

2021/02/25

1) देयता का प्रकार: By Cash खाता: ₹ 275/-

₹ निवेदन की राशि 1

*[Handwritten Signature]*

₹ 275.00

₹ 275.00

₹ 275.00

शुद्ध राशि

वर्ष C C 2595-2021

भारत कल्याण-राजे गांव: ANIL PATIL

देयता का प्रकार:

देयता का अंक/दिनांक: अंक-१-०-2021

भारत गांव:

भारत नं.: 3244 दिनांक: 25/02/2021

Regn.: 39M

नोट/नं.: 39M

Original/Duplicate

देयता का प्रकार

Thursday, 25 February 2021 2:21 PM

324/0





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 2021-02-24 PM 02:44  
 2021-02-24 PM 02:44

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*Ning Anand*  
*Vasudha's daughter*  
*[Signature]*

Document ID: 981006064  
 Note: This chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

GRN	NH01-820879202021P	BARCODE	MTR Form Number-6	
Department	Inspector General Of Registration	TAX ID / TAN (If Any)	Date: 13/02/2021-14:31:59 Form ID: 25 2	
Type of Payment	Stamp Duty	PAN No. (If Applicable)	MIRAJ ANAND	
Office Name	SRL ( AT SUB REGISTRAR BORIVALI )	Pub Name	MIRAJ ANAND	
Location	MUMBAI	Flat No.	Flat No 1806 on 18th floor, Tower 2, Sector C	
Year	2020-2021 One Time	Predecessor/Building	Orbit Woods Co-op Housing Society Ltd	
Account Head Details	Amount by Re.	Address	Momin Gokhale Road, Goregaon East	
0030045601 Stamp Duty	87000.00	Area/Category	MUMBAI	
0030063301 Registration Fee	3000.00	Town/City/District	MUMBAI	
Total	90000.00	Pin	4 0 0 0 8 3	
Amount in Words	90000.00	Remarks (If Any)	PAN2-AIWP0657N-SECTORPINYANAMESUBHASH VASU CHOLLA, AI-	
Payment Details	STATE BANK OF INDIA	Bank CN	50731053440	
Cheque/D Debit		Bank Date	Not Verified with RBI	
Name of Bank		Bank Branch	STATE BANK OF INDIA	
Name of Branch		Scans No. Date	Not Verified with Scans	



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Sr. No.	Defacement No.	Defacement Date	Words	Defacement Amount
1	0005605290202021	22/02/2021-12:37:56	IGR190	30000.00
2	0005605290202021	22/02/2021-12:37:55	IGR190	870000.00
Total Defacement Amount				9,00,000.00

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अक्षर 44

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Date: 2021.02.22  
13:50:31  
Reason: I am  
Defacement  
Document: India  
Validity Unknown



Department ID: 090306007

Name of Branch: STATE BANK OF INDIA

Name of Bank: STATE BANK OF INDIA

(Change UD No): 11022021

Bank Date: 13/02/2021-14:39:11

Bank Code: 1000502021021301021

Bank City: PANZ-ALW-C06521

Bank ID: 1000502021021301021

Bank No: 1000502021021301021

Bank Ref: 1000502021021301021

Bank No: 1000502021021301021

Bank Ref: 1000502021021301021

Payment Details: STATE BANK OF INDIA

Total: 9,00,000.00

Amount In: 9,00,000.00

Words: 8

Remarks (If Any): PANZ-ALW-C06521

Pin: 400000

Town/City/District: MUMBAI

Area/Locality: Alamban Gokhale Road, Extension East

Road/Street: Chaitan Woods Co-op Housing Society Ltd

Premises/Building: Flat No 1806 on 18th floor Tower B

Amount In Rs: 870000.00

Account Head Details: Stamp Duty

Year: 2020-21 One Time

Location: MUMBAI

Office Name: BRLI (SUB REGISTRAR BORIVALI)

Full Name: NIPAJANAND

Part No (If Applicable): ASPA3259K

TAX ID / TAN (If Any):

Department: Insp or General Of Registration

GRN: MH01620679202021P

BARCODE: 20100202021021301021

Date: 13/02/2021 14:39:59

Form ID: 25.2


\*900000.00\*



CHALLAN  
MTR Form Number-6





Department Inspector General Of Registration		Date 15/02/2021-12:30:34	Form ID 25.2
Stamp Duty		Payer Details	
Type of Payment Stamp Duty		TAX ID / TAN (If Any)	
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1		PAN No. (If Applicable) AASPA3256K	
Location MUMBAI		Full Name NITRAJ ANAND	
Year 2020-2021 One Time		Flat/Block No.	Flat No.1805 On 18th Floor, Tower A, Oberoi
Account Head Details		Premises/Building	Woods Co-op Housing Society Ltd
0030045501	Sale of Non-Judicial Stamp	Road/Street	Mohan Gokhale Road, Gorogaon East
	Amount in Rs. 100.00	Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 8 3
Remarks (If Any)			
PAN2=ALWPC0657N-SecondPartyName=SUBHASH VASU CHOLLIYAL-			
Total		Amount in Words	100.00
Payment Details IDBI BANK			
Cheque/DD Details		Bank CIN	Ref. No. 2661821464
Cheque/DD No.		Bank Date	RBI Date 15/02/2021-12:31:59
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID -

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दस्तावेज निलंबक कार्यालय में दर्ज कराने के लिए ही वैध है। अनिलंबक कार्यालय में दर्ज करने के लिए यह चालन वैध नहीं है।

Mobile No. 9810060984

*[Handwritten signature]*

*Vishal Chhajjar*

Nitraj Anand

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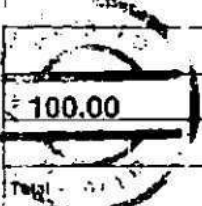
Print Date 15-02-2021 12:32:10



**CHALLAN**  
MTR Form Number-6



GRN	MP0116596-6202021E	BARCODE	[Barcode]		Date	15-02-2021-12:30:34	Form ID	22
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Stamp Duty				PAN No. (If Applicable)		AASPA3258K		
Office Name BRL1 JT SUB REGISTRAR BORIVALI 1				Full Name		NIRAJ ANAND		
Location MUMBAI				Flat/Block No.		Flat No.1B06 On 10th Floor Tower A, Oberoi		
Year 2020-2021 One Time				Premises/Building		Woods Co-op Housing Society Ltd		
Account Head Details				Amount In Rs.		Road/Street		
6030M16411 Sale of NonJudicial Stamp				100.00		Mohan Gokhale Road, Colaba East		
				Area/Locality		Mumbai		
				Town/City/District				
				PIN		401006		
				Remarks (If Any)				
				PAN2=ALWPC05 [Stamp] BHASH VASII CHOLIVAL				
				Amount In		Words		
Total - 100.00				100.00				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	091033320210215*3**9	2401921464	
Cheque/DD No.				Bank Date	RBI Date	15-02-2021-12:31:58	16-02-2021	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scratch No. , Date		100 . 16/02/2021		



Department ID  
Validity unknown  
Digitally signed by D. VIKAL TRE SUP MUMBAI 03 Date: 2021.02.22 13:51:13  
Reason: Software location: [unclear]

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Sr. No.	Detachment No.	Detachment Date	Userid	Detachment Amount	
1	(IS)-324-2595	0005605286202021	22/02/2021-12:37:52	IGR190	100.00
Total Detachment Amount					100.00

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1302202101467	Date 13/02/2021
Received from NIRAJ ANAND, Mobile number 9810060964, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name KKBK	Date 13/02/2021
Bank CNR 10004152021021301282	REF No. 0131560075
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*[Handwritten scribble]*

*Vaishali Chaudhari*

*Niraj Anand*



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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1302202101467

Receipt Date 22/02/2021

Received from NIRAJ ANAND, Mobile number 9810060964, an amount of Rs. 1000/- towards Document Handling Charges for the Document to be registered on Document No. 2595 dated 22/02/2021 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 1000

DEFACED

**Payment Details**

Bank Name KKBK

Payment Date 13/02/2021

Bank CIN 10004152021021301282

REF No. 0131580075

Deface No 1302202101467D

Deface Date 22/02/2021

This is computer generated receipt, hence no signature is required.



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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamp

**Receipt of Document Handling Charges**

PRN 1602202102635

Receipt Date 22/02/2021

Received from joint sub registrar, Mobile number 0000000000, an amount of Rs 100/-, towards Document Handling Charges for the Document to be registered on Document No. 2595 dated 22/02/2021 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

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**Payment Details**

Bank Name SBIN

Payment Date 16/02/2021

Bank CIN 10004152021021602314

REF No. IGAKNEPYX8

Deface No 1602202102635D

Receipt Date 22/02/2021

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Department of Stamp & Registration, Maharashtra

**Receipt of Document Handling Charges**

PRN 1602202102635

Date 16/02/2021

Received from joint sub registrar, Mobile number 0000000000, an amount of Rs. 100/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

**Payment Details**

Bank Name SBIN

Date 16/02/2021

Bank CIN 10004152021021602314

REF No. IGAKNEPYX8

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**AGREEMENT FOR SALE**

*Handwritten signature: Vaishali Choliyal*  
*Handwritten text: Niraj Anand*

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 22<sup>nd</sup> day of February, 2021;

**BETWEEN**

(1) MR. SUBHASH VASU CHOLIYAL, Age 47 years, and (2) MRS. VAISHALI SUBHASH CHOLIYAL, Age 42 years, Non-Resident Indian (NRI) having present address at C/o 6, Anand Dham, Senapati Marg, Opp. G-North Ward Office, Dadar (West), Mumbai - 400028, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their legal heirs, executors, administrators and assigns) of the ONE PART;

**AND**

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MR. NIRAJ ANAND, an adult, Age 47 years, Indian Inhabitant, having address at Flat No. 504 A, Surya Apartment, Plot-71, Near Ghata Village, Sector-55, Gurgaon Sikanderpur Ghosi (68), Df Qe Farrukhnagar, Gurgaon, Haryana - 122002, hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his legal heirs, executors, administrators and assigns) of the OTHER PART.



*Handwritten signature: Vaishali Choliyal*

*Handwritten text: Niraj Anand*

WHEREAS the Transferors herein above are the joint owners and are absolutely seized and well possessed of or otherwise well and sufficiently entitled to residential Flat bearing Flat No. 1806 admeasuring about 897 sq.ft. (Built Up) area on 18<sup>th</sup> Floor, Tower "A" of Oberoi Woods Co-op. Housing Society Ltd., Mohan Gokhale Road, Goregaon (East), Mumbai - 400063 alongwith 1 (One) Car Parking Space No.PII A-02 on (P-II Level) admeasuring 11.15 sq.mtrs., hereinafter collectively referred to as 'the said Flat' and more particularly described in the Schedule written hereto.

AND WHEREAS by Premises Ownership Agreement dated 23<sup>rd</sup> day of January, 2006 is executed between Kingston Properties Private Limited, a



incorporated under the provisions of Companies Act, 1956, having its Registered Office at International Business Park, Oberoi Garden Estate, Off Western Express Highway, Goregaon (East), Mumbai - 400063, therein referred to as "the Developer" of the One Part and MR. CHOLIYAL

SUBHASH VASU & MS. CHOLIYAL VAISHALI VASU, ( as recorded in the aforesaid agreement ) the Transferors herein, therein referred to as "the Purchasers" of the Other Part, had purchased the above said flat, on ownership basis and on the terms and conditions mentioned therein. The aforesaid Premises Ownership Agreement dated 23<sup>rd</sup> day of January, 2006 is

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duly registered with the Sub-Registrar of Assurances, Borivali-1 (Malad) vide Registration No. BDR2-00554-2006 dated 30/01/2006.

AND WHEREAS it is clarified by the society that the Developer i.e. Kingston Properties Private Limited had allotted 1 car Parking adm. 11.15 sq.mtrs. bearing No. PII A-02 as per their Allotment Letter 20 October, 2008. The above car parking has now been renumbered / marked as 377 in PII Level. The Copy of the said allotment letter is annexed to this agreement.



*[Handwritten signature]*

*Vaishali Choliyal*

*Niraj Anand*



AND WHEREAS all the flat purchasers of Oberoi Woods Co-op. Housing Society Ltd., which is registered under the provisions of the Maharashtra Co-op. Societies Act, 1960 and rules made thereunder and having its Registration No. MUM/W-P/HSG/TC/14478/09-10 dated 16/06/2009 (hereinafter referred to as "the said Society"). The Transferors are the members of the said society and the said society has issued fully paid up five shares of Rs.50/- each to the Transferors herein having distinctive Nos. 0506 to 0510 (both Inclusive) vide Share Certificate No. 102 issued on 30<sup>th</sup> November, 2009 (hereinafter referred to as "the said Shares")

AND WHEREAS the Transferors declare that their membership in the said society is valid and subsisting and not terminated by the said Society and that they have not received notice of expulsion from the membership of the said Society or any other notice restraining them from transferring the said flat and the said five shares.



AND WHEREAS the Transferors hereby state that beside the aforesaid, they have not contracted to sell or mortgage the said flat or any part thereof to any person or persons nor is there any other loan outstanding against the said flat and they have full and independent right and power to hold, occupy and deal with or dispose-off the said flat. There are no suits, litigations, civil or criminal or any other proceedings pending as against the Transferors personally affecting the said flat. The Transferors hereby agree and undertake to indemnify and keep indemnified the Transferee in the event the Transferee suffer any loss or damage or claim due to non-disclosure of any fact pertaining to the sale of their aforesaid flat and shall make good with penalty if any the extent of the loss or

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*Vaishali Chhajjar*

*Niraj Anand*



...by the Transferees before the date of handing over of possession.

**AND WHEREAS** there are no attachments or prohibitory orders as against or affecting the said flat and the said flat is not subject matter to any lispendense, easements or attachments either before or after judgment. The Transferors have not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said flat.

**AND WHEREAS** the Transferors have paid all the necessary charges of any nature whatsoever in respect of the said flat including Service Tax and VAT and the Transferors have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said flat.



**AND WHEREAS** the Transferors in the past have not entered into any agreement either in the form of sale, exchange or any other way whatsoever and have not dealt with or dispose off the said flat in any manner whatsoever.

**AND WHEREAS** neither the Transferors have and/or had received any notice from the Municipal Corporation of Mumbai and/or from any other statutory body or authorities regarding the requisition and/or acquisition of the said flat.

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**AND WHEREAS** the Transferors covenant that they have duly observed and performed all the terms and conditions and have paid to the builder/concerned authority / Society up to date, their contributions towards Municipal Taxes, Water, Electricity, Maintenance, Mahanagar Gas Charges, and Other Charges

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Niraj Anand



and outgoings payable in respect of the said flat. The Transferors shall indemnify the Transferee any outstanding maintenance and other charges which has not been paid up to the date of handing over the peaceful possession of the said flat.

**AND WHEREAS** the Transferors are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, U.L.C. Act or under any other statute from disposing off the said flat or any part thereof in the manner stated in this Agreement for Sale.

**AND WHEREAS** the Transferors have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement for Sale on the various terms and conditions stated herein in favour of the Transferee and the Transferors have all the right, title and interest to enter into this deed with the Transferee on the various terms and conditions as stated herein.



**AND WHEREAS** the Transferee has seen and inspected the said flat and is fully satisfied about the state and condition thereof. Further the Transferee has perused the title deeds and other documents and papers and the Transferee is satisfied about the right, title and interest of the Transferors in respect of the said flat.

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**AND WHEREAS** relying upon the aforesaid representations and declarations made by the Transferors herein, the Transferee has agreed to purchase the said flat and full benefit and advantage of the said Agreement for the lump sum price consideration of Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only) inclusive of Electricity Deposits, Contribution in Sinking Funds, Credits in the



Vishal Chalyal

Niraj Anand

Society as members, Shares of the said Society, Club Membership, Deposit of Legal and misc. expenses, etc.

AND WHEREAS the Transferors on this day has agreed to sell, assign and transfer unto the Transferee herein, his entire right, title, interest and benefits in the said flat along with the said shares of the said society and also the deposit money, reserved funds, including sinking funds, etc., for lumpsum consideration of Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only) along with the above said Car Parking.

AND WHEREAS the Transferors herein have agreed to sell and transfer to the Transferee all their right, title and interest in the said Flat on the terms and conditions appearing hereinafter.



AND WHEREAS it has become necessary and desirable to record and reduce the terms of the sale deed, assignment and transfer as mutually agreed by and between the parties as under:-

NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS THAT.

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The Transferors have agreed to sell, assign and transfer the said flat bearing Flat No. 1806 on 18<sup>th</sup> Floor, Tower "A" of Oberoi Woods Co-op. Housing Society Ltd., Mohan Gokhale Road, Goregaon (East), Mumbai - 400063 alongwith 1 (One) Car Parking Space No. PII A-02 on (P-II Level), and inclusive of Share Money, Deposit Money, Reserved Funds including Sinking Funds, and the Transferee has agreed to



Vaishali Chaudhari

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purchase the same along with the said shares of the said society and all rights, title and interest of the Transferors in respect of the said flat alongwith car parking space for a lump sum consideration of **Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only).**

The Transferors have instructed the Transferee to make the aforesaid amount as follows:-

Particulars	Mr. Subhash Vasu Chollyal Amount (In Rs)	Mrs. Vaishali Subhash Chollyal Amount (In Rs)
Total Amount Payable	1,45,00,000/-	1,45,00,000/-

The Transferors have availed Nil TDS deduction certificate dated 10/02/2021 from the concerned I.T Officials . Copy of the said certificate is annexed to this agreement.

2. The aforesaid amount of **Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only)** shall be payable by the Transferee to the Transferors in the manner described below:



- (a) A sum of **Rs.1,00,000/- (Rupees One Lakh only)** the Transferee has paid to **Mr. Subhash Vasu Chollyal (Transferor No.1)** vide **Cheque No. 001492** dated **14/12/2020** drawn on **Kotak Mahindra Bank, Gurgaon Branch**, as confirmation/ earnest amount prior to the execution of this Agreement for Sale.

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- (b) A sum of **Rs.4,00,000/- (Rupees Four Lakh only)** the Transferee has paid to **Mr. Subhash Vasu Chollyal (Transferor No.1)** by way of **RTGS** through **Kotak Mahindra Bank, Gurgaon Branch** having **UTR No. KKBKH20366834918** dated **31/12/2020**, as part payment.



Vaishali Chollyal

Niraj Anand

- (c) A sum of Rs.5,00,000/- (Rupees Five Lakh only) the Transferee has paid to Mr. Subhash Vasu Choliyal (Transferor No.1) by way of RTGS through Kotak Mahindra Bank, Gurgaon Branch having UTR No. KKBKH21029779135 dated 29/01/2021, as part payment
- (d) The Transferors have declared themselves as Non Resident Indian and desire to avail benefit under section 197 of Income Tax Act 1961 accordingly the Transferors have initiated process by way of an application for Nil/Lower deduction of TDS in filing Form No: 13 to the concerned Income tax officer and the competent authority has issued Nil TDS deduction in favour of the Transferors.

- (e) A sum of Rs. 63,00,000/- ( Rupees Sixty three Lakh only) the self funding amount ( Other than the Loan amount) the Transferee undertake to pay by way of Demand Draft on the day of registration Agreement for sale.



The balance amount of Rs.2,17,00,000/- (Rupees Two Crore Seventeen Lakh only), the Transferee undertakes to pay to the Transferors within 10 days from the date of registration of this

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and if Transferors unable to receive the aforesaid amount within 10 days, then Transferees will be given 10 days as grace period to effect the balance Rs.2,17,00,000/- as the Transferee has availed housing loan from Bank/Financial Institution and his Home loan sanction letter is attached in said sale agreement. Transferee has assured Transferors that after registration of this Agreement for Sale, the



*[Handwritten signature]*

*Subhash Vasu Choliyal*

*Niraj Anand*

Transferors will Provide all original documents / papers to be submitted to Bank/Financial Institution and the Bank/Financial Institution will either handover cheque/s to Transferors or will do RTGS OF Rs. 2,17,00,000/- into the Transferors Account.

The Transferors also undertake to handover all the prior original agreements / documents / papers, receipts, share certificate etc. in their possession in respect of the above said flat to the Transferee herein, as the same are required to be submitted to the Bank/Financial Institution for mortgage purpose simultaneously at the time of loan amount is released in favour of the Transferors.

In case the Transferee fails to make the payment of consideration amount within the stipulated time subject to point no 2 (f) above, then this deal can be terminated on the sole discretion of the Transferors and under the circumstances this agreement shall be cancelled, null and void and both Transferors and Transferee shall promptly thereafter enter into Cancellation Deed upon which the Transferors shall refund the amount received by them after retaining Rs.10,00,000/- (Rupees Ten Lakh Only) towards damages and the Transferee shall return all the documents, receipts and writings received from the Transferors in respect of the above said flat and in connection with this transaction to the Transferors immediately without any reservation. The Transferors then is free to deal with any other party of their choice and the Transferee shall have no objection for the same.



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*Vishal's Chalyal*

*Ninj Area 2*

3. On receiving the full consideration the Transferors do hereby agree to assign and transfer absolutely and forever to the Transferee all their right, title and interest in the said flat and the said shares together with all their rights, interest privileges held enjoyed with or appurtenant to and reputed or known so to be.

4. The Transferors hereby declare that all the rights, title and interest of the Transferors in the said flat and the said shares and everything appurtenant hereto assigned and transferred to the Transferee on receiving the full consideration, is free from encumbrances of whatsoever nature and undertake that the Transferors shall at all the times save harmless and keep the Transferee indemnified against all proceedings, cost, claims and expenses of whatsoever nature arising out of any charges, lien or encumbrances of whatsoever nature in that belief. The



Transferors hereby assure the Transferee that no other person/s has/ave any right, title or interest in the said flat and the said shares.

On receiving the full and final consideration the Transferors hereby agree and undertake:

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To apply to the said society for transfer of their entire interest in the said flat and said shares with everything appurtenant thereto to the name of the Transferee herein and to sign and execute such forms and documents in order to give all effect to these covenants as may be necessary.



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Niraj Anand



- ii) To sign and execute such forms as are necessary to approach the electricity company to have the electricity meter together with the deposit transferred and assigned in the name of the Transferee.
- iii) To sign and execute such forms as are necessary to move the Mahanagar Gas Ltd. for transfer of gas meter together with the deposit transferred and assigned in the name of the Transferee.

6. The Transferors agree to pay all taxes and all other outgoings upto the date of possession of the said flat and obtain NOC from the said society to admit the Transferee as a member of the said society. The Transferee has agreed to pay all dues arising for the said flat, interalia, including municipal, government and any other statutory dues and - Gas Maintenance Charges to the society, Electricity Charges and Mahanagar Gas Charges effective from date of taking possession of the said flat.



7. The Transferee do hereby covenant with the Transferors that the Transferee shall bear stamp duty, registration charges and other related expenses for registering this Agreement for Sale and completing the transfer and the Transferors do hereby covenant with the Transferee that they will sign all documents as may be required by the Transferee for the transfer of the said flat as may be required by law at the cost of the Transferee.

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8. The Transferors undertake to provide all the relevant documents and papers and also to sign, execute any documents/papers/letter/indentures/NOC from the said Society etc. as required by the Transferee

*[Handwritten signature]*

*Vaishali Chhajjar*

*Niraj Anand*





to facilitate availing of loan from Bank/Financial Institution as and when required by the Transferee. The Transferors shall obtain the necessary **No Objection Certificate** from the said Society for the transfer, sale of the interest of the Transferors in the said Society, as well as the right, title and interest of the Transferors in the said flat as herein contained to the Transferee and also to the admission of the Transferee to the membership of the said Society in place and instead of the Transferors when the sale herein is completed by delivering the peaceful possession of the said flat to the Transferee.

9. The Transferors do hereby covenant with the Transferee that notwithstanding any act, deed, matter or thing done or committed the Transferors have full right and absolute authority to transfer, sell and assign the said flat and their shares in the funds and reserves of the said Society on to the Transferee.



The Transferors do hereby declare that the said flat, their shares in the funds and reserves of the said society is free from all encumbrances, claims and demand whatsoever.

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The Transferors do hereby declare that the Transferors have not done, committed or committed to any act, deed, matter or thing, nor have been party or privy to any act, deed or thing whereby the Transferors are prevented from selling, transferring and assigning the said flat, shares and their shares in the funds of the said Society, Electricity Company, Mahanagar Gas Ltd. or such other deposits into the Transferee.



*[Handwritten signature]*

*Vaishali Chaudhari*

*Niraj Anand*



17. Should there be any claim in respect of the said flat from any person or persons or authority regarding nonpayment/deficit payment of stamp duty, registration charges or any other dues etc. pertaining to any period prior to the transfer of the said flat in the name of Transferee in the books/records of the society, the Transferors hereby agree to honour such commitments, indemnify and keep indemnified the Transferee against such claims and losses, and shall make good the same.

18. The Transferors shall handover vacant and peaceful possession of the said flat to the Transferee immediately as and when they shall receive the full consideration amount of **Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only)** under this Agreement for Sale and put the Transferee in exclusive use, occupation and possession of the said flat and thereafter they themselves or anybody on their behalf shall not disturb peaceful possession of Transferee. The Transferors shall admit and acknowledge receipt of the full and final payment by signing a separate




19. The Transferee shall abide himself by the rules of the said society and other regulations and pay the taxes and all other outgoings in respect of the said flat with effect from the day he takes over possession of the said

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20. It is specifically agreed and understood that the Transferors on receiving and realising of **Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only)** from the Transferee as mentioned hereinabove shall handover vacant and peaceful possession and assignment of the said



 Valbhuti Schahyal  
Ningj Anand

Flat No. 1806 in Tower "A" of Oberoi Woods Co-op. Housing Society Ltd. alongwith 1 (One) Car Parking Space No. PII A-02 on (P-II Level), to the Transferee. The Transferee shall then be the absolute owner of the said flat and said shares.

21. This Agreement for Sale is executed subject to the provisions of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 and also subject to the rules and regulations of the Co-operative Housing Societies governed by the Maharashtra Co-op. Societies Act 1960 and Rule 1961.

22. The Transferors shall, on request of the Transferee, present themselves at the office of the Sub-Registrar of Assurance, Mumbai, for the execution of this Agreement for Sale.



**THE SCHEDULE OF THE SAID FLAT**  
**REFERRED TO ABOVE:**

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A residential flat with the area admeasuring about 997 sq.ft. (Built Up) being Flat No. 1806 on 18<sup>th</sup> Floor, Tower "A" of Oberoi Woods Co-op. Housing Society Ltd., Mohan Gokhale Road, Goregaon (East), Mumbai - 400063 alongwith 1 (One) Car Parking Space No. PII A-02 on (P-II Level) (admeasuring 11.15 sq.mtrs.) situated at City Survey No.590A/E (part) and 592/A/58 (part) of Village Pahadi Goregaon (East), Taluka Borivali, P/South Municipal Ward in Greater Mumbai within the Registration District of Mumbai City and Mumbai Suburban. The building is constructed in the year 2008 and has Basement+2 Level Podium + Stilt + 35 Upper Floors with Lift.



Varshali Schulze

Niraj Anand

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto the day and the year first herein above written.

SIGNED AND DELIVERED BY THE  
withinnamed "THE TRANSFERORS"

(1) MR. SUBHASH VASU CHOLIYAL  
PAN No. ALWPC0657N  
AADHAAR No. 4270 5715 8636




(2) MRS. VAISHALI SUBHASH CHOLIYAL  
PAN No. ALXPC7817K  
AADHAAR No. 3226 3633 8773

in the presence of..... *Vaishali's daughter*

WITNESS:  
*B.Singh*  
1) BRITESH SINGH

2) SUJIT KUMAR VERMA  









SIGNED AND DELIVERED BY THE  
withinnamed "THE TRANSFEREE"

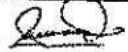
MR. NIRAJ ANAND  
PAN No. AASPA3259K  
AADHAAR No. 4812 2505 0465

*Niraj Anand*  




in the presence of.....

WITNESS:  
*B.Singh*  
1) BRITESH SINGH

2) SUJIT KUMAR VERMA  


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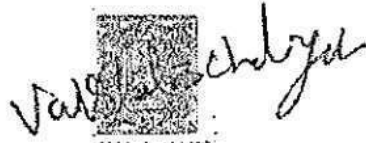
**RECEIPT**

RECEIVED from the withinnamed TRANSFEREE, MR. NIRAJ ANAND, a sum of Rs.1,00,000/- (Rupees One Lakh only) as confirmation/earnest amount out of total consideration of Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only) vide Cheque No. 001482 dated 14/12/2020 drawn on Kotak Mahindra Bank, Gurgaon Branch, towards the sale of our Flat No. 1806 on 18<sup>th</sup> Floor, Tower "A" of Oberoi Woods Co-op. Housing Society Ltd., Mohan Gokhale Road, Goregaon (East), Mumbai - 400063 alongwith 1 (One) Car Parking Space No. PII A-02 on (P-II Level), as per the terms and condition of this Agreement for Sale.

WE SAY RECEIVED Rs.1,00,000/-



(MR. SUBHASH VASU CHOLIYAL)  
THE TRANSFEROR No.1



(MRS. VAISHALI SUBHASH CHOLIYAL)  
THE TRANSFEROR No.2

WITNESSES:

- 1) Brijesh Singh
- 2) Sudhakar Kumar L. Verma

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**RECEIPT**

RECEIVED from the withinnamed TRANSFEREE, MR. NIRAJ ANAND, a sum of Rs.4,00,000/- (Rupees Four Lakh only) as part payment out of total consideration of Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only) by way of RTGS through Kotak Mahindra Bank, Gurgaon Branch having UTR No. KKBKH20366834918 dated 31/12/2020, towards the sale of our Flat No. 1806 on 18<sup>th</sup> Floor, Tower "A" of Oberoi Woods Co-op. Housing Society Ltd., Mohan Gokhale Road, Goregaon (East), Mumbai - 400063 alongwith 1 (One) Car Parking Space No. PII A-02 on (P-II Level), as per the terms and condition of this Agreement for Sale.



WE SAY RECEIVED Rs.4,00,000/-

(MR. SUBHASH VASU CHOLIYAL)  
THE TRANSFEROR No.1

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(MRS. VAISHALI SUBHASH CHOLIYAL)  
THE TRANSFEROR No.2

**WITNESSES:**

R. Singh  
1) BRISHESH SINGH

2) Smt Kumar L. Verma





RECEIPT

RECEIVED from the withinnamed: TRANSFEREE, MR. NIRAJ ANAND, a sum of Rs.5,00,000/- (Rupees Five Lakh only) as part payment out of total consideration of Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only) by way of RTGS through Kotak Mahindra Bank, Gurgaon Branch having UTR No. KKBKH21029779135 dated 29/01/2021, towards the sale of our Flat No. 1806 on 18<sup>th</sup> Floor, Tower "A" of Oberoi Woods Co-op. Housing Society Ltd., Mohan Gokhale Road, Goregaon (East), Mumbai - 400063 alongwith 1 (One) Car Parking Space No. PII A-02 on (P-II Level), as per the terms and condition of this Agreement for Sale.

WE SAY RECEIVED Rs.5,00,000/-

(MR. SUBHASH VASU CHOLIYAL)  
THE TRANSFEROR No.1

(MRS. VAISHALI SUBHASH CHOLIYAL)  
THE TRANSFEROR No.2



WITNESSES:

- 1) B Singh  
BRITESH SINGH.
- 2) SUJIT KUMAR VERMA  
SV

वरल - १		
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**RECEIPT**

RECEIVED from the withinnamed TRANSFEREE, MR. NIRAJ ANAND, a sum of Rs.63,00,000/- (Rupees Sixty Three Lakh only) as part payment/self funding amount out of total consideration of Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only) by way of Demand Draft towards the sale of our Flat No. 1806 on 18<sup>th</sup> Floor, Tower "A" of Oberoi Woods Co-op. Housing Society Ltd., Mohan Gokhale Road, Goregaon (East), Mumbai – 400063 alongwith 1 (One) Car Parking Space No. PII A-02 on (P-II Level), as per the terms and condition of this Agreement for Sale in the manner described below

Date	D.D No.	Bank on which drawn	Amount
17/02/21	422517	KOTAK MAHINDRA BANK	₹ 28,50,000/- Payable to MR SUBHASH VASU CHOLIYAL
17/02/21	422516	KOTAK MAHINDRA BANK.	₹ 36,50,000/-payable to MRS VAISHALI SUBHASH CHOLIYAL

WE SAY RECEIVED Rs.63,00,000/-



*(Signature of Mr. Subhash Vasu Choliyal)*

(MR. SUBHASH VASU CHOLIYAL)  
THE TRANSFEROR No.1

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*(Signature of Mrs. Vaishali Subhash Choliyal)*

(MRS. VAISHALI SUBHASH CHOLIYAL)  
THE TRANSFEROR No.2



WITNESSES: *B. Singh*  
1) BRIJESH SINGH.  
2) SUNITA KUMAR L. VERMA



# OBEROI WOODS CO-OP.HSG.SOC.LTD.

MUM / W-P / HSG / TC / 14478 / 09-10

Mohan Gokhale Marg, Off. Western Express Highway, Goregaon (East) Mumbai - 400 063.

## TO WHOMSOEVER IT MAY CONCERN:

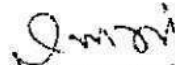
THIS is to Certify that, as per records of the Society, Mr. Choliyal Subhash Vasu & Mrs. Choliyal Vaishali Vasu are the member/s of our Society, relating to Flat no. A-1806, as per the following details:

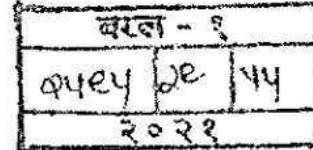
Name of Member: 1) Mr. Choliyal Subhash Vasu & 2) Mrs. Choliyal Vaishali Vasu		
Flat no. A 1806	Floor: 18th	Area: 997 Square Feet
Address: OBEROI WOODS CHS LTD. C.T.S. No. 590A/E, 590A/E 1 to 56, 590A/D(part), 592A/58 & 592A/59		
Share Certificate no. 102	Distinctive no: 0506 to 0510	
Parking Slot no: P11A02	Year of Construction : 2007-2008	
Structure: Three wings of 35 Floors, with Parking & Lift facility		
OC No. & Date : CHE/8841/BP(WS)/AP dated 03-05-2008		

As on date & available records of Society, there is NO outstanding dues from the Member. However, in case it is found at a later date that there are any outstanding dues, then the same shall be recoverable from the Transferee.

The Society does not have any objections, in Transfer of Membership, subject to compliances & execution of relevant Agreement, bye-law prescribed Membership Transfer Forms alongwith payment all the relevant Membership Transfer Fees of Society & other Transfer formalities, as required by Society.

This NOC Certificate is issued on the written request of the member.

  
Mr. Nirimal Jain  
Hon. Secretary  
Dated: February 16, 2021





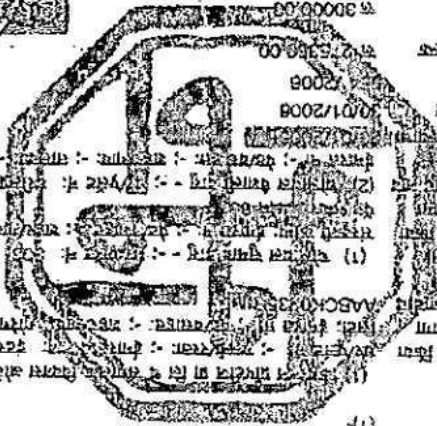
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CARTRIDGE REPORTS VERSION 2.1.1

Page 1 of 1

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2023

Sund

**BRIHANMUESAI MAHANAGARPALIKA**  
NO.CHE/5841/BPWS/AP of E-13 MAY 2008'

Full Occupation

To,  
M/s. Kingston Properties Pvt.Ltd.  
Owner.

Sub: Permission to occupy the completed High Rise Residential Tower Wing 'A', 'B' & 'C' on property bearing CTS No.590A/E/1/1 & 596/D of village Paladi Goregaon, CIBA Layout, Goregaon (E).

Ref: Your letter dated 15.01.2008.

Sir,

The development work of High Rise Bldg. of Wing 'A', 'B' & 'C' comprising of Basement + neo. level podium + Silt + 35. upper floors on plot bearing CTS No.590A/E/1/1 & 596/D of village Paladi Goregaon situated at Goregaon (East), Mumbai completed under the supervision of Shri Thakur Doulatji, Surveyor having Lic. No.D-206 Shri K.H. Hadkar Lic. Structural Engineer having Lic. No. STR/H/12 and Lic. Site Supervisor, Shri Saigraonkar Deepkumar R. having Lic. No.S/734/SS-1 to be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. P/South Ward and certified copy of the same shall be submitted to this office.
- 2) That the terms and conditions of the approved layout/division/augmentation shall be complied with.

A set of certified completion plan is returned herewith.

Yours faithfully,

28 AUG 2008

Certified True Copy

E.E.B.P.(W.S.) N/West & P Ward

Assistant Engineer (S.D.S. Field)  
Paladi Goregaon



बरेली - ३		
28/8/08	33	44
2022		



29/8/08  
E.E.B.P. (P/S) A.E.B.P. (P)

ISSUED  
- 3 MAY 2008

Copy to :

1. Lic. Surveyor, Shri Thakur Doulani
2. E.E. V
3. Asstt. Commissioner P/S Ward
4. A.E.W.W. P/S Ward
5. A.A.&C P/S Ward
6. A.H.S. P/III

For information please.

CHBP. P/S I A.E.P. (A) E.E.P. (W.S.) H/West & P Ward

My Documents (SJP) (X) (UP) 4894 Ldx

A. E. I. No. 1  
Occupation / ...  
Please refer to ...

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ISSUES

- 1 AUG 2008  
28 AUG 2008

CHBP P/S

A.E.P. P/S

Certified True Copy

Assistant Engineer (E.M. P/S)  
Bhopal



BRHANEUMBAI MAHARAJGARIPALIKA  
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ 8241 /MUMS/MP/AN 4 OCT 2004

COMMENCEMENT CERTIFICATE

To  
SHRI VIKAS B. OBEROI, DIRECTOR  
M/s. KINGSTON PROPERTY PVT. LTD.  
C.A. TO OWNER (M/S. NCZARTS INDIA LTD.)

Office of the  
Asst. Eng. Prop. (W.S.) P. & S. Dept.  
City & Municipal Engineer  
Municipal Corporation  
Mumbai - 400 007

Sir,  
With reference to your application No. 709 dated 03.06.2004 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Tower - A, B & C C.T.S. No. 500-A/E, 500-A/E1 to 54, 501/502, 502/50-1 at premises at Street of A. 30 of 1.18.20 of wide Municipal Road, Village Pahadi Goregaon Plot No. Sub-Plot A, Off W.E. Highway situated at Goregaon (East) Ward P/South

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 erected or allowed to be erected or used or permitted to be used by any person without consent of 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 each extended period shall be in no case exceed three years provided further that such holder shall bar any subsequent application for fresh permission under section 346 of Maharashtra Regional and Town Planning Act 1966
6. This Certificate is liable to be revoked by the Municipal Commissioner in 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 in Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 45 & 69 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant by an his heirs, executors, assigns, administrators and successors but every person deriving title through or under him.



2
34
44
28



The Municipal Commissioner in Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 45 & 69 of the Maharashtra Regional and Town Planning Act 1966. This C.C. is restricted for use of Stilt Slab level i.e. upto 16.0 mt. of Tower A, B & C.

Asst. Engineer, Building Proposal (West Sub)  
P & S/Ward

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

2302	12
2000	



CHES/REG/1/BP/...

OFFICE OF THE  
EXECUTIVE ENGINEER,  
Bldg. Proposal (W.S.) P & K/Ward  
CANDIVAL WEST, MUMBAI-400011.

8] This c.c. is now valid & further extended upto for  
Bldg 'A' upto 9th floor (ht: 31.45m), for Bldg 'B' upto 13th floor & for  
Bldg 'C' upto 17th floor (ht: 57.45m) i.e. for entire work as per approved  
plan dtd: 04/09/2004

9 MAY 2005

*(Signature)*  
A.E.B.P. (W.S.) P & K/Ward

9] This c.c. is now valid & further extended for  
the work upto 19th floor for Bldg A, B & C as  
per approved plan dtd 24.5.2005.

15 JUN 2005

*(Signature)*  
A.E.B.P. (W.S.) P & K/Ward

10] This c.c. is now valid & further extended upto 22nd  
floor for Building 'A' 'B' & 'C' as per approved plan  
dtd. 18/04/2006.

11 JUN 2006

*(Signature)*  
Executive Engineer,  
Bldg. Proposal (W.S.) P & K/Ward

11] This c.c. is now valid & further extended for work upto 29th floor for Bldg A, B & C as per approved plan dtd 18.4.2006

2006
2006
2006



*(Signature)*  
Executive Engineer,  
Bldg. Proposal (W.S.) P & K/Ward



12] This c.c. is now valid and further extended for  
35 upper floors of wing A, B, & C as per  
approved plan dated 1.3.2007.

*(Signature)*  
Thakur Dattatray  
Doulton & Associates  
Architects

13] This c.c. is now valid and further extended for work upto 35th floor for Bldg A, B & C as per approved plan dated 1.3.2007

L. MAR 2007
2007
2007

*(Signature)*  
E. H. B. P. (W.S.) P & K/Ward



6577

# Share Certificate

CAPITAL OF Rs. 5,00,000 DIVIDED INTO 10,000 SHARES

is /

each holding of Rs. 05

OBEROI HOUSING CO-OPERATIVE SOCIETY LTD.

subject to the Bye-Laws of the said Society.

Given under the common seal of the Society on this  
30th day of November 2009.

CHAIRMAN      SECRETARY      AUTHORISED M. C MEMBER



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२५६५	३०	५५
२०२१		



	Chairman	Secretary	Authorised M.C. Member
	Chairman	Secretary	Authorised M.C. Member
	Chairman	Secretary	Authorised M.C. Member
	Chairman	Secretary	Authorised M.C. Member
	Chairman	Secretary	Authorised M.C. Member



बल - १  
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The power of service

सयंत्रगृह

Services of work on electricity supply to be part of our cleanliness drive



Scan QR to get your bill via QR Use Any Band QR App

adani Electricity

**BILL OF SUPPLY - RESIDENTIAL**

SUBHASH V CHOLYAL & VAISHALI V CHOLYAL  
 A-1805 OBEROI WOODS CHS LTD  
 M G MARG  
 OFF W E HIGHWAY GOREGAON EAST  
 MUMBAI 400063

Mobile No. 93-26-26  
 Email id: subhashcholyal@yahoo.com

**19122** We're listening.

For power interruption, complaint or restoration **CALL 19122**

Scan QR to get your bill via QR Use Any Band QR App

Scan QR to get your bill via QR Use Any Band QR App

CUSTOMER CARE CENTRE ADDRESS ONLY ADDRESS  
 NATIONAL OR EMERALD INTERNATIONAL CALL CENTRE

Off Western Express Highway, Chhatrapati Shivaji Maharaj, Mumbai - 400 097

www.adani-electricity.com  
 Helpline: Mumbai: 022-4277-4277

Join us on

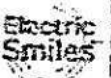
Bill No. 101056826310 Bill Date 04-01-2021 Type of Supply THREE PHASE  
 DIT Distribution No. Cycle No. 11  
 CENTRAL/C24-DINDOSH/11/027/018/018/106

**YOUR CURRENT CONSUMPTION**

Tariff	Motor number	Multiplying Factor (MF)	Present reading	Energy consumed - Previous reading	Consumption (Line loss)	Energy charge (₹)	Fixed charge (₹)		
1-1R	786124a	1	50023.00	48014.00	19.99	60.75	718.00		
<b>TOTAL</b>							23.00	46.70	270.00

This electricity bill neither references a DUID nor is to be used as a proof of ownership of any property or premises.

ACCOUNT NO. 152813585  
 BILL MONTH Dec-20  
 DUE DATE\* 25-01-2021



SMILES EARNED 1933

**DUE AMOUNT**  
**₹430.00\***

**SUMMER IS ON**

For 1st and 2nd month of your summer consumption during this period, we have provided a special discount on your electricity bills.

**DISCOUNTED BILL AMOUNT**  
 Round sum less 10% discount of ₹170 on or before due date 11-01-2021 ₹430.00

**LATE PAYMENT BILL AMOUNT**  
 Round sum less payable (including Dec of ₹5.48) after due date 25-01-2021 ₹440.00\*

\*Payable only to current bill amount.  
 Previous balance is payable immediately.  
 Payable until one month after due date, thereafter interest applicable as per MDRP tariff order.  
 \*ET Electric Smiles equals 1 reward point credited to your account.

S. H. NARALE SANDEEP NARALE  
 Assistant Commissioner

**TRACK YOUR CONSUMPTION (UNITS)**

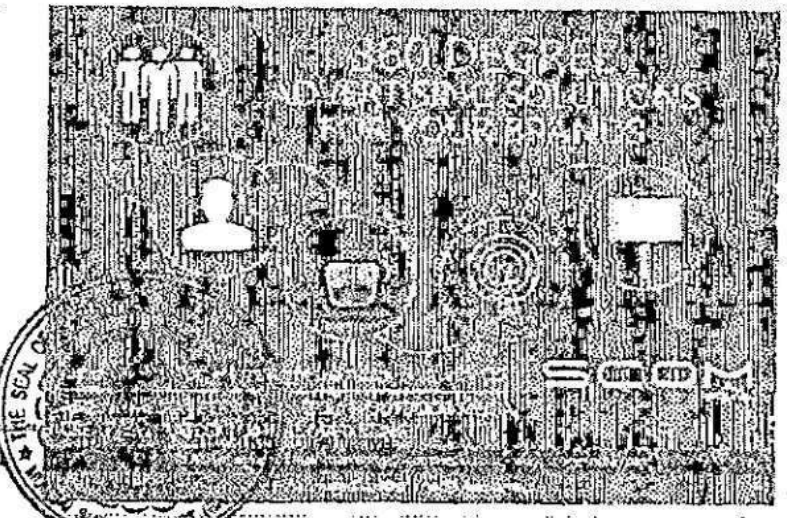
Billing Month	Last year		This year	
	Units	Amount	Units	Amount
Dec	197	146.4	21	43.0
Nov	259	200.0	44	100.0
Oct	226	172.3	20	147.7
Sept	191	120.0	148	89.0
Aug	103	144.8	40	141.0
Jul			509	415.1

Refer Important Message Section

**IMPORTANT MESSAGE**

\* Tariff water meter reading date for year Jan-21 to 31-12-2021

\* In view of MDRP order in case no. 323 of 2015, cash payment bank towards electricity bills is fixed at 24.50% per amount per month. For payment of amount greater than ₹5,000, please use convenient digital channels / online / pre-paid meters.



Payment by cheque, please remember:  
 - Cheque should be Amount Payable of local clearing and not post dated  
 - Attach payment slip. Do not staple.  
 - Make cheque payable to Adani Electricity Mumbai Ltd A/c No. 1922722222

800000437501202102004400000047011012021

11/05/21  
 payable ₹430.00  
 29-01-2021

Discounted amount: ₹430.00  
 Discount date 11-01-2021

₹430.00  
 29-01-2021

DINDOSH/027/019  
 360-8009/57/13365

0277359-1417







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३ - १३७



ಇದೇ ಲಿಖಿತವಾಗಿ ನಮಗೆ ಪ್ರಕಟವಾಗಿದೆ  
 ಅಧಿಕಾರಿ  
 (ಇದೇ ಲಿಖಿತವಾಗಿ)

ಇದೇ ಲಿಖಿತವಾಗಿ ನಮಗೆ ಪ್ರಕಟವಾಗಿದೆ  
 ಅಧಿಕಾರಿ  
 (ಇದೇ ಲಿಖಿತವಾಗಿ)

ಇದೇ ಲಿಖಿತವಾಗಿ ನಮಗೆ ಪ್ರಕಟವಾಗಿದೆ  
 ಅಧಿಕಾರಿ  
 (ಇದೇ ಲಿಖಿತವಾಗಿ)

ಇದೇ ಲಿಖಿತವಾಗಿ ನಮಗೆ ಪ್ರಕಟವಾಗಿದೆ  
 ಅಧಿಕಾರಿ  
 (ಇದೇ ಲಿಖಿತವಾಗಿ)

ಇದೇ ಲಿಖಿತವಾಗಿ ನಮಗೆ ಪ್ರಕಟವಾಗಿದೆ  
 ಅಧಿಕಾರಿ  
 (ಇದೇ ಲಿಖಿತವಾಗಿ)

ಇದೇ ಲಿಖಿತವಾಗಿ ನಮಗೆ ಪ್ರಕಟವಾಗಿದೆ  
 ಅಧಿಕಾರಿ  
 (ಇದೇ ಲಿಖಿತವಾಗಿ)

ಇದೇ ಲಿಖಿತವಾಗಿ ನಮಗೆ ಪ್ರಕಟವಾಗಿದೆ  
 ಅಧಿಕಾರಿ  
 (ಇದೇ ಲಿಖಿತವಾಗಿ)



**TAX INVOICE**

**OBEROI WOODS CO-OPERATIVE HOUSING SOCIETY LTD.**  
 MOHAN GOKHALE MARG OFF W.E. HIGHWAY, GOREGAON (E), Mumbai, MAHARASTRA-400063  
 Phone : 022 42882323/42687474

Society Reg No : MUM/WA/P/HSG/TC/14478/09-10; Dated: 16/06/2009  
 GSTIN : 27AAAAO1714E1Z1 (PROVISIONAL)

Invoice No : 33976  
 Invoice Date: 01-01-2021  
 Due Date: 14-02-2021  
 Bill Period : Jan-Feb-Mar 2021

**Bill To : A 1806**  
 Kind Attn. : CHOLIYAL SUBHASH VASU & CHOLIYAL VAISHALI VASU

Income Accounts	Rate/Comments	HSN/SAC	Amount
Maintenance Fee GST Applied	₹4789.00/month x 3 months	909598	14,367.00
Property Tax	2050.58 Flat Specific Amount /month x 3		6,152.00
Electric Charges GST Applied	₹1910.00/month x 3 months		5,730.00
Non Occupation Charges GST Applied	Tenant - ₹478.00/month x 3		1,437.00
Repair Fund GST Applied	₹450.00/month x 3 months		1,350.00
Special Repair Fund GST Applied	₹400.00/month x 3 months		1,200.00
Water Charges GST Applied	₹291.66/month x 3 months		875.00
Sinking Fund GST Applied	₹150.00/month x 3 months		450.00
Insurance GST Applied	₹75.00/month x 3 months		225.00
Education & Training Fund GST Applied	₹10.00/month x 3 months		30.00
N.A.Tax	₹8.33/month x 3 months		25.00
Late Payment Interest GST Applied	21.00% Simple Interest		25.00
Output State GST	State GST of 9%		2,312.00
Output Central GST	Central GST of 9%		2,312.00

**Current Bill Total** ₹36,490.00

**Payable** ₹36,490.00



Thirty-Six thousand Four hundred and Ninety

(1). Interest on delayed payments and due date charges charged @ 21% p.a ON BASIS OF DELAYED DAYS. Kindly pay by A/c payee **OBEROI WOODS CHSL** & mention flat no. on reverse.

2). Bank details for NEFT/RTGS: KOTAK MAHINDRA BANK, GOREGAON (EAST), Saving Bank A/C: 3111299409 IFSC.CODE:KKBK0000646, SWIFT:KKBKINBB. PLEASE INFORM BY MAIL/PHONE ON TRANSFER DETAILS BELOW.

3) Please update Society record by submitting 1) Photocopy of Premise ownership Agreement copy 2) Nomination form No.14

If already submitted ignore the same

बरल - १		
२५६५	४४	५५
OBEROI WOODS CO-OP. HOUSING SOCIETY LTD		

E.&.O.E For OBEROI WOODS CO-OPERATIVE HOUSING SOCIETY LTD

For questions: email: [billing@oberoiwoods.org](mailto:billing@oberoiwoods.org); [rmjain1942@gmail.com](mailto:rmjain1942@gmail.com)



**RECEIPT**

**OBEROI WOODS CO-OPERATIVE HOUSING SOCIETY LTD.**  
 MOHAN GOKHALE MARG OFF W.E. HIGHWAY, GOREGAON (E), Mumbai, MAHARASTRA-400083  
 Phone : 022 42662323/42667474  
 Regn No : MUMMW-PHSG/JC/14478/09-10; Dated: 16/06/2009  
 GSTIN : 27AAAAO1714E1Z1(PROVISIONAL)

Receipt No : 24469  
 Date: 05-02-2021

Received ( (1) Thirty-Six Thousand Four Hundred and Ninety only ) from CHOLIYAL SUBHASH VASU & CHOLIYAL VAISHAL (VASU) of Unit A 1806

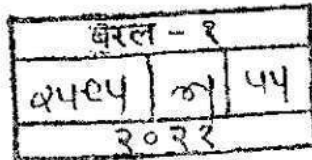
ACCOUNT APPLIED	#BILL NO & Date	AMOUNT
Education & Training Fund	33978 01-01-2021	336.00
Electro Charges	33978 01-01-2021	15,730.00
Insurance	33978 01-01-2021	1,235.00
Maintenance Fee (Jan-Feb-Mar 2021)	33978 01-01-2021	14,367.00
M.A.Tax	33978 01-01-2021	28.00
New Occupation Charges	33978 01-01-2021	11,437.00
Property Tax	33978 01-01-2021	16,162.00
Ripper Fund	33978 01-01-2021	11,350.00
Sinking Fund	33978 01-01-2021	1,450.00
Special Repair Fund	33978 01-01-2021	1,200.00
Water Charges	33978 01-01-2021	685.00
Late Payment Interest	33978 01-01-2021	728.00
Output Central GST	33978 01-01-2021	3,312.00
Output State GST	33978 01-01-2021	12,512.00
<b>Total</b>		<b>1,36,490.00</b>

Payment Instrument : Cheque  
 Instrument Bank : NA  
 Reference No. : 838377

Notes : BS JAN TO MAR 2021

Receipt subject to the realization of Cheque.  
 Electronically Generated, does not require Signature.

Generated from ADDA





20 October 2008

Mr. Choliyai Subhash Vasu  
Ms. Choliyai Vaishali Vasu  
Flat No 303, Bldg No. 8,  
Sardesai Complex,  
Kandivali (East),  
Mumbai - 400101

Dear Sir/Madam,

Subject: Allotment of Car Parking space against Flat No.1806, on the 18th floor of Tower "A" in the building known as "Oberoi Woods", situated at Goregaon (East), Mumbai-400 063.

We refer to the agreement dated 23 January 2006 ("the said agreement") whereby Flat No.1806 on the 18th floor ("the said flat") was allotted to you along with car parking space.

Further to the same you are now allotted Car Park No. PHASE 1 ("said car parking space") vide this letter, which is to be read in conformity with the said agreement.

Thus, in view of the above, you have been allotted the said car parking space against the said flat for a consideration of Rs. 300,000/- (Rupees Three Lakhs Only) ("said consideration").

We confirm having received from you the said consideration of Rs. 300,000/- (Rupees Three Lakhs Only).

Thanking You

Yours truly,

For Engston Properties Private Limited

We Confirm.

Vikas R. Oberoi  
Director  
M/s

Mr. Choliyai Subhash Vasu

Ms. Choliyai Vaishali Vasu



वरल - १	
२५५५	४५
२०२१	



LOS Application ID - 21910336

**SANCTION LETTER**



STATE BANK OF INDIA  
ANDHERI RACPC

To  
1) Shri/Smt/Kum  
Mr. NIRAJ ANAND S/O D/O W/O Mr. SH TARKESHWAR PRASAD SRIWASTAVA  
504 A, SURYA APPARTMENT, PLOT NO 71, SECTOR-55, GURGAON-122002

RACPC / HL / Date: 27-01-2021

Dear Sir,

PERSONAL SEGMENT ADVANCES  
HOME LOAN -- EBI-MAXGAIN

Mr. NIRAJ ANAND s/d/w of Mr. SH TARKESHWAR PRASAD SRIWASTAVA  
MEDIUM TERM LOAN OF ₹2,17,80,000.00

With reference to your application dated 20/01/2021, we are pleased to advise you that the loan has been sanctioned. The Sanction Letter and the related documents have been forwarded to ANDHERI RACPC branch. Please, therefore, call at the branch at your earliest convenience to execute the documents and get the disbursement as per schedule. Assuring of our best service, we remain.

Yours faithfully,

ASSTY. GENERAL MANAGER



बदल - १		
०५१५	७०	५५
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Office of INT TAX WARD 2(1)(1), MUM

AIR INDIA BLDG, MUMBAI AIR INDIA BUILDING, NARIMAN POINT, MUMBAI, Maharashtra-400021

Ref No. : 197(1)/ALWPC0657N/2020-21/1

Date : 10-Feb-2021

Subject: Certificate u/s 197 for PAN : ALWPC0657N

Deductor(s) with TAN/PAN (as per column 3) is/are hereby authorized to make payment or credit the amount under section (as per column 5 of the table below) to the extent (as per column 7) after deducting tax at the rate (as per column 8, excluding education cess & surcharge as applicable) to, or as the case may be to the account of SUBHASH VASU CHOIJYAL, G, ANAND DHAM, SENAPATI BAPAT MARG, DADAR WEST, MUMBAI, MAHARASHTRA, Pincode- 400028 (PAN-ALWPC0657N). As per details below:

Sr.No. (1)	Certificate Number (2)	TAN/PAN (3)	TAN/PAN Name (4)	Section (5)	Nature of payment (6)	Amount (Rs.) (7)	Certificate Rate (%) (8)	Valid from Date (9)	Valid till date (as per the original certificate) (10)	Valid till (Cancellation Date) (11)	Remarks
1	1AA0221D QS	DELA17285C	APCON INDIA	195	long-term capital gains not being long-term capital gains referred to in clauses (33) and (36) of	14500000	0.00	09-Feb-2021	31-Mar-2021		

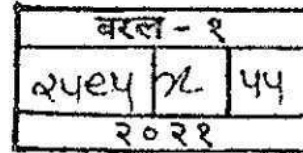
Certificate(s) is/are non-transferable and valid for applicant PAN -ALWPC0657N for sums which are to be received or receivable, whichever is earlier between the period as per column 9 and 10, unless it is cancelled by the undersigned under intimation to respective TAN(s)/ PAN (s) before that date.

RAJESH YASHWANT SHAHIR

INT TAX WARD 2(1)(1), MUM

\*\*\*\*\*This is an electronically generated certificate, therefore does not require any signature\*\*\*\*\*

Disclaimer: The Notice/Letter/Order/Request No./Communication Reference No. mentioned above may be treated as DIN for the purpose of procedure for issuance of Notice/Letter/Order/Summons/ Correspondence prescribed by Circular No. 19/2019 dated August 14, 2019





Office of INT TAX WARD 2(1)(1), MUM

AIR INDIA BLDG, MUMBAI AIR INDIA BUILDING NARIMAN POINT, MUMBAI, Maharashtra-400021

Ref No. : 197(1)/ALXPC7817K/2020-21/1

Date : 10-Feb-2021

Subject: Certificate n/s 197 for PAN : ALXPC7817K

Deductor(s) with TAN/PAN (as per column 3) is/are hereby authorized to make payment or credit the amount under section (as per column 5 of the table below) to the extent (as per column 7) after deducting tax at the rate (as per column 8, excluding education cess/ Surcharge as applicable) to, or as the case may be to the account of VAISHALI SUBHASH CHOLYAL, 6, Anand Dham, Sonepati Hapat Marg, Dadar West, Mumbai, MAHARASHTRA, Pincode- 400028 (PAN-ALXPC7817K). As per details below:

Sr. No. (1)	Certificate Number (2)	TAN/PAN (3)	TAN/PAN Name (4)	Section (5)	Nature of payment (6)	Amount (Rs.) (7)	Certificate Rate (%) (8)	Valid from Date (9)	Valid till date (as per the original certificate) (10)	Valid till (Cancellation Date) (11)	Remarks
1	1AA0221D QV	DELAJ 72 85C	APCON INDIA	195	long-term capital gains not being long-term capital gains referred to in clauses (33) and (36) of	14500000	0.00	09-Feb-2021	31-Mar-2021		

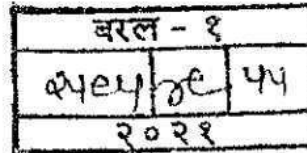
Certificate(s) are non-transferable and valid for applicant PAN -ALXPC7817K for sums which are to be received or receivable, whichever is earlier between the period as per column 9 and 10, unless it is cancelled by the undersigned under intimation to respective TAN(s)/ PAN(s) before that date.

RAJESH YASHWANT SHAHIR

INT TAX WARD 2(1)(1), MUM

\*\*\*\*\*This is an electronically generated certificate, therefore does not require any signature\*\*\*\*\*

Disclaimer: The Notice Letter/Order/Request No./Communication Reference No. mentioned above may be treated as DIN for the purpose of procedure for issuance of Notice/Letter/Order/Summons/ Correspondence prescribed by Circular No. 19/2019 dated August 14, 2019





SECRET  
GOVT. OF INDIA  
MINISTRY OF DEFENCE  
SUBHARAJA CHOLYAL  
VASU APPUKUTTAI CHOLYAL  
02031973  
ALWPC0657N

~~SECRET~~

SECRET  
GOVT. OF INDIA  
MINISTRY OF DEFENCE  
INCOME TAX DEPARTMENT  
VAISHALI CHOLYAL  
NANDKISHORE SAMANT VAHADE  
11/01/1979  
ALWPC07817K



*Vaidhyanath Choudhary*

पत्र - ३	
०५०५	५०५५
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भारतीय रिजिस्ट्रार जनरल  
भारतीय रिजिस्ट्रार जनरल



वैशाल चखल  
Vishal Chhajal  
जन्म तारीख / DOB: 05/03/1979  
लिंग / GENDER: MALE  
Mobile No.: 9820157723  
**4270 5715 8838**  
VSN: 87100223 2014 0428

**माझे आधार, माझी ओळख**

भारतीय रिजिस्ट्रार जनरल  
भारतीय रिजिस्ट्रार जनरल

वैशाल चखल, 303 B फ्लॉर, 2014 0428  
303 B फ्लॉर, 2014 0428  
पत्ता: 400063

Address:  
303 B फ्लॉर, 2014 0428  
303 B फ्लॉर, 2014 0428  
303 B फ्लॉर, 2014 0428

**4270 5715 8838**  
VSN: 87100223 2014 0428



भारतीय रिजिस्ट्रार जनरल  
भारतीय रिजिस्ट्रार जनरल



वैशाल चखल  
Vishal Chhajal  
जन्म तारीख / DOB: 11/04/1979  
लिंग / GENDER: FEMALE  
Mobile No.: 9820157723  
**3226 3833 6773**  
VSN: 87100223 2014 0428

वरल - १		
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२०२३		



**माझे आधार, माझी ओळख**

*Vishal Chhajal*

भारतीय रिजिस्ट्रार जनरल  
भारतीय रिजिस्ट्रार जनरल

वैशाल चखल, 303 B फ्लॉर, 2014 0428  
303 B फ्लॉर, 2014 0428  
पत्ता: 400063

Address:  
303 B फ्लॉर, 2014 0428  
303 B फ्लॉर, 2014 0428  
303 B फ्लॉर, 2014 0428


**3226 3833 6773**  
VSN: 87100223 2014 0428


 निरज अनंद  
 Niraj Anand  
 जन्म तिथि/DOB: 31/07/1973  
 पुरुष/ MALE  
 Mobile No: 9810060904  
**4812 2505 0465**  
 VID 9159 8369 4681 1544

मेरा आधार, मेरी पहचान

Niraj Anand

Niraj Anand

निरज अनंद  
 NIRAJ ANAND  
 31/07/1973  
 TARKESH PRASAD SRIVASTAVA  
 31/07/1973  


THE UNION OF INDIA  
**MARATHI STATE MOTOR DRIVING LICENCE**  
 DL No. MH03 2600002297 DOB: 22-08-2003  
 Valid till: 21-08-2023 (MT) 19-07-2019 (TR)  
 K. THAKURDAS TO DRIVE POLYOMNI CLASS  
 70V DCI  
 L.M.V.R. 21-08-2003  
 M.C.W.D. 31-10-2002  
 L/DB 21-08-1925 80  
 TAKSI, DRIVERS BLDG  
 SO.M.V. SHWAR S.W.D.  
 ADD. PLOT. NO-610 SARVAP SARASIA COMPLEX  
 OFF. ANZBY ROAD, GOREGAON EAST MUMBAI  
 PIN: 400043  
 Signature & Seal  
 NEHAJI AULAKY, MHMF 201853  
 Impression of Finger

निरज अनंद  
 Niraj Anand  
 जन्म तिथि/DOB: 06/08/1975  
 पुरुष / Male  
**6495 5850 6151**

आधार - सामान्य माणसाचा अधिव



वरल - १		
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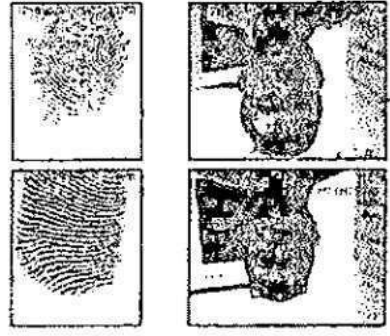


[SD Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

Purchaser	Type	Verification no/Vendor	GRN/Licence	Defence Number
1 ANAND	eChahan	10005052021021301023	MH011620879202021F	0005605290202021
2 ANAND	eChahan	69103332021021513156	MH011658656202021E	00056052986202021
3	DHC		1602202102635	1602202102635D
4	DHC		1302202101467	1302202101467D
5 ANAND	eChahan		MH011620879202021F	0005605290202021



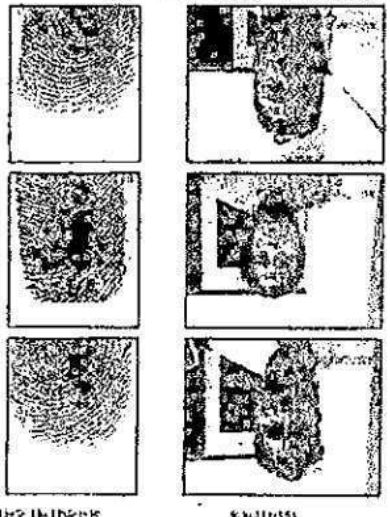
22/02/2021 02:46:52 PM  
 22/02/2021 02:46:52 PM  
 22/02/2021 02:46:52 PM



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2022	2022
2022	2022

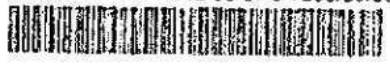
22/02/2021 02:40:45 PM  
 22/02/2021 02:40:45 PM  
 22/02/2021 02:40:45 PM



3  
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 7  
 8  
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22/02/2021 2:48:09 PM  
 22/02/2021 2:48:09 PM

22/02/2021 2:48:09 PM





1. म. प्र. अधिनियम सं. ३०, १९५६

म. प्र. अधिनियम सं. ३०, १९५६  
म. प्र. अधिनियम सं. ३०, १९५६  
म. प्र. अधिनियम सं. ३०, १९५६



म. प्र. अधिनियम सं. ३०, १९५६  
म. प्र. अधिनियम सं. ३०, १९५६



म. प्र. अधिनियम सं. ३०, १९५६  
म. प्र. अधिनियम सं. ३०, १९५६



म. प्र. अधिनियम सं. ३०, १९५६  
म. प्र. अधिनियम सं. ३०, १९५६

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For more information, please visit us at [www.sub-registrar.gov.in](http://www.sub-registrar.gov.in)

Know Your Rights as Registrars