्यापत्र



- पत्रांक: ४१४७/०१३
पत्रांक: ४१४७/०१३
पत्रांक: ४१४७/०१३
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पत्रांक: ४१४७/०१३
पत्रांक: ४१४७/०१३



दस्तावेजाचे स्थान: ४४१३४७/२०१३
दस्तावेजाचे प्रकार: मोकळ्यापत्र

दस्तावेजाचे स्थान: ४४१३४७/२०१३
दस्तावेजाचे प्रकार: मोकळ्यापत्र

दस्तावेजाचे स्थान: ४४१३४७/२०१३
दस्तावेजाचे प्रकार: मोकळ्यापत्र

दस्तावेजाचे स्थान: ४४१३४७/२०१३
दस्तावेजाचे प्रकार: मोकळ्यापत्र

दस्तावेजाचे स्थान: ४४१३४७/२०१३
दस्तावेजाचे प्रकार: मोकळ्यापत्र

ना/भाषा/मधी केसू सुखर पार
 पांना व्यंगचे ना १९१०/२०१९
 न्या अर्जा/नुस्तर नकार दिवो १९१०/२०१९
 सेनांक १९१०/२०१९

Handwritten signature or mark.

सह. मुख्य निबंधक बोरीवली क. ६

खरी प्रत

सह. मुख्य निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.

अर्ज क्र:- १९१०/२०१९
 पावती क्र:- १९१०/२०१९, दिनांक १९१०/२०१९
 पावती क्र: १३०/१
 नकारात्मक दिनांक १९१०/२०१९



REGISTRATION

सावती

Original/Duplicate

Friday, September 04, 2015
9:09 AM

नोंदणी क्र. 1394
Regn. 139M

नोंदणी क्र. 15941 दिनांक: 04/09/2015

शाबाचे नाव: बालनूम
दस्तावेजाचा अनुक्रमांक: टमन2-10641-2015
दस्तावेजाचा प्रकार: कतरनामा
गारर करणाऱ्याचे नाव: नीलम सागर सिंह

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 2480.00
पृष्ठांची संख्या: 124	
एकूण	₹. 32480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
9:27 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

जसह दुय्यम निबंधक, ठाणे क्र. २
मोबदला: ९९०५४०००/-

बाजार मूल्य: ₹. 6912500 /-
भरलेले मुद्रांक शुल्क: ₹. 543500/-

देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-
सीडी/धनादेश/पे ऑर्डर क्रमांक: MH003S15348201516S दिनांक: 02/09/2015
देयके नाव व पत्ता: IDBI
देयकाचा प्रकार: By Cash रकम: ₹. 2480/-

SCREEN

जसह दुय्यम निबंधक, ठाणे क्र. २





04/09/2015

सूची क्र.2

दुष्यम निबंधक महान्ति ठाणे २
 दस्त प्रमाण : 30641/2015
 नोंदणी
 Regn 53m

गावाचे नाव : 1) बाळकूम

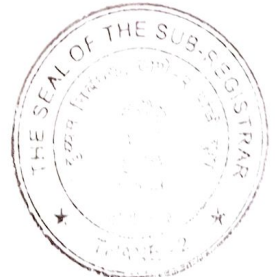
(1) विवेकाचा प्रकार	क्रमांक
(2) मोबदला	9054000
(3) वाजारभाव (भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	6912500
(4) भू-मापन पोट्टिग्या व घरक्रमांक (असल्यास)	1) पाकिने नाव: ठाणे म. न. पा. इतर वर्णन : सदनिका नं: 0703, माळा नं: 7वा मजला, इमारतीचे नाव: इन्स्यु-3, कोडनेम विंग वंग, क्वेगिग्रेट कंपनी, ब्लॉक नं: व्हिजेन बाळकूम ठाणे-प. 400608, रोड : कोलथेन रोड, इतर माहिती: मोबन एक कार पार्किंग ((Survey Number 59/1 (P), 60 (P), 61 (P), 62 (P), 63/1 (P) 63/10A (P), 63/2 (P), 63/3 (P), 63/4 (P), 63/ 5 (P), 63/6 (P), 63/7 (P), 63/8 (P), 63/9 (P), 64/1 (P), 64/2 (P), 64/3 (P), 64/4 (P), 64/5 (P), 64/6 (P), 64/ 7 (P), 64/8 (P), 64/9 (P), 65/1 (P), 65/2, 65/3 (P), 65/4 (P), 65/5 (P), 66 (P), 68/2 (P), 69/1 (P), 69/2 (P), 69/3 (P), 69/4A (P), 69/5 (P), 69/6 (P), 70/1 (P), 70/2 (P), 70/3 (P), 70/4 (P), 70/6 (P), 70/8 (P), 70/9 (P) व दस्तात नमूद केल्याप्रमाणे. ;)) इतर न्हः
(5) क्षेत्रफळ	1) 71 37 चौ.मीटर पोट्टेदार क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात अगेल वेव्हा	
(7) दस्तानेवज करन देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ईश्वर गियलटी अॅण्ड टेक्नॉलॉजि म प्रा. लि. वॉर्क रु. म. सुरेन्द्र नाथर वॉर्क रु. म. पट्टी कमरकर वय:-43; पत्ता:-प्लॉट नं: 412, माळा नं: 4था मजला, इमारतीचे नाव: 17वी वर्षमान चेंबर, ब्लॉक नं: हॉर्निमन सर्कल, फोर्ट, मुंबई, रोड नं: कावसजी फिरोज रोड, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AADC10409D
(8) दस्तानेवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नीलम सागर मिह वय:-31; पत्ता:-प्लॉट नं: 410/411, माळा नं: , इमारतीचे नाव ओम शिव दर्शन सीएनएस लिमिटेड, ब्लॉक नं: विल्डिंग सी-3 गोरगाव ईस्ट मुंबई, रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400065 पॅन नं:-AWAPS4761J 2): नाव:-सागर अमर मिह वय:-37; पत्ता:-प्लॉट नं: 410/411, माळा नं: , इमारतीचे नाव ओम शिव दर्शन सीएनएस लिमिटेड, ब्लॉक नं: विल्डिंग सी-3 गोरगाव ईस्ट मुंबई, रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400065 पॅन नं:-AWRPS0747B
(9) दस्तानेवज करन दिल्याचा दिनांक	04/09/2015
(10) दस्त नोंदणी केल्याचा दिनांक	04/09/2015
(11) अनुक्रमांक, खंड व पृष्ठ	10641/2015
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	543500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

सह दुष्यम निबंधक, ठाणे क्र.२



Valuation ID 2015090472

04 September 2015 09:46:18 AM

मूल्यांकनाचे वर्ष 2015
 जिल्हा ठाणे
 मूल्य विभाग तालुका ठाणे गावाचे नाव बाळकूम (ठाणे महानगरपालिका)
 उप मूल्य विभाग 9/36-3अ-1) ठाणे भिवंडी रस्त्याच्या दोन्ही बाजूचे लगतचे सर्व नंबर संभाव्य विनशेती
 क्षेत्राचे नाव Thane Municipal Corporation सर्व्हे नंबर /न भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सोजमापनाचे एकक चौ मीटर
25900	80000	99800	119500	99800		

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र-	71.37 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	वांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्ष	मूल्यदर/बांधकामाचा दर-	Rs 80000/-
उदववाहन सुविधा	आहे	मजला -	5th to 10th Floor		
प्रकल्पाचे क्षेत्र -	10 hector and above				

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ
 = (80000 * (100 / 100)) * 105 / 100
 = Rs 84000/-

(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर = ((घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर) * 110 %)
 प्रकल्पाचे क्षेत्रानुसार निवासी सदनिका करीता प्रती चौ मीटर दर = Rs 92400/-
 A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 92400 * 71.37
 = Rs 6594588/-
 E) बंदिस्त वाहन तळाचे क्षेत्र = 13.76 चौ मीटर
 बंदिस्त वाहन तळाचे मूल्य = 13.76 * (92400 * 25/100)
 = Rs 317856/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमल्ल्याचे मूल्य + नगरपालिका क्षेत्राचे मूल्य + वरील गट्याचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
 = A + B + C + D + E + F + G + H
 = 6594588 + 0 + 0 + 0 + 317856 + 0 + 0 + 0
 = Rs 6912444/-

Home

Print ठाणे - २

THANE - 2

ट न न - २
 दस्त का १०६४१ २०१५
 १ / १२४



पत्त-२
१०९४७/२०१५
० / १२४



Monday, July 11, 2016
4:58 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 2582 दिनांक: 11/07/2016

गावाचे नाव: Balakum

फाईलिंगचा अनुक्रमांक: THN9-2695-2016

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposite of title Deed

सादर करणाऱ्याचे नाव: SAGAR SINGH

Document Handling
Filing Fee

रु. 300.00
रु. 1000.00

एकूण:

रु. 1300.00

सादरकर्ता HDFC Limited यांनी यांचेकडून दि. 07/07/2016 रोजी घेतलेल्या रु.5000000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH002552594201617R Defaced vide 0001523466201617 Dated. 11/07/2016.

GRN is MH002267996201617S Defaced vide 0001523460201617 Dated. 11/07/2016.

S.R. Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

SECURED BANK & TREASURY RECEIPT (e-SBTR)

Branch: IBKL - 6910591/GOREGAON (EAST)
Txn id : 70818534
Print DtTime : 01-SEP-2015@17:44:38
ChallanIdNo: 69103332015090151542
District : 1201-THANE

14042980931664

Stationery No: 14042980931664
Print DtTime : 02-Sep-2015@11:13:24
GRAS GRN : MH0033153482315165
Office Name : IGR114-THN2_THANE

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 5,43,500/- (Rs Five, Four Three, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable
Prop Descr : WO3,0703,CODENAME BIGBANG,CLARIANT,KOLSHET ROAD,BALKUM VILLAGE,THANE WEST,Maharashtra,400607
Consideration: R 90,54,000/-

Duty Payer: PAN-AWRPS0747B,SAGAR AMAR SINGH
Other Party: PAN-AADCI0409D,ISHWER REALTY AND TECHNOLOGIES PRIVATE LIMITED

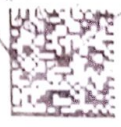
Bank official1 Name & Signature

Remya

REMYA RADHAKRISHNAN
MANAGER
621374 DF

Bank official2 Name & Signature

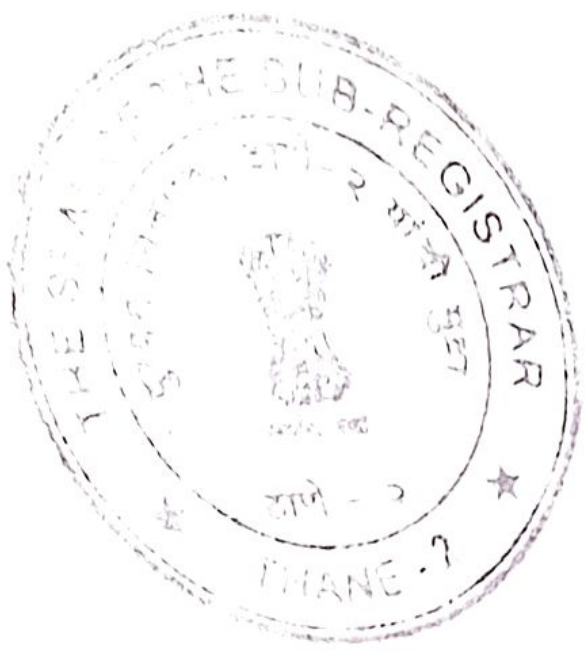
[Signature]
SHRI. SHANTANU SUVARNA
MANAGER
621374 DF



Neelam Singh

[Signature]

टनन-२
दस्तावेज क्र. ६९९ / २०१५
3 / 928



एन नं - २	
१०८४१/२०१५	
४	१२४