

पावती

Original/Duplicate

Tuesday, September 22, 2015

नोंदणी क्र. :39म

5:15 PM

Regn.:39M

पावती क्र.: 9056 दिनांक: 22/09/2015

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर15-8197-2015

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: आशीष वी कुलकर्णी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 72

एकूण:

रु. 31440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
5:34 PM ह्या वेळेस मिळेल.

सह. उ. नि. अंशेरी 4

बाजार मूल्य: रु.18890500/-

मोबदला: रु.23846000/-

भरलेले मुद्रांक शुल्क : रु. 1221000/-

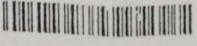
1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003728353201516S दिनांक: 22/09/2015

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 1440/-





22 September, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्त क्रमांक : 8197/2015

नोंदणी 63

Regn. 63m

गावाचे नाव : विलेपार्ले

| | |
|---|---|
| (1) विलेखाचा प्रकार | विक्री करारनामा |
| (2) मोबदला | रु.23,816,000/- |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु.18,890,500/- |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 100/1 TO 15, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 301, माळा नं: 3 रा मजला, इमारतीचे नाव: टेन स्केवर, ब्लॉक नं: विलेपार्ले ईस्ट, रोड : जीवा महाले रोड,कोल डोंगरी |
| (5) क्षेत्रफळ | 118.88 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव:- विजय सी. कामदार - तर्फे मुख्तियार परेश शाह ; वय: 55; पत्ता :- प्लॉट नं: 7, माळा नं: ताल मजला, इमारतीचे नाव: अतीत, ब्लॉक नं: जेवीपीडी स्कीम, विले पार्ले वॅस्ट, रोड नं जेवीपीडी स्कीम, महाराष्ट्र, मुंबई पिन कोड:- 400056 पॅन नंबर: AAEPK1036G |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1)नाव:- आशीष वी कुलकर्णी ; वय:41; पत्ता:- प्लॉट नं: 118, विंग 7, माळा नं: - इमारतीचे नाव: जी जम्बो दर्शन सोसायटी, ब्लॉक नं: आंधेरी ईस्ट, रोड : महाले रोड, महाराष्ट्र, मुंबई ; पिन कोड:- 400069 पॅन नं:- ADIPK9363K 2)नाव:- दिपाली आशीष कुलकर्णी ; वय:39; पत्ता:- प्लॉट नं: 118, विंग 7, माळा नं: - इमारतीचे नाव: जी जम्बो दर्शन सोसायटी, ब्लॉक नं: आंधेरी ईस्ट, रोड : महाले रोड, महाराष्ट्र, मुंबई ; पिन कोड:- 400069 पॅन नं:- AFHPK5082N; |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 22/09/2015 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 22/09/2015 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 8197/2015 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.1,221,000/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.30,000/- |
| (14) शेर | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Data of ESBTR for GRN MH003728353201516S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910626/Borivali [West]
Pmt Txn id : 72262412 Stationary No : 14038316355523
Pmt DtTime : 21/09/2015 17:29:53 Print DtTime : 21/09/2015 17:46:41
ChallanIdNo : 69103332015092150918 GRAS GRN : MH003728353201516S
District : 7101 / MUMBAI Office Name : IGR189 / BDR15_JT SUB REGISTRAR ANDHERI 4

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 12,21,000.00/- (Rs Twelve Lakh Twenty One Thousand Rupees Only)

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

Only for verification-not to be printed and used

Article : B25
Prop Mvblty : Immovable Consideration : 2,38,16,000.00/-
Prop Descr : FLAT NO 301THIRD FLOOR10 SQUAREJIVAMAHALE ROAD , KOL DONGRIVILE PARLE EASTMUMBAI
: Maharashtra
: 400066
Duty Payer : PAN-ADIPK9363K ASHISH KULKARNI AND DEEPALI A KULKARNI
Other Party : PAN-AAEPK1036K VIJAY C KAMDAR

Bank Scroll No : 100
Bank Scroll Date : 22/09/2015
RBI Credit Date : --
Mobile Number : 919833872802



| | |
|----------|-----|
| बदल - १५ | |
| ९२०० | ९०० |
| २०१५ | |





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुद्रांकन अहवाल सन 2015

1. दस्तावा प्रकार :- Agreement अनुच्छेद क्रमांक 25(b)
2. सादरकर्त्याचे नाव :- Shri Ashish Kulkarni
3. तालुका :- मुंबई / अंधेरी / चोरीवली / कुर्ला खंडर-१५
4. गावाचे नाव :- Wile Pore CEJ
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम मुखंड क्रमांक :- 1001, 1015 CGE0 2000
6. मूल्य दरविभाग (ओन) :- 36 उपविभाग 1E3
7. निळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
- प्रति चौ.मी.दर :- 1589000/-
8. दरतात नमुद केलेल्या निळकतीचे क्षेत्रफळ :- 118.88 क्वाट्रेट / विल्ड अर जे नोटर / फूट
9. कारपार्किंग :- गच्ची पोटाळा
10. नजला क्रमांक :- Third उदयाहन सु
11. बांधकाम वर्ष :- Under const घसारा :-
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्या
14. भाडेकरू व्याप्त निळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
2. नवीन इनारतीत दिलेले क्षेत्र :-
3. भाडेबाची रक्कम :-
15. फ्लॅट अॅन्ड लायरन्सचा दरत :- 1. प्रतिमाह भाडे रक्कम :-
निवासी/अनिवासी 2. अनामत रक्कम / आगावू भाडे :-
3. कालावधी :-
16. निर्धारित केलेले बाजारमुल्य :- 1.88.90.500/-
17. दरतामध्ये दर्शविलेली मोददला :- 2.38.16.000/-
18. रंग मुद्रांक शुल्क :- 1190.800/- भरलेले मुद्रांक शुल्क :- 12.21.000/-
19. रंग नोंदणी फी :- 30000/-



१४४ मुद्रांक विभाग

महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावती
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14038316355523

Bank/Branch: IBKL - 6910626/Borivali [West] Stationery No: 14038316355523
 Pmt Txn id : 72262412 Print DtTime : 21-Sep-2015@17:46:41
 Pmt DtTime : 21-SEP-2015@17:29:53 GRAS GRN : MH003728353201516S
 ChallanIdNo: 69103332015092150918 Office Name : IGR189-BDR15_JT SUB REG
 District : 7101-MUMBAI

StDuty Schm: 0030045501-75/STAMP DUTY
 StDuty Amt : R 12,21,000/- (Rs One Two, Two One, Zero 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 Consideration: R 2,38,16,000/-
 Prop Descr : FLAT NO 301,THIRD FLOOR,10 SQUARE,JIVAMAHALE ROAD,KOL DONGRI,VILE P
 ARLE EAST,MUMBAI,Maharashtra,400066

Duty Payer: PAN-ADIPK9363K,ASHISH KULKARNI AND DEEPALI A KULKARNI
 Other Party: PAN-AAEPK1036K,VIJAY C KAMDAR

K-Sharma (K-Sharma)

Bank official1 Name & Signature

Abhy Chitambar (Abhy Chitambar)

Bank official2 Name & Signature

----- Space for customer/office use ----- Please write below this line -----



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| बदर-२५ | |
| 920 | 300 |
| २०१५ | |

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

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| बदर-१५ | | |
| C9ew | H6 | 100 |
| २०१५ | | |



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 22nd day of September 2015 BETWEEN VIJAY CHHOTALAL KAMDAR, an adult of Mumbai Indian Inhabitant, having his office address at Centre Square, 5 floor, Suite No. 505 – 508, S.V Road, Andheri (West) Mumbai – 400058 hereinafter referred to as the “PROMOTER” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the ONE PART;

2008-2009
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 MR. ABHISH KULKARNI

AND
 MRS. DEEPA

ASHISH KULKARNI both adults, of Mumbai, Indian Inhabitant's residing at Flat No.118, Wing 7, GEE Jumbo Darshan Society, Jiva Mahale Road, Andheri (East), Mumbai - 400069 hereinafter referred to as "THE PURCHASERS" (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

WHEREAS:-



A. By Indenture dated 19th June, 2008 executed by and between Gurdavayal Singh Gajjar Singh (as Assignor) and Finvest Pvt. Ltd. (as Confirming Party) and the Assignee herein (as Assignee) and duly registered with the Sub Registrar of Assurances at Andheri under BDR-15/5889 of 2008, the Assignor therein with consent and confirmation of the Confirming Party and the Assignee therein his leasehold right, title and interest in respect of all that piece and parcel of portion of Leasehold Plot of land admeasuring 2183.8 sq.mtrs. or thereabouts on the Eastern and Western side of Jiva Mahale Road and forming part of the land bearing Survey No.277 Hissa No.2/8 bearing C.T.S. No. 100/1/1,100/1/2, CTS No. 100/1/3 and 100/1/4 (then bearing CTS No.100/1 (p)) and 100/2 to 100/15) respectively of Village Vile Parle, Taluka Andheri in the Registration District of Mumbai City and Sub District of Mumbai Suburban (the said Larger Plot) together with the Structures standing thereon (since demolished) (the said Structures) situate, lying and being at Kote Dongri, Jiva Mahale Road, Andheri (East), Mumbai - 4000 69 and more particularly described in the Second Schedule thereunder written for the residue unexpired term of 99 years commencing from 1st day of January, 1981 and for the lease rent and on the terms and conditions setout therein;

B. By Indenture dated 27th June, 2008 (the said Indenture) executed by and between the Bharatbhusan Jagannath Sawe (therein referred to as the Registered Holder) and (1) Enone Lobo, (2) Perpetua H.L. D'Souza and (3) Lionel C.E. Lobo (therein referred to as the Transferor) and the

Promoter herein (therein referred to as the Transferor) and duly registered with the Office of the Sub-Registrar of Assurances at Andheri under serial No. BDR-1/06987 of 2008, the Transferor therein with the consent and confirmation of the Registered Holder granted, sold and transferred unto and in favour of the Promoter all their right, title and interest in the said Larger Plot and the said Structures then standing thereon for the consideration and on the terms and conditions setout therein;

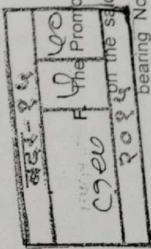
2008-2009
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 MR. ABHISH KULKARNI



C. The Promoter has represented to the Purchaser/s that due to the D.P Road known as Jiva Mahale Road bearing 100/1/1 on the said Larger Plot, the said Plot is naturally subdivided into two subplots i.e. Plot A admeasuring 890.81 Sq.mtrs. bearing CTS NO. 100/1/1 and admeasuring 107.25 sq.mtrs. bearing CTS No. 100/1/14 per the Property Card (admeasuring 830 sq.mtrs. per the title Deeds) on the eastern side of Jiva Mahale Road (the said Plot) and Sub Plot B admeasuring 772.54 sq.mtrs bearing CTS No.100/1/1 and admeasuring 413.20 sq. mtrs bearing CTS No.100/1/4 on the Western side of the Jiva Mahale Road.

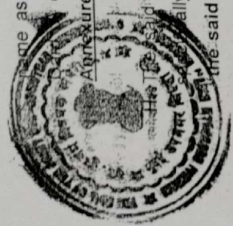
D. The Promoter has represented to the Purchaser/s that the Plot of land admeasuring 107.25 sq.mtrs. bearing CTS No.100/1/3 is claimed as set back area by MCGM. The Promoter has further represented to the Purchaser/s that the Promoter is absolutely entitled to the benefit in respect of the setback area and is entitled to utilize the same in the manner he deems fit and proper.

E. The Promoter has now got the Building Plans sanctioned from MCGM and also obtained all the other approvals, sanctions/permissions as required for construction of the new building to be named as "10 SQUARE" consisting of stack parking in the silt and mechanical puzzle parking in the compound and 11 upper floors (hereinafter referred to as "the said New Building") on the said Plot under I.O.D. No. CHEWS/0133/K/337 (New) dated 18th February 2015 (said IOD). The Copy of the IOD is annexed hereto as Annexure-1111;



The Promoter has demolished the said Structures standing on the said Plot and obtained Commencement Certificate bearing No. CHEMS/0133/K/337 (New) dated 22nd April, 2015 from MCGM. The copy of Commencement Certificate referred hereinabove are annexed hereto and marked as Annexure "III" respectively;

G. The Promoter has got the Property Card mutated in his name as the Holder of the said Property in the Property copy of the Property Card is annexed hereto as Annexure "IV"

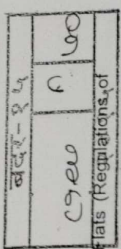


I. The Promoter has commenced construction of the said New Building on the said Plot in accordance with the sanctioned plans and shall complete the same as per the sanctioned plans, with such modifications thereto as the Promoter may from time to time determine and/or as may be necessitated by the Concerned Authorities and as may be approved/sanctioned by the concerned local bodies and authorities and shall sell the premises in the said New Building on ownership basis or such other basis as they may in his absolute discretion deem fit and proper;

J. The title of the Promoter as to the said Plot is certified by K.D. MISHRA, Advocate, by their Certificate of Title dated 14-03-2015 a copy whereof is annexed here to and marked Annexure "V".

K. The Purchaser/s has/have seen the said Plot/Property prior to the execution of this Agreement. The Purchaser/s has/have demanded from the Promoter and the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said Property including copy of Title Certificate issued by K.D. MISHRA, Advocates, Property Register Card, Relevant Orders, Approved Plans, IOD, CC, designs and specifications prepared by the Promoter's Architects and all other documents as specified

Handwritten signature



under the Maharashtra Ownership of Flats (Regulations of the Promoter of construction, sale, management and Transfer) Act, 1963 (MOFA) (hereinafter referred to as "the said Act") and rules made there under;

L. The Promoter has informed the Purchaser/s and the Purchaser/s is/are aware that the Promoter will develop the said Plot by constructing a building to be used for residential purpose and as per the plans sanctioned and approved by the MCGM and concerned local bodies. The Promoter may make such modifications thereto as the Promoter may from time to time determine. The Schedule of modifications to be determined by the Promoter.



M. The Promoter has entered into the said Agreement with the Architects for preparing the plan of the said New Building and Agreement with the Contractor and RCC consultant for carrying out construction of the said New Building and the Promoter shall be accepting supervision of the Architects and of the RCC Consultant till completion of the proposed structure;

N. The Promoter has entered and/or shall enter into such Agreement with other persons and/or parties in respect of the sale of Flats in the said New Building other than the flat which is the subject-matter of this Agreement as the Promoter may in his discretion think fit and proper;

O. As per the amendment to the Income-tax Act, 1961, the Purchaser/s is/are responsible to deduct TDS at 1% from the total consideration due and payable to the promoter. Thus, the Purchaser/s shall deduct the TDS from the amount under these presents and also from all the installments payable to the promoter and deposit the same with the Income-tax Department within a period prescribed under the Income-tax Act and furnish to the Promoter a Certificate of deduction of tax at source in Form No.16B;

P. The Purchaser/s has/have applied to the promoter for purchase of a residential Flat bearing No.301, admeasuring 1066 sq.ft. Carpet Area equivalent to 99.07 sq.mtrs carpet area on the 3rd floor in the said New Building to be named as

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Promoter shall be accepting supervision of the Architects and of the RCC Consultant till completion of the proposed structure;

N. The Promoter has entered and/or shall enter into such Agreement with other persons and/or parties in respect of the sale of Flats in the said New Building other than the flat which is the subject-matter of this Agreement as the Promoter may in his discretion think fit and proper;

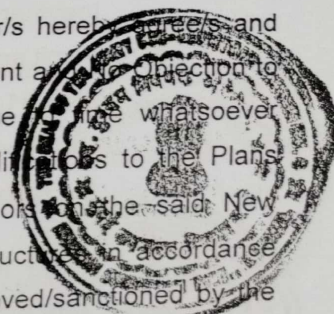
O. As per the amendment to the Income-tax Act, 1961, the Purchaser/s is/are responsible to deduct TDS at 1% from the total consideration due and payable to the promoter. Thus, the Purchaser/s shall deduct the TDS from the amount under these presents and also from all the installments payable to the promoter and deposit the same with the Income-tax Department within a period prescribed under the Income-tax Act and furnish to the Promoter a Certificate of deduction of tax at source in Form No.16B;

P. The Purchaser/s has/have applied to the promoter for purchase of a residential Flat bearing No.301, admeasuring 1066 sq.ft. Carpet Area equivalent to 99.07 sq.mtrs carpet area on the 3rd floor in the said New Building to be named as



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| 202-24 | | |
| 2900 | 90 | 50 |

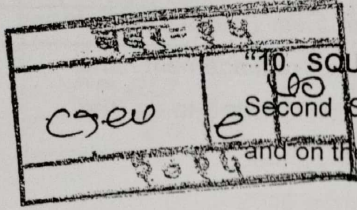
time, and for the said purpose, the Promoter may in his absolute discretion and/or as required by the Concerned Authorities from time to time, vary, amend and/or alter the Plans in respect of the said New Building. As part of such amendment and/or alteration in the building plans, the Promoter may construct additional areas by constructing additional floors on the said New Building and/or by extending further the said New Building, as may be approved by the MCGM. The Purchaser/s hereby agree/s and give their express and irrevocable Consent and No Objection to the Promoter for carrying out from time to time whatsoever amendments, alterations, additions, modifications to the Plans for further construction of additional floors on the said New Building or of independent additional structures in accordance with the building plans as may be approved/sanctioned by the Concerned Authorities. The Purchaser/s hereby agree/s to give all the assistance and co-operation to the Promoter and undertake to sign and execute and deliver all papers and writings as the Promoter may require from time to time and even after possession of the premises agreed to be sold to the Purchasers being delivered to them, but at the costs and expenses of the Promoter, so as to enable the Promoter to complete the development of the said Plot in the manner that may be determined by the Promoter.



3. The Purchaser/s has/have prior to the execution hereof after having perused all the relevant documents satisfied himself/herself/themselves about the title of the Promoter to the said Property described in the First Schedule hereunder written
4. The Promoter has agreed to sell and the Purchaser/s has/have agreed to purchase and acquire from the Promoter a residential Flat bearing No.301 admeasuring 1066 sq. feet. Carpet area equivalent to 99.07 sq. meters. carpet area on the 3rd floor of the said new building to be named as "10 SQUARE" being constructed on the said Plot (hereinafter referred to as the "said Flat") being constructed on the said Plots and shown by red coloured boundary line of the typical floor plan thereof annexed hereto and marked Annexure "VI" and more particularly described in the Second Schedule hereunder written, at and for the total consideration of Rs.2,38,16,000/- (Rupees Two Crores Thirty Eight Lakhs Sixteen Thousand Only) [**said Consideration**] (subject to deduction of 1% TDS) which includes the

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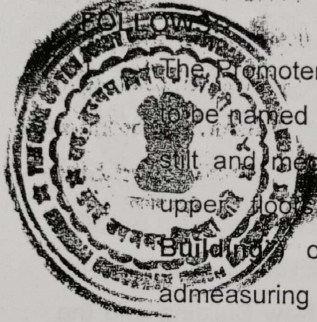
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"10 SQUARE" and more particularly described in the Second Schedule hereunder written for the consideration and on the terms and conditions hereinafter appearing;

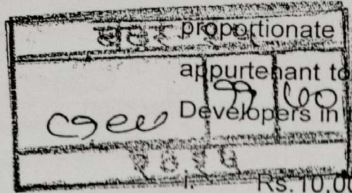
Q. Under Section 4 of MOFA the Promoter is required to execute a written agreement being these presents for the sale of the Premises in the said New Building.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS



The Promoter has commenced construction of the new building to be named as "10 SQUARE" consisting of stack parking in the suit and mechanical puzzle parking in the compound and 11 upper floor (hereinafter referred to as "the said New Building") on all that piece and parcel of Plot of Land admeasuring 890.81 Sq.mtrs. and admeasuring 107.25 sq.mtrs. as per the Property Card (admeasuring 830 sq.mtrs. as per the Title Deeds) on the eastern side of Jiva Mahale Road and forming part of the land bearing Survey No.277 Hissa No.2/8 bearing C.T.S. No.100/1/2 and C.T.S. No.100/1/3 (then bearing C.T.S. No.100/1 (pt) and 100/2 to 100/15) respectively of Village Vile Parle Taluka Andheri in the Registration District of Mumbai City and Sub District of Mumbai Suburban (the said Plot) situate, lying and being at Kole Dongri, Jiva Mahale Road, Andheri (East), Mumbai – 4000 69 (the said Plot) and more particularly described in the First Schedule hereunder written and delineated by Red colour boundary line on the plan annexed hereto as **Annexure-"I"** in accordance with the plans, designs and specifications approved by the Municipal Corporation of Greater Mumbai (MCGM), and which have been seen and approved by the Purchaser/s, with only such variations and modifications as the Promoter may consider necessary or as may be required by the local authority/the Government of Maharashtra. The said Plot and the said New Building shall unless referred to independently be hereinafter collectively referred to as "the said Property".

2. The Promoter has informed the Purchaser/s that the Plan is sanctioned by MCGM and as and when further or additional F.S.I. or T.D.R. is permissible, the approval for construction of further/additional floors shall be obtained after purchasing TDR as per the Development Control Regulations in force from time to



price of the common areas and facilities appurtenant to the said Flat to be paid by the Purchasers to the Developers in the following manner:

i. Rs. 10,00,000/- (Rupees Ten Lakhs Only) being Earnest Money paid before the execution of this Agreement (payment and receipt whereof the Promoter doth hereby admit and acknowledge);

ii. Rs. 1,31,00,000/- (Rupees One Crore Thirty One Lakhs Only) being the amount received during the progress of the construction.

iii. Rs. 97,16,000/- (Rupees Ninety Seven Lakhs Sixteen Thousand Only) being the balance consideration shall be paid in installments and as per the progress of the construction.

iv. The said Consideration shall be paid in installments and as per the progress of the construction as set out herein below:-

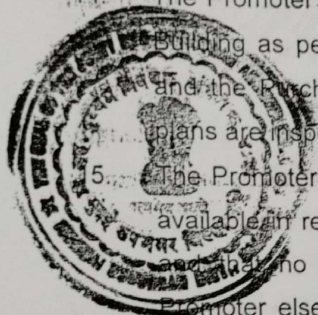
| Sr. No. | Installments payable as under | % Payment | Amount |
|---------|--|-------------------|----------------------|
| 1 | Earnest Money | | 10,00,000/- |
| 2 | On booking minus earnest amount paid as under Clause 4(i) | 20% | 37,63,200/- |
| 3 | On completion of piling and excavation | 10% | 23,81,600/- |
| 4 | On completion of Plinth | 10% | 23,81,600/- |
| 5 | On completion of 1 st floor slab | 10% | 23,81,600/- |
| 6 | On completion of 3 rd floor slab | 10% | 23,81,600/- |
| 7 | On completion of 5 th floor slab | 10% | 23,81,600/- |
| 8 | On completion of 8 th floor slab | 10% | 23,81,600/- |
| 9 | On completion of 10 th floor slab | 10% | 23,81,600/- |
| 10 | On completion of terrace slab | 5% | 11,90,800/- |
| 11 | On offer for Possession which offer will be accompanied by a true copy of the Occupation Certificate | 5% | 11,90,800/- |
| | | Total 100% | 2,38,16,000/- |

5. The Purchaser/s shall pay the installments as set-out in clause 4 hereinabove on the due date without fail and without any delay or default or demur as time in respect of payment of the said

12. It is expressly agreed that the Purchaser/s shall be entitled to the common areas and facilities along with the said Flat and the extent, nature and description of such common areas and facilities appurtenant to the said Flat agreed to be sold is as listed in the Third Schedule hereunder written.

13. It is expressly agreed that the Purchaser/s shall be entitled to the Limited Common Areas and facilities along with the said Flat and the extent, nature and description of such Restricted Areas and facilities and the percentage and undivided interest which the Purchaser/s will enjoy in the Restricted Common Areas and facilities appurtenant to the said Flat agreed to be sold is set up in the Fourth Schedule hereunder written.

14. The Promoter has commenced the construction of the said New Building as per the Building plans/layout sanctioned by MCGM and the Purchaser/s confirm/s that the said approved Building plans are inspected and perused by them.



15. The Promoter hereby declares that the Floor Space Index (FSI) available in respect of the said Plot is 2328.46 sq. meters only and no part of the said FSI has been utilized by the Promoter elsewhere for any purpose whatsoever. The residual F.A.R (F.S.I) if any, in respect of the said Plot if not available for sanction at present will be available to the Promoter till conveyance/lease is executed in favour of the Society/Limited Company/Condominium or declaration is executed to submit the said Property to the Provisions of Maharashtra Apartment Ownership Act, 1970 (MAOA) as the case may be and thereafter the residual F.A.R (F.S.I) if any shall be available to the Society/Condominium/Limited Company as the case may be. The Purchaser/s hereby agree/s that if the F.S.I in the locality is increased and/or additional construction is possible on the said New Building on account of further Transferable Development Rights (TDR) available for being utilized or otherwise and/or if the MCGM permits the construction of additional floors on the said New Building, then in such an event, the Promoter shall be entitled to construct such additional floors vertically as per the revised building plans. The Purchaser/s expressly consent to the same as long as the user of the said Flat with the common amenities is not affected/ jeopardized nor their exclusive right to use the Exclusive Areas if any is affected and/or hampered in any manner. This consent shall be considered to be Purchaser's consent under section 7(1) (ii) of the said Act.

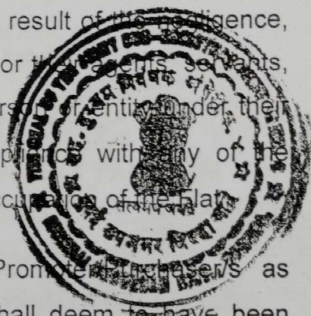
same as office after duly complying with the ~~rules and~~ regulations of Municipal Corporation of Greater Mumbai (MCGM) in this behalf. The Purchaser/s hereby confirm/s that neither he/she/they no his/her/their successor in title or assigns shall raise any objection for the same. The aforesaid covenant shall be binding on all the Purchasers including Purchaser herein and the Society/Limited Company/Condominium as the case may be which will be formed for the said Building and neither such organization nor any of its members shall raise any objection for user of the premises for the office purpose as set out hereinabove.

58. The Promoter shall always be freely entitled to raise loans, finance and/or other credit facilities from banks, financial institutions, NBFCs and/or any other person/s against the mortgage/ charge of the Promoter unsold units of Flats, and the Purchaser/s consent/s to the same. In this regard, the Promoter shall be entitled to sign, execute and register all necessary documents including mortgage deeds and loan agreements against the mortgage/charge on their respective unsold Premises which the Purchaser/s consents and shall not raise any objection to the same so long as the same doesn't have any adverse effect on the rights hereunder granted to the Purchaser/s and the Promoter alone shall be responsible to repay the same.

59. The Purchaser/s shall pay VAT (Value Added Tax) of Rs.2,38,160/- (Rupees Two Lakhs Thirty Eight Thousand One Hundred Sixty Only) and Service tax of Rs.8,14,290/- (Rupees Eight Lakhs Fourteen Thousand Two Hundred Ninety Only) at the prevailing rates of taxes as per the prevailing law and Rules framed by the Concerned Authorities in respect of the said Flat, proportionate part of the said sums being paid by the Purchaser/s alongwith the payment of each and every installments. It is mutually agreed between the parties hereto that in the event if, the rates of Service Tax or VAT (Value Added Tax) are increased by Competent Authority and/or any additional tax is levied in respect of the said Flat by reason of any amendment to the constitution or enactment or amendment of any other law, Central or State, service tax or any other duty/penalty is levied and/or imposed by the Government under any other Statute then the Purchaser/s shall be responsible to pay the same to the Competent Authority or the Promoter as prescribed in the said law/act/rules in respect of the said Flat.

losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement except the right/s which might have been challenged by the Purchaser/s; (b) any breach and/or default by the Purchaser/s in the performance of any and/or all of his/its obligations under this agreement; (c) any injury to any property(ies) or persons(s); or death of person(s); or damages to any property(ies) howsoever arising related to the use and/or occupation of the Flat and directly as a result of the negligence, act and/or omission of the Purchaser/s or their agents, servants, tenants, guests, invitees and/or any person or entity under their control; and (d) Purchaser's non-compliance with any of the Restrictions regarding the use and/or occupation of the flat.

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| Case No. | 20/60 |
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66. All notices to be served on the Promoter/Purchaser/s as contemplated under this Agreement shall deem to have been duly served if sent to the Developer/Purchaser/s under Certificate of Posting / Registered A/D at their address as mentioned below.

PROMOTER:-

Centre Square, 5 floor, Suite No. 505 – 508, S.V Road, Andheri (West) Mumbai – 400058

PURCHASER/S:-

Flat No.118, Wing 7, GEE Jumbo Darshan Society, Jiva Mahale Road, Andheri (East), Mumbai - 400069

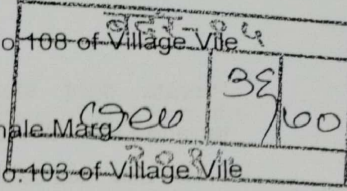
67. The stamp duty and registration charges due and payable on these presents and document if any executed in pursuance hereof shall be paid by the Purchaser/s alone. Also all the levies, stamp duty, registration fees and incidental or miscellaneous expenses in respect of this agreement, conveyance/lease, or any other document required to be executed in respect of and relating to the said Flat and/or the transaction under this agreement or in respect of Conveyance/lease shall entirely be borne and paid by the Purchaser/s and Purchaser/s of other premises.

Handwritten signatures and initials.

On or towards the South : The land bearing CTS No. 108 of Village Vile Parle (East).

On or towards the West : The road called Jiva Mahale Marg

On or towards the East : The land bearing CTS No. 103 of Village Vile Parle and belonging to Jumbo Darshan Apartments Co-operative Society.



THE SECOND SCHEDULE REFERRED HEREINABOVE:

A Flat bearing No.301 admeasuring 1066 sq.ft. Carpet area equivalent to 99.07 sq.mtrs. Carpet area on the 3rd floor in the building to be named as "10 SQUARE". The Building comprises of ground and 11 upper floors with 2 lifts being constructed on the plots more particularly described in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:

A. Common areas and facilities of the said ~~flat~~ in relation to the said New Building: -The said Property on which the said New Building shall be constructed and the common lifts service lines such as electricity, water, drainage, common recreation areas. Such as common pool, gym, and other facilities to be provide by the Promoter.

B. The following common facilities which will be located throughout the said New Building:

1. Water tank located on Ground Floor of the said New Building;
2. Plumbing net-work throughout the said New Building;
3. Electric wiring net-work throughout the said New Building;
4. Necessary light, telephone and public water connections;
5. The foundations and main walls, columns, girders, beams and roofs of the said New Building;
6. All apparatus and installation existing for common use;
7. Common Terraces on part 11th and 12th Floor;
8. Society office (if any) on the Ground Floor;
9. Common recreation facilities (if any) on the top terrace.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

The following facilities located in each one of the upper floors are restricted common areas and facilities restricted to the premises of respective floor:

68. The Parties shall bear and pay their individual income taxes and shall settle their individual income tax liabilities on their own.

69. This Agreement shall always be subject to the provisions of the MOFA and the Rules made thereunder and the amendment hereto from time to time.

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70. The property is situated at Mumbai this agreement is executed at Mumbai, in case of dispute and difference the Courts in Mumbai alone shall have jurisdiction to try and entertain the same.

71. The Permanent Account Nos. of the parties hereto is as under:

PROMOTER:-

MR. VIJAY CHHOTALAL KAMDAR

PAN NOS:-

AAEPK1036G

PURCHASER/S

MR. ASHISH VIDYADHAR KULKARNI

ADIPK9363K

MRS. DEEPALI ASHISH KULKARNI

AFHPK5082N



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

THE FIRST SCHEDULE REFERRED HEREINABOVE:

(Description of the said Property)

All that piece and parcel of Plot of Land admeasuring 890.81 Sq.mtrs. and admeasuring 107.25 sq.mtrs. as per the Property Card (admeasuring 830 sq.mtrs. as per the title Deeds) on the eastern side of Jiva Mahale Road and forming part of the land bearing Survey No.277 Hissa No.2/8 bearing C.T.S. No. 100/1/2 and CTS No. 100/1/3 (then bearing CTS No.100/1 (pt) and 100/2 to 100/15) respectively of Village Vile Parle Taluka Andheri in the Registration District of Mumbai City and Sub District of Mumbai Suburban situate, lying and being at Kole Dongri, Jiva Mahale Road, Andheri (East), Mumbai – 4000 69 and bounded as follows:-

On or towards the North : Partly by land bearing CTS No.103 & Partly by the plot bearing CTS No.100/1 occupied by Bhati Family.

RECEIPT

RECEIVED the day and year first hereinabove written of and from the withinnamed Purchaser/s the sum of Rs.1,41,00,000/- by way of Cheques details given below in favour of Mr. Vijay Kamdar, as advance payment for reserving a Flat No.301 on 3rd floor in the building known as 10 Square situated at Jiva Mahale Road, Andheri (East) Mumbai 400069.

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| S. No | Bank Name | Branch Name | Date | Cheque No. | Amount |
|--------------|-----------------------------------|-------------|------------|------------|----------------------|
| 1 | The Cosmos Co-operative Bank Ltd. | Vile Parle | 01/01/2015 | 030050 | 10,00,000/- |
| 2 | The Cosmos Co-operative Bank Ltd. | Vile Parle | 08/01/2015 | 030051 | 10,00,000/- |
| 3 | The Cosmos Co-operative Bank Ltd. | Vile Parle | 27/06/2015 | 030054 | 20,00,000/- |
| 4 | The Cosmos Co-operative Bank Ltd. | Vile Parle | 11/08/2015 | 232562 | 74,00,000/- |
| TOTAL | | | | | 1,41,00,000/- |



WITNESSES:

1. SUNWASE

2. [Signature]

I SAY RECEIVED;

[Signature]

VIJAY CHHOTALAL KAMDAR
(PROMOTER)

Prorata right alongwith all Purchasers of Shop/Office/Flat with terrace/Flat without terrace in the said Property in limited common areas and facilities i.e. to say.

- (1) Staircase
- (2) Entrance Hall
- (3) Lift, lift machine room (if any)
- (4) Parking as per allotment.

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| बदर-१६ | |
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| २०२५ | |

- i. A lobby which gives access to the stairway from the said flat with terrace/Flat without terrace
- ii. Attached with terrace on part 11th and part 12th Floors in the said new building.
- iii. All the mechanical car parking spaces in the said New Building.



SIGNED AND DELIVERED)
by the within named "THE PROMOTER")
VIJAY CHHOTALAL KAMDAR)
in the presence of :)



[Handwritten signature]

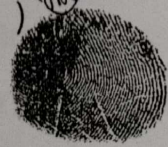


SIGNED AND DELIVERED)
by the within named "THE PURCHASER")
MR. ASHISH VIDYADHAR KULKARNI)
MRS. DEEPAI ASHISH KULKARNI)
in the presence of :)



[Handwritten signature]

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बदल-१५
 C/26 83 600

Annexure (III)

This I.O.D./C.C. is issued in accordance with the provision of Urban Planning and Regulation Act, 1966.

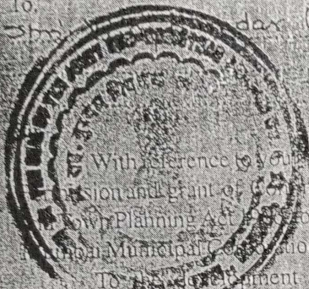
MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ BSI/WS/AH/AK of Ex. Engineer Bldg. Proposal (W/S) H and K Wards
 COMMENCEMENT CERTIFICATE Municipal Office, R. K. Patkar Marg
 CHE/WS/033/K/337 (NEW) Sandra (West), Mumbai - 400 050

To: Shri. ... Tax Lessee

1 JUL 2015



With reference to your application No. 1895 dated 18/05/10 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under Section 346 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building.
 To carry out development work of Prop Bldg CTS No. 100/1015 & 100/1A
 at premises at Street Jivmahale Rd. village Vile Parle (East) Sub plot No. A situated at Vile Parle (E) Ward ...

The Commencement Certificate/Building Permit is granted on the following conditions:-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if -
 (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
 The Municipal Commissioner has appointed Shri. R. S. Madhwal Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 26 JUL 2015

This Commencement certificate is for carrying out the work up to top of 3rd floor local br. 390 (three point seven) from Ad. 93 per Ad. 513 2014. No. ... for carrying out work to be carried out during ...

For and on behalf of Local Authority
 The Municipal Corporation of Greater Mumbai
 EX. ENGINEER BLDG. PROPOSAL
 (WEST & K/BAW/WEST WARDS) Wards

MUNICIPAL CORPORATION OF GREATER MUMBAI

26 MAR 2015

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| बदर-२५ | | |
| 9.00 | 10.6 | 100 |
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26 MAR 2015

26/07/2015
 CHE/WS/0/33
 Further C. C. is now extended ~~to extend~~ ^{up to} top of ~~4.20~~ ^{4.20} meter (height four for upto ~~four~~ ^{twenty} height meter) AAL as per approved ^{approved plan dt. 18.2.2015}

[Signature]

E.E.B.P. (WS) K. Ward

22 APR 2015

Valid up to 26/07/2015
 CHE/WS/0/33 /K/337(NEW) of
 Further C. C. is now extended up to ^{upper floor} top of 5th (PT) ^{(fifth part} ~~4.20~~ ^{23.95} meter (height ~~four~~ ^{twenty-three} feet for upto ~~four~~ ^{five} meter height) AAL ^{per 18.2.2015}

[Signature]

E.E.B.P. (WS) K. Ward



TRUE

For
 S. P. ASSO
 ARCHITECTS EN



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दस्त गोषवारा भाग-2

वदर15

दस्त क्रमांक:8197/2015

दस्त क्रमांक :वदर15/8197/2015

दस्ताचा प्रकार :-विक्री करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---------------------------------------|-----------|---------------|
| 1 | नाव:आशीष बी कुलकर्णी पत्ता:प्लॉट नं: 118, विंग 7,, माळा नं: -, इमारतीचे नाव: जी जम्बो दर्शन सोसायटी, ब्लॉक नं: आंधेरी ईस्ट, रोड नं: जीवा महाले रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:ADIPK9363K | लिहून घेणार वय :-41 स्वाक्षरी:- | | |
| 2 | नाव:दिपाली आशीष कुलकर्णी पत्ता:प्लॉट नं: 118, विंग 7,, माळा नं: -, इमारतीचे नाव: जी जम्बो दर्शन सोसायटी, ब्लॉक नं: आंधेरी ईस्ट, रोड नं: जीवा महाले रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AFHPK5082N | लिहून घेणार वय :-39 स्वाक्षरी:- | | |
| 3 | नाव:विजय सी. कामदार - तर्फे मुख्तियार परेश शाह पत्ता:प्लॉट नं: 7, माळा नं: ताल मजला, इमारतीचे नाव: आशीष, ब्लॉक नं: जेबीपीडी स्कीम, बिल्डे पार्ले वेस्ट, महाराष्ट्र, मुम्बई. पॅन नंबर:AFEPK1036G | लिहून देणार वय :-55 स्वाक्षरी:- | | |



पुढील दस्तावेजात करून घेतलेल्या विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
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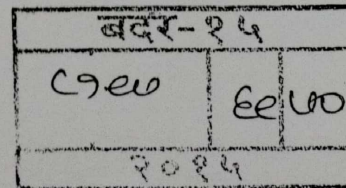
विक्री करारनामात नोंदविलेले करारनामा करताना की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

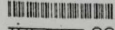
| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|-------------------|-----------|---------------|
| 1 | नाव:सिद्धार्थ - शिंदे वय:48 पत्ता:13, कृष्णा कुंज, गोरगांवकर वाडी, एस.सी. रोड, आंधेरी ईस्ट, पिन कोड:400068 | स्वाक्षरी | | |
| 2 | नाव:रंजीत - सुरवधे वय:43 पत्ता:8 मधुवा संकल्लेव, शिम्बोची रोड, बोरीवली बॅन्ड पिन कोड:400092 | स्वाक्षरी | | |

शिक्रा क्र.4 ची वेळ: 22/09/2015 05:16:17 PM

शिक्रा क्र.5 ची वेळ: 22/09/2015 05:16:27 PM नोंदणी पुस्तक 1 मध्ये

iSantia v1.5.0





मंगळवार, 22 सप्टेंबर 2015 5:16 म.नं.

दस्त गोषवारा भाग-1

वदर15

दस्त क्रमांक: 8197/2015

दस्त क्रमांक: वदर15 /8197/2015

बाजार मुल्य: रु. 1,88,90,500/- मोबदला: रु. 2,38,16,000/-

भरलेले मुद्रांक शुल्क: रु.12,21,000/-

दु. नि. सह. दु. नि. वदर15 यांचे कार्यालयात

पावती:9056

पावती दिनांक: 22/09/2015

अ. क्रं. 8197 वर दि.22-09-2015

सादरकरणाचे नाव: आशीष वी कुलकर्णी

रोजी 5:13 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

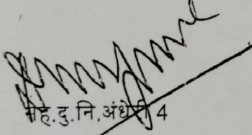
दस्त हाताळणी फी

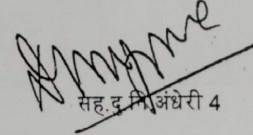
रु. 1440.00

पृष्ठांची संख्या: 72

एकुण: 31440.00

दस्त हजर करणाऱ्याची सही:


सह. दु. नि. अंधेरी 4


सह. दु. नि. अंधेरी 4

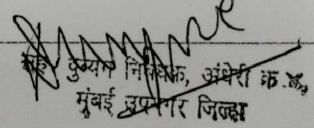
दस्ताचा प्रकार: विक्री करारनामा

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

शिक्षा क्रं. 1 22 / 09 / 2015 05 : 13 : 45 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 22 / 09 / 2015 05 : 14 : 19 PM ची वेळ: (फी)

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 72 पाने आहेत.

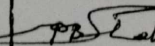
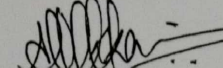

सह. दु. नि. अंधेरी 4, मुंबई उपनगर जिल्हा



iSarita v1.5.0

प्रतिज्ञापत्र

सदर दस्ताऐवज हा गोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण गजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कडुलीधारक हे संपूर्णपणे जबाबदार राहतील.

 लिहून देणारे :  लिहून घेणारे :

वदर-१५

८१९७

२०१५



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

Paid online
on 06/04/24

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

| | | | |
|--|---|--|---------------------------|
| लेखा क्रमांक KE0604190880007 | मालमत्ता करवर्ष/देयक कालावधी 2023-2024 01/04/2023 ते 31/03/2024 | देयक क्रमांक 202310BIL20341011 202320BIL20341012 | देयक दिनांक 26/02/2024 |
| पक्षकाराचे नाव व पत्ता : ASHISH VIDYADHAR KULKARNI & MRS. DEEPAI ASHISH KULKARNI 301, 3RD FLOOR, 10 SQUARE CHS, JIVA MAHALE ROAD, ANDHERI (EAST), Mumbai-400069 | | प्रेषक - Asstt. Assessor & Collector, K East Ward, Municipal Office Building, Aazad Road, Gundavali, Andheri (East), Mumbai - 400 069. ईमेल - aacke.ac@mcgm.gov.in दूरध्वनी क्र. 022 2684 3392 | |
| मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमतेचे वर्णन, इमारतीचे नाव, करदात्याची नावे .. VILLAGE VILLEPARLE, JIVA MAHALE ROAD, R. C. C. BUILDING 10 SQUARE CTS NO. 100/1 TO 100/15 & 100/1A SHRI MARE AUGURTIN LOBO | | | |
| प्रथम करनिर्धारण दिनांक: | 19/03/2020 | जलजोडणी क्रमांक : | - |
| एकूण भांडवली मूल्य: ₹ 8594325 | | | |
| एकूण भांडवली मूल्य: ₹ Eighty Five Lakh Ninety Four Thousand Three Hundred Twenty Five Only (अक्षरी) | | | |
| दि. 31/03/2010 या तारखेपर्यंतची थकबाकी | ₹ 0 | दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची थकबाकी | ₹ 0 |
| कराचे नाव | 01/04/2023 ते 30/09/2023 (202310) Bill Amount in (₹) | 01/10/2023 ते 31/03/2024 (202320) Bill Amount in (₹) | |
| सर्वसाधारण कर | 4727 | 4727 | |
| जल कर | 0 | 0 | |
| जल लाभ कर | 2965 | 2965 | |
| मलनिःसारण कर | 7005 | 7005 | |
| मलनिःसारण लाभ कर | 1846 | 1846 | |
| म.न.पा. शिक्षण उपकर | 1719 | 1719 | |
| राज्य शिक्षण उपकर | 1504 | 1504 | |
| रोजगार हमी उपकर | 0 | 0 | |
| वृक्ष उपकर | 86 | 86 | |
| पथ कर | 2149 | 2149 | |
| एकूण देयक रक्कम | 22001 | 22001 | |
| कलम 152 अ नुसार दंडाची रक्कम | 0 | 0 | |
| आगाऊ अधिदानाचे समायोजन | 0 | 0 | |
| भरादयाची निव्वळ रक्कम | 22001 | 22001 | |
| प्रतिदानाची निव्वळ रक्कम | 0 | 0 | |
| अक्षरी रुपये (Payable Amount) | ₹ Twenty Two Thousand One Only | ₹ Twenty Two Thousand One Only | |
| अंतिम देय दिनांक | 25/05/2024 | 25/05/2024 | |

"To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTKE0604190880007, Name-BMC Property Tax. Cheque/DD/PO payment
should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website :



"मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबादल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्ववधी प्रभावाने मालमत्ताचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करासुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे."

महेश पाटील
करनिर्धारक व संकलक

User Category :- R

E & OE

BRIHANMUMBAI MAHANAGAR PALIKA

Received with Thanks from :- **Assessment and Collection PG**
Billing Name : ASHISH VIDYADHAR KULKARNI & MRS. DEEPALI ASHISH KULKARNI
Assessee's Name : SHRI MARE AUGURTIN LOBO

PG.Trn No. 10011702024040600077
Date : 06/04/2024 09:36:51
Receipt No : 2024ACR04601458
Tax : Property
Account No KE0604190880007

| | | | | | |
|------------|---------|---------|---------|-----------------|------------|
| State Code | PAN No. | GST No. | UIN No. | Place of Supply | Registered |
| | | | | | |

| Bill No. | Bill Dt. | Amount | ND+W.Fee+M.Pnlty+G.Pnlty+ Dischg.F.+Unlawful+Adm. | Total Dues | Early Bird Discount | Net Payable | Cash/ Chq Amt. |
|-------------------|------------|--------|--|------------|---------------------|-------------|-------------------|
| 202310BIL20341011 | 26/02/2024 | 22001 | 0+0+0+0+0+0 | 22001 | 0 | 22001 | 22001 |
| 202320BIL20341012 | 26/02/2024 | 22001 | 0+0+0+0+0+0 | 22001 | 0 | 22001 | 22001 |

| | | | | |
|---|-------|---|-------|-------|
| Seq.No. Instrument type Date No. MICR No. Bank Status Amount | 44002 | 0 | 44002 | 44002 |
| 1/ e-Pay/ 06/04/2024/ 409748450909/ / / / 44002 Online Payment(UPI) | | | | |

| | | | | | |
|------------|------|------|------|------|-------------|
| Net Amount | CGST | SGST | UGST | IGST | Gross Value |
| 44002 | 0 | 0 | 0 | 0 | 44002 |

Total in Words: Forty Four Thousand Two Only

Advance Payment
 Remark : Full Payment
 Type of Collection

HSN/SAC NO. : 999111
 MCGM PAN NO. : AAALM0042L
 MCGM GST NO. : 27AAALM0042L3Z4

Created By: State Bank of India
 Printed By : By Portal/Online
 Printed On : 06/04/2024 9:42



- : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक : एमयुएम/डब्ल्यु- के-पूर्व/एचएसजी/(टीसी)/१६१५२/२०१८-१९/सन-२०१९

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

टेन स्क्वेअर को-ऑप. हौसिंग सोसायटी लि.,

टेन स्क्वेअर, कोलडोंगरी, जिवा महाले रोड,

अंधेरी (पूर्व), मुंबई ४०० ०६९

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"

असून उप-वर्गीकरण "भाडेकरू सहभागीदारी गृहनिर्माण संस्था" आहे.



स्थळ : मुंबई

दिनांक : ०८/०४/२०१९

सही

हुद्दा

(पी. बी. सातपुते)

उपनिबंधक

सहकारी संस्था (के-पूर्व) विभाग
मुंबई.

To, Ashish Ku

WATI
PROF
ELEC
INSU
PARI
REP/
MAIN
SINK

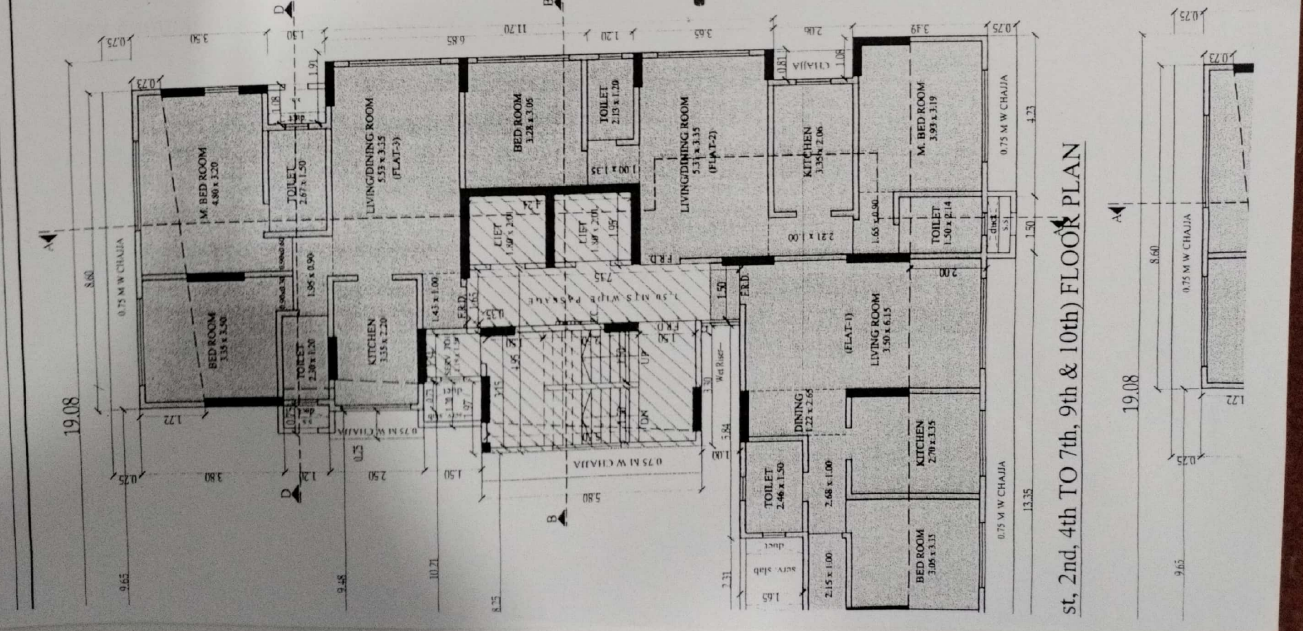
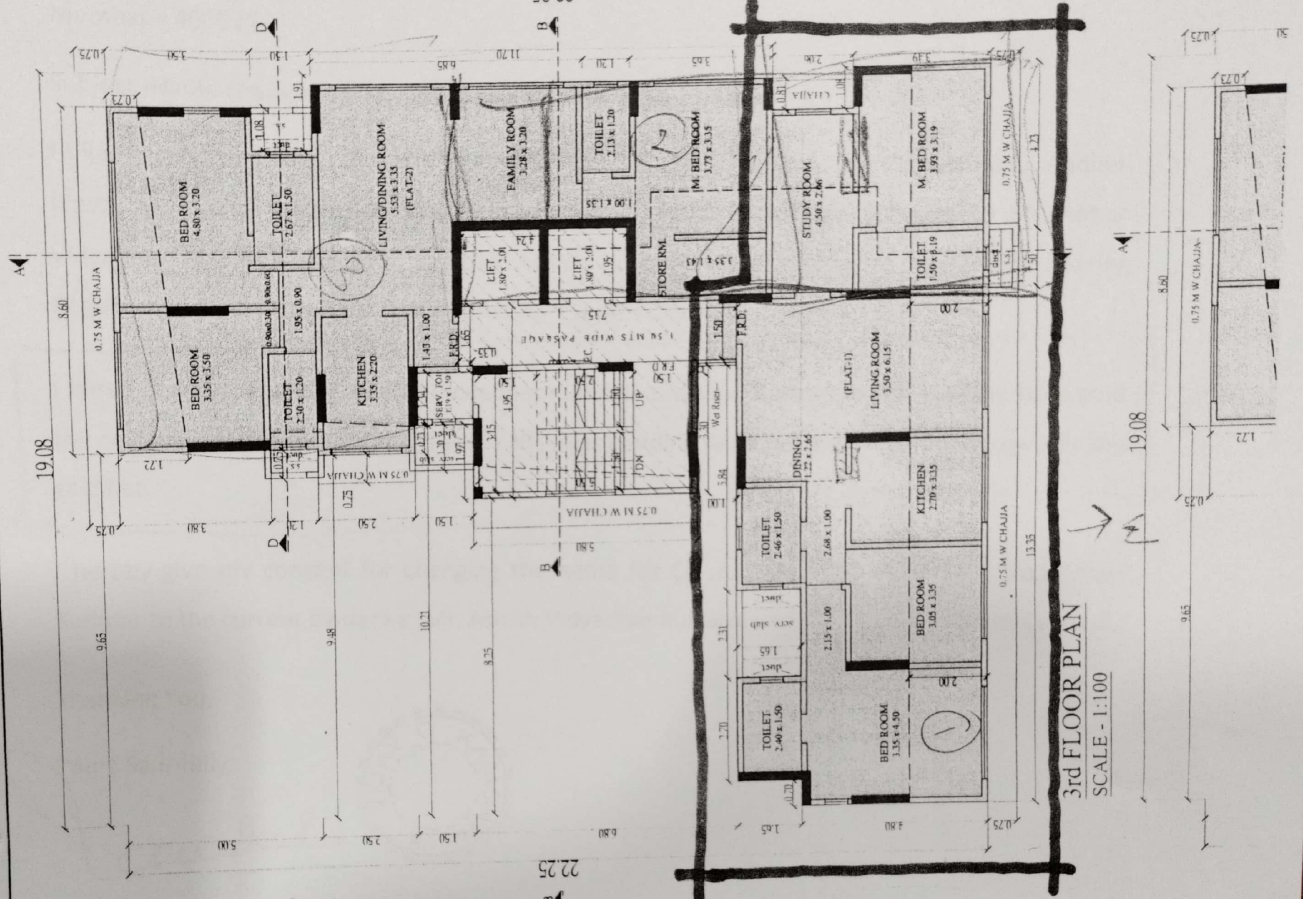
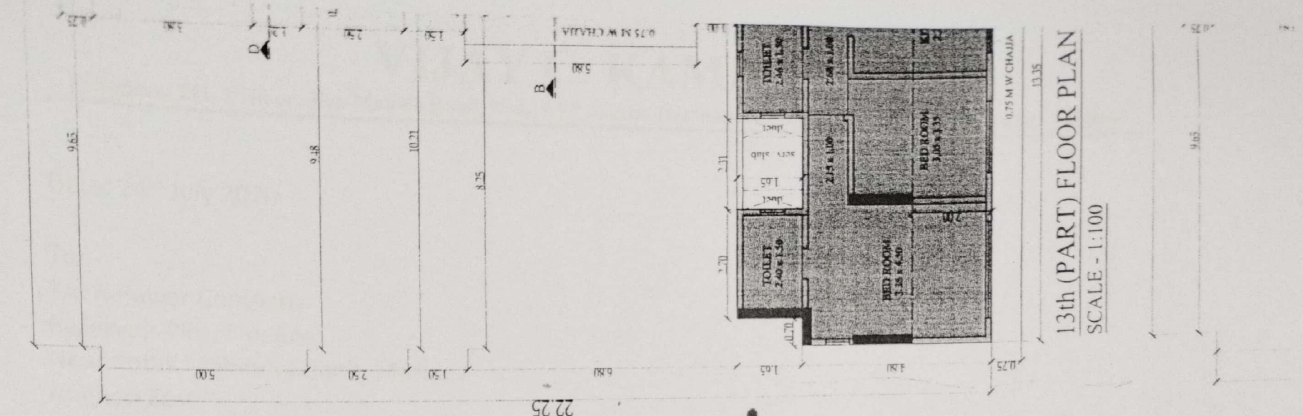
Amount In M
Terms & Conc

TEN

Receipt

Receive
Thousa
By Che

Rs.
Subje



Paid on 23/07/24

TEN SQUARE CO-OP HOUSING SOCIETY LTD.

To,
Ashish Kulkarni

VIJAY C. KAMDAR

10 Square, 101, 1st floor, Jiva Mahale Road, Near EFF Jumbo Darshan Society, Andheri (East), Mumbai - 400069

Date: 24th July 2020

To,
TATA Power Company
Reservoir Plot, Pipeline
Near Kotak Mahindra Bank, Marol
Andheri East
Mumbai - 400072

Subject -Name change for Consumer Number 9000 0083 3181

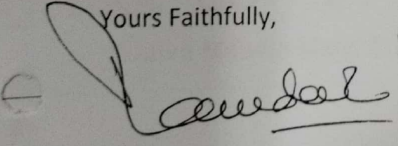
I Vijay Kamdar erstwhile owner of Flat No.301, 3rd Floor, 10 Square, Jiva Mahale Road, Andheri (East), Mumbai - 400069 hereby confirm that I have sold the said property to Mr. Ashish Vidyadhar Kulkarni and Mrs. Deepali Ashish Kulkarni via a registered agreement bearing Registration No.BDR15-8197-2015 dated 22nd September 2015.

I hereby confirm that Mr. Ashish Vidyadhar Kulkarni and Mrs. Deepali Ashish Kulkarni have paid the consideration in totality and there is NIL dues pending to be received from them towards the said flat.

I hereby give my consent for changing the name for CA number 9000 0083 3181 from Vijay Kamdar to the current owner i.e. Mr. Ashish Vidyadhar Kulkarni and Mrs. Deepali Ashish Kulkarni.

Thanking You,

Yours Faithfully,



Vijay Kamdar

| SR. | |
|-----|------|
| 1 | WATI |
| 2 | PROI |
| 3 | ELEC |
| 4 | INSU |
| 5 | PARI |
| 6 | REPA |
| 7 | MAIN |
| 8 | SINK |

Amount In W
Terms & Concl

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Paid on 23/07/24

TEN SQUARE CO-OP. HOUSING SOCIETY LTD.

Jiva Mahale Marg Andheri East,, Mumbai-400069.

To,
Ashish Kulkarni - Flat No. 301

Bill No : 32/2024-25 Date : 1-7-2024

Credit Days : Due On : 26-4-2024

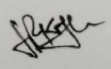
Billing Period : JUL 24 TO SEPT 24

| SR. | NATURE OF CHARGES | AMOUNT |
|-----------------|---|----------|
| 1 | WATER CHARGES - COLLECTION FROM MEMBERS-NON GST | 1500.00 |
| 2 | PROPERTY CHARGES - COLLECTION FROM MEMBERS NON GST | 1599.00 |
| 3 | ELECTRICITY CHARGE -COLLECTION FROM MEMBERS-NON GST | 3300.00 |
| 4 | INSURANCE - COLLECTION FROM MEMBERS | 600.00 |
| 5 | PARKING CHARGES - COLLECTION FROM MEMBERS | 6510.00 |
| 6 | REPAIR FUND - COLLECTION FROM MEMBERS | 4029.00 |
| 7 | MAIN. CHARGES- COLLECTION FROM MEMBERS | 14700.00 |
| 8 | SINKING FUND - COLLECTION FROM MEMBERS | 1344.00 |
| Current - Total | | 33582.00 |
| TOTAL == >>> | | 33582.00 |

Amount In Words : INR Thirty Three Thousand Five Hundred Eighty Two Only

Terms & Conditions :

For TEN SQUARE CO-OP. HOUSING SOCIETY LTD.


Authorised Signatory

TEN SQUARE CO-OP. HOUSING SOCIETY LTD.

Jiva Mahale Marg Andheri East,, Mumbai-400069.

Receipt No. : 21

Receipt Date :26-4-2024

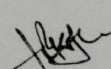
Received with Thanks from Ashish Kulkarni - Flat No. 301 Sum of Rupees 27,183.00 (INR Twenty Seven Thousand One Hundred Eighty Three Only.)

By Cheque No. Dated 26-Apr-2024 Drawn in Bank Branch.

Rs. 27,183.00

Subject to realization of cheque.

For TEN SQUARE CO-CP. HOUSING SOCIETY LTD.


Authorised Signatory



जा.क्र.एमयुएम/डब्ल्युके-पूर्व/एचएसजी/(टीसी)/१६१५२/२०१९-२०/सन-२०१९/४३
 :- कार्यालय :-
 उपनिबंधक, सहकारी संस्था, के-पूर्व विभाग, मुंबई
 बिल्डींग नं. ओ/१, रूम नं. ३१५, तिसरा मजला, वडाला ट्रक
 टर्मिनल, आर. टी. ओ. ऑफिस जवळ, वडाला (पूर्व), मुंबई - ३७
 दिनांक :- ०८/०४/२०१९.

:- ज्ञापन :-

उपनिबंधक, सहकारी संस्था, के-पूर्व विभाग, मुंबई यांजकडून मंजूर केलेल्या
 उपविधीची प्रत व नोंदणी प्रमाणपत्र, टेन स्क्वेअर को-ऑप. हौसिंग सोसायटी लि., टेन स्क्वेअर
 कोलडोंगरी, जिवा महाले रोड, अंधेरी (पूर्व), मुंबई ४०० ०६९ नोंदणी क्रमांक : एमयुएम/डब्ल्युके-
 पूर्व/एचएसजी/(टीसी)/१६१५२/२०१९-२०/सन-२०१९ दि. ०८/०४/२०१९ या संस्थेच्या वतीने श्री. विजय
 कामदार (मुख्यप्रवर्तक) यांना देण्यांत येत आहे.

श्री. एच. आर. गावडे - सहकारी अधिकारी श्रेणी - २ यांनी उपनिबंधक, सहकारी
 संस्था, के-पूर्व विभाग, मुंबई यांचेवतीने संस्थेच्या पहिल्या सर्वसाधारण सभेत हजर राहून अहवाल,
 सभेच्या वृत्तांताच्या प्रतीसह सादर केले आहे.

ठिकाण :- मुंबई
 दिनांक :- ०८/०४/२०१९.



(पी. बी. सातपुते)

उपनिबंधक,

सहकारी संस्था, के-पूर्व विभाग, मुंबई

प्रत :-

१) श्री. विजय कामदार (मुख्यप्रवर्तक),

टेन स्क्वेअर को-ऑप. हौसिंग सोसायटी लि.,
 टेन स्क्वेअर, कोलडोंगरी, जिवा महाले रोड, अंधेरी (पूर्व), मुंबई ४०० ०६९

२) श्री. एच. आर. गावडे - सहकारी अधिकारी श्रेणी - २ अधिन के-पूर्व-विभाग मुंबई.

२/- त्यांनी पहिल्या सर्वसाधारण सभेला हजर रहावे अथवा सभेचे इतिवृत्त या कार्यालयात सादर
 करावे. त्याचप्रमाणे पहिली सर्वसाधारण सभा संस्था नोंदणी झाल्यापासून तीन महिन्यांच्या आंत
 बोलावली जाईल याकडे त्यांनी लक्ष पुरवावे.

३) चेअरमन, मुंबई जिल्हा को-ऑपरेटिव्ह हौसिंग फेडरेशन लि., मुंबई

४) मा. जिल्हा विशेष लेखापरिक्षक, सहकारी संस्था, वर्ग-१, मुंबई.

५) मा. जिल्हा उपनिबंधक, सहकारी संस्था (२), पूर्वउपनगरे, मुंबई.

उपनिबंधक,

सहकारी संस्था, के-पूर्व विभाग, मुंबई

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0104 3083

Name: ASHISH VIDYADHAR KULKARNI

Address : 301, 10 SQUARE, C S NO 100 1 TO 100 15 & 100 1A, JIVA MAHALE ROAD, NEAR E F F JUMBO DARSHAN SOCIETY, ANDHERI (E), MUMBAI, 400069

YOU CAN REACH OUT TO US AT:

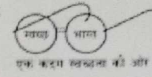
TOLL FREE NO.: 18002095161

WHATSAPP: 7045116237

IN CASE OF FIRE/ ACCIDENT: 022 2577 4399

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WEBSITE: customerportal.tatapower.com



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| | | | |
|------------------------|---|---------------------------------------|-----------------------------|
| Regular Bill | Bill Month: JUL-2024 | Bill Period: 11.06.2024 to 10.07.2024 | Bill Date: 12.07.2024 |
| EBILL | Metered Units : 378 | Discount Date : 19.07.2024 | Tari Category : LT I (B) |
| Bill No. : 99502235341 | Billed Units : 378 | Due Date : 02.08.2024 | LT-RESIDENTIAL |
| Meter No. : ST101102 | Supply Zone : Metro SC01 | Supply Date : 12.07.2020 | MRU : D0611506 |
| Meter status : OK | Dispatch Zone : Metro SC01 | | Consumer : Direct |
| | Nxt. Mtr. Rdg. Dt. : 10.08.2024 (Tent.) | | Type Of Supply : 3 PHASE LT |

| | | | | | | |
|---|---|---------------------------------------|---|--|---|--|
| Current Bill Amount Rs. 4,399.00 | + | Net Other Charges Rs. -20.00 | + | Past Dues Rs. -40.00 | = | Total Amount Before Due Date* Rs. 4,339.00* |
| Amount By Discount Date Rs. 4,302.00 | | Amount After Due Date Rs. 4,394.00 | | Security Deposit Available Rs. 5,360.00 | | Security Deposit Due Rs. 0.00 |

*Due date is applicable for current bill only.

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MESSAGE TO CONSUMER

Electrical safety is crucial. Ensure your home is free of faulty wires or loose cables to avoid shocks when exposed to water. Replace outdated outlets & switches to prevent hazards during wet weather. Stay safe and enjoy the monsoon!

Nilesh Kane

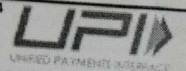
Nilesh Kane
Chief - Distribution
(Mumbai Operations)



RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited,
Account No: TPCLEXXXXXXXXXXXX (here xxxxxxxxxxxx denotes 12 digit consumer no),
IFSC Code: KKBK0000958, Account Type: Current Account

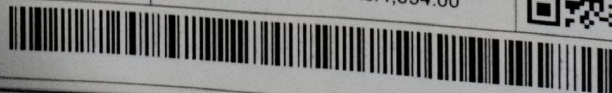
P1,10:10,12.07.2024

SC/D0611506///0000



| THE TATA POWER COMPANY LIMITED | | | |
|--|----------------------------|----------------------------------|--|
| Consumer Name: ASHISH VIDYADHAR KULKARNI | | Consumer No: 9000 0104 3083 | |
| Bill No. : 99502235341 | Bill Date : 12.07.2024 | Bill Amount : Rs. 4,339.00 | |
| Cheque No. : | Discount Date : 19.07.2024 | Amt by Disc Dt. : Rs. 4,302.00 | |
| Cheque Date : | Due Date : 02.08.2024 | Amt After Due Dt. : Rs. 4,394.00 | |
| | | | |

Payment should be made by crossed cheque/DD in favour of "Tata Power"
CA.NO. 9000 0104 3083
For multiple payments, write CA no & break-up of amount on back side of cheque.
Please dont issue postdated or old cheques. Pls attach payment slip(s).



Share Certificate No. 7 Member's Regn. No. _____ No. of shares 10

TEN SQUARE CO-OP. HOUSING SOCIETY LTD.

(Reg. No. MUMW-K(E)HSG/(TC)16152/2018-19)
Jiva Mahale Marg, Andheri East, Mumbai - 400 069.

SHARE CERTIFICATE

(Registered under Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 1,00,000 Divided into 2000 Shares of Rs. 50 each
Registration No. _____ Date 01.12.2023


This is to certify that

Shri/Smt./M/s. Mr. Ashish Vidyadhar Fulkarni & Mrs. Deepati Ashish Fulkarni

is the Registered Holder of TEN SQUARE CO-OPERATIVE HOUSING SOCIETY LTD. fully paid up shares of Rs. FIFTY each numbered from 61 to 70 both inclusive, in

TEN SQUARE CO-OPERATIVE HOUSING SOCIETY LTD., Jiva Mahale Marg, Andheri East, Mumbai-400 069.

Subject to the Bye-laws of the said Society Given under the Common Seal of the said Society at Mumbai this 01 day of 12'2023.


Authorised / Secretary / Chairman
M.C. Member

Seal of the Society Date 01.12.2023



3rd FLOOR PLAN
SCALE - 1:100

2 flats in floor

10th FLOOR PLAN