

14 x 16

AGREEMENT FOR SALE



TRANSFERORS

Mr. Anand Gopal Shroff & Mrs. Rupal Anand Shroff,

TRANSFEREES

Mr. Rakesh J Patel & Mrs. Prerna Rakesh Patel,

PREMISES

Flat No.1604, 'B'-Wing, 16<sup>th</sup> floor,  
building known as Samarpan Exotica CHS Ltd,  
admeasuring area about 805 sq. ft. carpet  
along with one podium car parking space No. PO-156,  
situated at off. Western Express Highway,  
Borivali (East), Mumbai- 400 066  
on plot bearing CTS No. 163/A & 165,  
Village & Taluka-Magathane, Municipal Ward 'R' Central.



**ARYA REAL ESTATE AGENTS**

Shop No.46, Vasant Marvel "GLORY",  
Off W E Highway, Borivali East,  
Mumbai-400066,

**Bipin-9223360455/9224679653**

517/5388

Friday, June 08 ,2018

7:15 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5592

दिनांक: 08/06/2018

गावाचे नाव: मागाठाणे

दस्तऐवजाचा अनुक्रमांक: बरल9-5388-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राकेश जे पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

7:04 PM ह्या वेळेस मिळेल.



BRL9

बाजार मुल्य: रु.11777504.2 /-

मोबदला रु.22000000/-

भरलेले मुद्रांक शुल्क : रु. 1100000/-

सह. दुय्यम निबंधक, बोरिवली - ९  
मुंबई उपनगर जिल्हा.

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002406970201819R दिनांक: 06/06/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 640/-

R. S. Patel

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

201806086217

08 June 2018,06:58:39 PM

मूल्यांकनाचे वर्ष

2018

जिल्हा

मुंबई (उपनगर)

मुल्य विभाग

86-मागाठाणे ( बोरीवली )

उप मुल्य विभाग

86/389भुभाग उत्तरेस राजेंद्रनगर समोरील 36.60 मी वि यो रस्ता. पूर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे लाईन.

सर्व्हे नंबर /न. भू क्रमांक :

सि टी एस नंबर#163

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन

निवासी सदनिका

कायालय

दुकाने

औद्योगिक

मोजमापनाचे एकक

55400

114800

157300

210100

114800

चौरस मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र-

89.78चौरस मीटर

मिळकतीचा वापर-

निवासी सदनिका

मिळकतीचा प्रकार-

बांधीव

बांधकामाचे वर्गीकरण-

1-आर सी सी

मिळकतीचे वय-

0 TO 2वर्षे

मूल्यदर/बांधकामाचा दर -

Rs.114800/-

उद्ववाहन सुविधा-

आहे

मजला -

11th floor To 20th floor

मजला निहाय घट/वाढ

= 110% apply to rate= Rs.126280/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर

=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार नविन दर )+ खुल्या जमिनीचा दर )

= ( ( (126280-55400) \* (100 / 100 ) )+55400 )

=

Rs.126280/-

A) मुख्य मिळकतीचे मुल्य

= वरील प्रमाणे मुल्य दर \* मिळकतीचे क्षेत्र

= 126280 \* 89.78

= Rs.11337418.4/-

E) बांदिस्त वाहन तळाचे क्षेत्र

13.94चौरस मीटर

बांदिस्त वाहन तळाचे मुल्य

= 13.94 \* ( 126280 \* 25/100 )

= Rs.440085.8/-

एकत्रित अंतिम मुल्य

= मुख्य मिळकतीचे मुल्य +तळघराचे मुल्य + मेझॅनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बांदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य

= A + B + C + D + E + F + G + H

= 11337418.4 + 0 + 0 + 0 + 440085.8 + 0 + 0 + 0

=Rs.11777504.2/-

Home

Print



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बरल - १/		
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Hot Payment Successful. Your Payment Confirmation Number is 169154704

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH002406970201819R	BARCODE	Form ID : Date: 06-06-2018
Department	IGR		Payee Details
Receipt Type	RM		Dept. ID (If Any)
Office Name	IGR191-BRL2_JT SUB REGISTRAR BORIVALI 2	Location	PAN-AHJPP0082B PAN No. (If Applicable)
Year	Period: From : 04/06/2018 To : 31/03/2099		Full Name rakesh j patel
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	flat no 1604 b wing samarpar exotica chs ltd borivali east
0030045501-75	1100000.00	Road/Street, Area /Locality	mumbai Maharashtra
0030063301-70	30000.00	Town/ City/ District	
	0.00	PIN	4 0 6
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	1130000.00	Amount in words	Rupees Eleven Lakhs Thousand Only
Payment Details:IDBI NetBanking Payment ID : 169154704		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332018060650847	
Cheque- DD No.		Date	06-06-2018
Name of Bank	IDBI BANK	Bank-Branch	Mumbai 897 Kandivali ,Thakur Villa
Name of Branch		Scroll No.	

*Rakesh J. Patel*



*R.S. Patel*

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२०१८		



बरल - ९/		
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२०१८		

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**Data of Bank Receipt for GRN MH002406970201819R  
Bank - IDBI BANK**

Bank/Branch :  
 Pmt Txn id : 169154704  
 Pmt DtTime : 06/06/2018 17:22:04  
 ChallanIdNo : 69103332018060650847  
 District : 7101 / MUMBAI  
 Office Name : IGR191 / BRL2\_JT SUB REGISTRAR BORIVALI 2

**Simple Receipt**  
 Print DtTime :  
 GRAS GRN : MH002406970201819R  
 GRN Date : 06/06/2018 17:22:04

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 11,00,000.00/- (Rs Eleven Lakh 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  
 Prop Descr : flat no 1604 bwing samarpanexotica chs ltdborivali east , mumbai  
 : Maharashtra  
 : 400066  
 Consideration : 2,20,00,000.00/-  
 Duty Payer : PAN-AHJPP0082B rakesh j patel  
 Other Party : PAN-ACPPS9385M anand gopal shroff

Bank Scrial No : 100  
 Bank Scrial Date : 07/06/2018  
 RBI Credit Date : 07/06/2018  
 Mobile Number : 919324440655



**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-517-5388	0001371549201819	08/06/2018-18:55:53	IGR558	30000.00
2	(iS)-517-5388	0001371549201819	08/06/2018-18:55:53	IGR558	1100000.00
<b>Total Defacement Amount</b>					<b>11,30,000.00</b>

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बंदल - १/		
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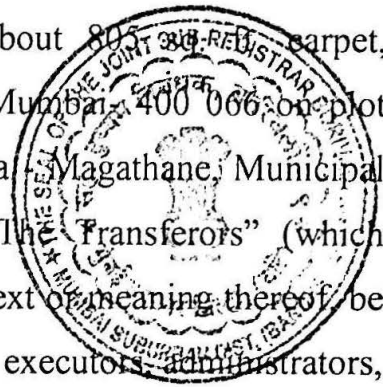
**AGREEMENT FOR SALE**

*P.R. Patel*

*R.J. Patel*

*[Signature]*  
*RJS*

This Agreement for Sale made and entered at Mumbai on this 08 day of June, 2018 in the Christian Year Two Thousand Eighteen BETWEEN **Mr. Anand Gopal Shroff And Mrs. Rupal Anand Shroff**, both Indian Inhabitants, residing at flat No. 1604, 'B'-Wing, 16<sup>th</sup> floor, building known as Samarpan Exotica CHS Ltd having Regd. No. MUM/WR-U/HSG/TC/15588/2015-16, admeasuring area about 805.38 REB carpet, situated at off. W.E. Highway, Borivali (East), Mumbai-400 066 on plot bearing CTS No. 163/A & 165, Village & Taluka Magathane, Municipal Ward 'R' Central, hereinafter referred to as "The Transferors" (which expression shall unless it be repugnant to the context of meaning thereof, be deemed to include their authorized representatives, executors, administrators, and assigns) of the FIRST PART.



AND

**Mr. Rakesh J Patel And Mrs. Perna Rakesh Patel**, both, Indian Inhabitant, residing at 1, Savita Sadan, Daftary Road, HDFC Bank ~~Subhash Lane~~, Subhash Lane, Malad (East), Mumbai-400097, hereinafter referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include her respective legal heirs, legal representatives, executors, administrators and assigns) of the SECOND PART.

*P.R. Patel*

*R.J. Patel*  
*[Signature]*  
*RJS*

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*P.R. Patel*

*R.J. Patel*

*[Signature]*  
*RJS*

WHEREAS

a) Cable Corporation of India Limited (hereinafter referred to as CCI) was the owner of all those pieces or parcels of land or ground bearing City Survey No. 165 of Village- Magathane, admeasuring 1,46,859 sq.mtrs. and City Survey No. 163 of Village-Magathane, admeasuring 4469 sq. mtrs. aggregating to 1,51,328 square meters or thereabouts situate, lying and being near Western Express Highway, Village-Magathane, Taluka-Borivali, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, as more particularly described in the First Schedule thereunder written and hereinafter referred to as "the Larger Property".

b) The Larger Property was in the Special Industrial Zone (I-3) of the sanctioned Development Plan for Greater Mumbai. By virtue of an order bearing No. C/ULC/6(1)/SR-1/171 dated 31/10/1981 issued under Section 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976 ("ULCRA") read with the Corrigendum bearing No. C/ULC/6(1)/SR-1/171 dated 22/10/1999 issued by Additional Collector and Competent Authority, the Larger Property had been declared to be non- vacant land under the provisions of ULCRA.



c) By a Development Agreement dated 10/02/2005 between CCI as the owner of the one part and M/s. Kanakia as the developer of the other part duly registered with the Sub-Registrar of Assurances at Borivali under serial No. 616 of 2005 ("the Development Agreement"), CCI had granted permission to M/s. Kanakia to develop the said land for the consideration and on the terms and conditions as set out therein. As per IGD dated 01/01/2011 & CC dated 20/01/2011, M/s. Kanakia Spaces Pvt. Ltd. constructed buildings (A & B Wings) as per MOFA, thereon consisting of basement plus Stilt plus two level podium and 16 upper floors in B-Wing and thereafter sold the flat premises to various Transferees.

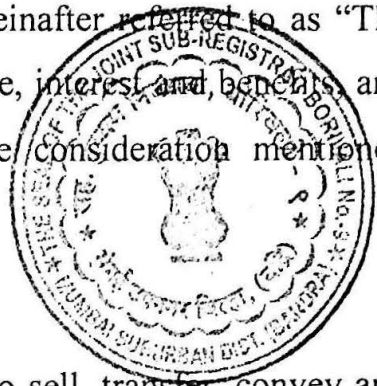
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R. J. Patel

P. R. Patil

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d) Pursuant to an Agreement for Sale dated 19<sup>th</sup> day of July 2013, registered with the Joint Sub Registrar, Borivali-2, Mumbai, under Registration No. BRL-2-5618-2013 dated 25/07/2013, between the said **M/s. Kanakia Spaces Pvt. Ltd. (Developers)**, therein referred to as "The Developers" of the ONE PART; and **Mr. Anand Gopal Shroff & Mrs. Rupal Anand Shroff** (The Transferors herein), therein referred to as "The Purchasers" of the OTHER PART; The said **M/s. Kanakia Spaces Pvt. Ltd. (Developers)**, agreed to sell and the said **Mr. Anand Gopal Shroff & Mrs. Rupal Anand Shroff**, agreed to purchase and accordingly purchased a residential premises bearing Flat No. 1604, B Wing, admeasuring 805 Sq. ft. Carpet area, on the 16<sup>th</sup> Floor of the building known as "Samarpan Exotica CHS Ltd", situated at Off W. E. Highway, Borivali (East), Mumbai 400066, with one podium car parking space No. **PO 156**. more particularly described in the Schedule hereunder (hereinafter referred to as "The SAID FLAT") together with all rights, title, interest, and benefits, and on the terms and conditions and at the consideration mentioned therein;



AND WHEREAS the Transferors have agreed to sell, transfer, convey and assign all their ownership rights, title, interest and share in the said flat to the party of second part i.e. the Transferees upon the terms and conditions agreed by and between the parties hereto;

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AND WHEREAS the Transferees has inspected the said flat and satisfied themselves with the title of the Transferors and further on representation made by the Transferors and they has agreed to purchase the said flat on the terms and conditions which are set out hereunder.

*PPR*

*R. J. Patel*

*Handwritten signature* RAS

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH for the mutual trust and confidence that the parties hereto have in each other, it is declared by and between the parties hereto as under :

1. That the Transferees has agreed to purchase and the Transferors have agreed to sell the said flat premises for a consolidated sum of **Rs. 2,20,00,000/- (Rupees Two Crores Twenty Lakhs Only)** the payment whereof will be made as shown herein below:

a) **Rs. 1,21,000/- (Rupees One Lakh Twenty One Thousand Only)** has already been paid as Token Amount & part payment by cheque bearing No. 000224, drawn on HDFC, Malad (East) dated 12/04/2018 in favour of Mr. Anand Shroff from the account of M/s Mahavir Adhesive Tapes, proprietary concern of Mrs. Prerna Rakesh Patel.

b) An amount of **Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand only)** have been deducted by the Transferees as Tax Deducted at Source under the provisions of Section 194-I-A of the Income Tax Act, 1961.

The Transferees will deposit this amount with Government of India and provide to the Transferor the relevant Tax Deduction Certificates (with the Transferor's PAN. mentioned), in accordance with Section 194-I-A of the Income Tax Act, 1961 and rules there under. Such a payment of **Rs. 2,20,000/-** to Government of India under the Income Tax Act, 1961 will form a Part consideration for the said Flat;



c) A sum of **Rs. 55,69,000/- (Rupees Fifty Five Lakhs Sixty Nine Thousand only)** have been paid by the Transferees to the Transferors from the account of M/s Mahavir Adhesive Tapes, proprietary concern of Mrs. Prerna Rakesh Patel as and by way of the part consideration as mentioned in the receipt hereto towards the purchase of the said flat and said shares on or before the registration of these presents; The Transferor hereby admits and acknowledges the receipt of the part consideration and give valid discharge to that part hereof.

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R. J. Patel

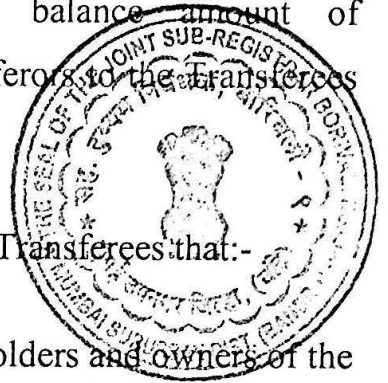
Prerna

RMS

[Signature]

d) The balance consideration/sum of **Rs. 1,60,90,000/- (Rupees One Crore Sixty Lakhs Ninety Thousand only)** shall be payable by the Transferees to the Transferors, being full & final consideration amount by taking a housing loan from any Bank or Financial Institution or by making arrangement of funds from their own sources on or before 30<sup>th</sup> June, 2018. The Transferors shall give peaceful possession of the Said Flat along with all the original chain of documents and keys related to the Said Flat only after receiving the full and final consideration amount. The above mentioned balance amount is the essence of this agreement for sale.

e) In the event, the Transferees fails/defaults to make balance payment of Rs.1,60,90,000/= (Rupees One Crore Sixty Lakhs Ninety Thousand only) till 15<sup>th</sup> July, 2018, the Transferors have right to cancel/terminate this agreement for sale and forfeit the amount of Rs.25,00,000/= already paid by the Transferees to the Transferors and on execution and registration of deed of cancellation the balance amount of Rs 34,10,000/= will be refunded by the Transferors to the Transferees out of total Rs.59,10,000/=.



2. The Transferors have further represented to the Transferees that:-

a) The Transferors are the sole and absolute title holders and owners of the said flat premises;

b) The said flat premises is hereby agreed to be sold free from encumbrance of any nature, whatsoever, and the same is not attached either before or after any judgment or by and / or order of any other authority/ies and the Transferors have not given any undertaking to the taxation authority/ies so as not to deal with or dispose of right, title and interest in the said flat and that the Transferors have full and absolute power to deal with the same;

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c) Save and except them no other person had or has any claim, share, right, title or interest by way of sale, exchange, lease, mortgage, gift,

*Patel*

*R.S. Patel*

*R/S*

trust, inheritance, tenancy, lien, or otherwise in the said flat and they are competent and entitled to sell the said flat provided in these presents;

- d) On the Transferees being put into possession, the Transferees shall be entitled to quietly and peacefully possess, occupy and enjoy the said flat without any hindrances, denial, interruption or eviction claimed through or under any interest for the Transferors;
- e) Under the bye-laws of the Housing Society there is no prohibition against the Transferees being enrolled as member of the said society to utilize all the benefits including allotted car parking space;
- f) There are no proceedings pending in any Court as on date concerning, touching, and affecting the said flat.;
- g) There is no attachment or prohibitory order issued by any of the Competent Authority or Court prohibiting them from dealing with or selling or alienating /transferring the said flat as contemplated under these presents and;
- h) As far as they are aware that there are no other circumstances or factors which prevent them from dealing with transferring or selling the same to the Transferees or which prevent the Transferees from acquiring the same or getting the same transferred to or vested in her ;



The Transferors are aware of the fact that the Transferees has agreed to acquire the said premises and pay monies under the Agreement relying on the correctness of the several statements as set forth above and confirm and repeat the correctness thereof.

4. The Transferees hereby agrees to become member of Housing Society and abide by all the bye-laws, rules and regulations adopted by the said society or which it proposes to adopt from time to time and to pay regularly monthly out goings, municipal taxes, rent and taxes etc. as may be required by the said society from time to time from the date of completion of the sale.

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R-S. Patel

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5. The Transferors do hereby covenant with the Transferees that the Transferors have paid and will continue to pay the all taxes, maintenance charges, monthly out goings etc. in respect of the said flat premises upto handing over the possession. After the Transferees is put into possession of the said flat premises all taxes and other out goings, charges, pertaining to the said premises will be borne by the Transferees and they will pay the same regularly.

6. The Transferors, do hereby covenant, with the Transferees that simultaneously on payment of full purchase price, they will sign and execute all necessary forms & documents for effectuating the transfer and sale herein; including prescribed forms and other required letters, deeds, writings, etc. and co-operate in getting the Transferees enrolled as member and the said premises thereof transferred to the name of the Transferees and also hereinafter whenever demanded by the Transferees make, sign and execute at the cost of the Transferees , all further and other appropriate letters and deeds as may reasonably be required by the Transferees to effectuate the transaction herein and ensure the proper and absolute transfer and vesting of the said flat premises to the Transferees.



7. The Transferors do hereby agree and undertake to keep the Transferees indemnified and free from all losses and deterrents suffered by any person claiming right, title, share and interest in the said premises, through the Transferors or any of the person claiming by under or through them.

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8. The Transferees hereby convent with the Transferors that they will on taking possession of the said premises pending transfer of the said premises to her name in the records of concerned/Competent Authority, hold and enjoy the same in accordance with provisions of laws and regulations and not commit any breach thereof, and in any event will keep the Transferors and all other persons claiming by under or through the Transferors indemnified of from and against any claim that may be made by the society or anyone else against them on the ground of

Q.S. Patel.      RPS      [Signature]

breach of the provisions of the bye-laws and regulations if any, in the matter of holding and enjoyment of the said premises.

9. That the Transferors had made payment of all the Municipal taxes, maintenance charges, sinking fund and miscellaneous charges etc. of the society, and the Transferors have undertaken to make payment of water charges, electricity charges and any other out goings or charges in respect of the said flat No. B/1604 up to the date prior to execution of these presents herein, whether or not ascertained/demanded from the Transferors or hereafter the Transferees shall not be liable to bear and pay the same.

10. Stamp duty and Registration charges etc., if any, payable on this transaction to be executed in connection with this transaction, shall be borne and paid by the Transferees.

11. The Transfer fees payable to the Competent/Concerned Body, Housing Society shall be paid by the Transferors and Transferees in equal shares and the Transferors assured the Transferees that they will intimate to the Society towards issue of Share Certificate in the name of Transferees.



This Agreement shall be subject to provisions of The Maharashtra Ownership Flats Act 1963 and the rules made thereunder. The Transferees shall lodge the present agreement before the concerned Registrar of Assurances and the Transferors shall admit their signature on the said agreement before the said authority within the prescribed time limit as per law.

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13. That each of the parties herein doth hereby declare that all the terms and covenants are individually read by them.

R. J. Patel

Prasad

RBS

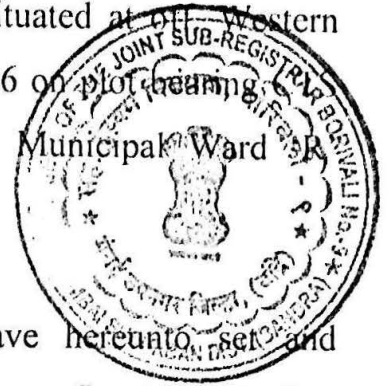
[Signature]



SCHEDULE ABOVE REFERRED TO

Building No. 7,

All that piece or parcel of Flat No.1604, 'B'-Wing, 16<sup>th</sup> floor, building known as Samarpan Exotica CHS Ltd having Regd. No. MUM/WR-U/HSG/TC/15588/2015-16, admeasuring area about 805 sq. ft. carpet along with one podium car parking space No. PO-156, situated at off Western Express Highway, Borivali (East), Mumbai- 400 066 on Plot bearing No. 163/A & 165, Village & Taluka-Magathane, Municipal Ward Central.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures on the day and year first herein before mentioned.

SIGNED, SEALED AND DELIVERED )

By Mr. Anand Gopal Shroff )

PAN: ACPPS9385M )

And )

Mrs. Rupal Anand Shroff )

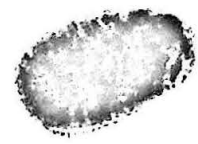
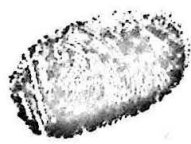
PAN:BBAPS3816C )

The Withinnamed Transferors )

In the presence of )

1.

2. Blimani..



SIGNED, SEALED AND DELIVERED )

By Mr. Rakesh J Patel )

PAN:AHJPP0082B )

And )

Mrs. Prerna Rakesh Patel )

PAN:ARBPP2142C )

The Withinnamed Transferees )

In the presence of )

1.

2. Blimani..



बरल - ९/		
५३८८	९५३०	
२०१६		

# RECEIPT

RECEIVED of and from the withinnamed Transferees i.e. Mr. Rakesh J Patel & Mrs. Prerna Rakesh Patel the sum of Rs.56,90,000/- (Rupees Fifty Six Lakhs Ninety Thousand Only) as and by way of part consideration, towards the sale of the Flat premises No.1604, 'B'-Wing, 16<sup>th</sup> floor, building known as Samarpan Exotica CHS Ltd having Regd. No. MUM/WR-U/HSG/TC/15588/2015-16, admeasuring area about 805 sq. ft. carpet along with one podium car parking space No. PO-156, situated at off. Western Express Highway, Borivali (East), Mumbai- 400 066 on plot bearing CTS No. 163/A & 165, Village & Taluka-Magathane, Municipal Ward 'R' Central.

In the following manner:-

Date	Cheque no./NEFT	Drawn on	Branch	Amount
20/04/2018	000000000224	HDFC BANK	Malad East	Rs.1,21,000/=
20/04/2018	000000000230	HDFC BANK	Malad East	Rs.6,00,000/=
20/04/2018	2000411	SDC BANK	Malad East	Rs.1,50,000/=
07/05/2018	000000000240	HDFC BANK	Malad East	Rs.11,29,000/=
15/05/2018	N135180541976275	HDFC BANK	Malad East	Rs.50,000/=
16/05/2018	N136189542639961	HDFC BANK	Malad East	Rs.4,50,000/=
21/05/2018	N141180545322290	HDFC BANK	Malad East	Rs.10,00,000/=
05/06/2018	N156180556723282	HDFC BANK	Malad East	Rs.15,00,000/=
06/06/2018	N157180558007837	HDFC BANK	Malad East	Rs.6,90,000/=

Total:- Rs.56,90,000/=



We Say Received,

Rs.56,90,000/=



बरल - ९/		
५३८८	९५	३०
२०१८		

(Mr. Anand Gopal Shroff & Mrs. Rupal Anand Shroff)

(Transferors)

# Samarpan Exotica Co-op. Hsg. Soc. Ltd.

REG. NO. MUM/WR-U/HSG/TC/15588/2015 – 2016

To,

June, 4, 2018

Mr. Anand Gopal Shroff & Mrs. Rupal Anand Shroff,  
B-1604, Samarpan Exotica CHSL,  
Borivali (E).

Ref: No Objection Certificate

Dear Sir,

Flat No. B-1604 of Mr. Anand Gopal Shroff & Mrs. Rupal Anand Shroff, in the building Samarpan Exotica Co-op. Housing Society Ltd., situated at CCI Compound, Off Western Express Highway, Magathane, Borivali (East), Mumbai – 400066.

This is to confirm that our above named society is registered under No. MUM/WR-U/HSG/TC/15588/2015-2016 dated 21-March-2016.

Mr. Anand Gopal Shroff & Mrs. Rupal Anand Shroff are members ("the Members") of our Society.

The Member has informed the Society by letter dated 26/04/2018 that they intend to sell the flat B-1604 to Mr. Rakesh J. Patel & Mrs. Prerna Rakesh Patel.

We confirm that there are no outstanding dues / charges payable by the Member in respect of the said flat and they have paid all the taxes/dues in respect of the same up to date.

We confirm that we have no objection in there selling the flat.

Yours faithfully,

For SAMARPAN EXOTICA CO-OP.HSG.SOC.LTD.

  
SECRETARY



वरल - ९/		
५३८८	१७	३०
२०१८		

CCI Compound, Off Western Express Highway, Magathane,  
Borivali East, Mumbai – 400066, Maharashtra, India.

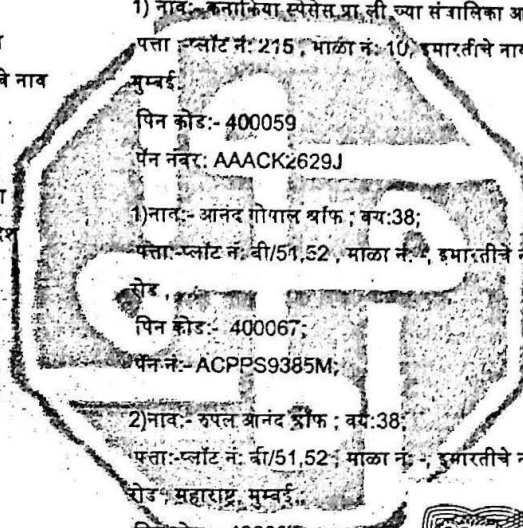
Email : [contact@samarpanexotica.com](mailto:contact@samarpanexotica.com).



बरल - ९/		
५३८८	१८	३०
२०१८		

गावाचे नाव : मागाठाणे

- |                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) विलेखाचा प्रकार                                                                                                                   | करारनामा                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (2) मोबदला                                                                                                                            | रु.13,937,600/-                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)                                                     | रु.10,428,723/-                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)                                                                                            | 163A, 165,, पालिकेचे नाय: मुंबई मनपा इतर वर्णन : सदनिका नं: 1604, माळा नं: 16, इमारतीचे नाव: वी विंग, बिल्डिंग नं 7, समर्पण एकमोटीका, ब्लॉक नं: बोरीवली पूर्व, मुंबई 400066, इतर माहिती: 1 कार पार्किंग पोडीयम लेवल                                                                                                                                                                                                                   |
| (5) क्षेत्रफळ                                                                                                                         | 89.78 चौ.मीटर                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव:- कनकिया स्पेसेस प्रा. ली ज्या संचालिका आशा एच शाह तर्फे मुखत्यार सुनील एस पंत ; वय: 35; पत्ता:-प्लॉट नं: 215, भाळा नं: 10, इमारतीचे नाव: एट्रीयम, ब्लॉक नं. अंधेरी पूर्व, रोड नं: अंधेरी कुर्ला रोड, मह मुम्बई.<br>पिन कोड:- 400059<br>फोन नंबर: AAACK2629J                                                                                                                                                                   |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1)नाव:- आनंद गोपाल शर्मा ; वय:38; पत्ता:-प्लॉट नं: वी/51,52, माळा नं: 16, इमारतीचे नाव: संजना बिल्डिंग, ब्लॉक नं: कांदिवली, शिम, रोड नं: बे रोड, महाराष्ट्र, मुम्बई.<br>पिन कोड:- 400067;<br>फोन नं:- ACPPS9385M;<br>2)नाव:- रुपल आनंद शर्मा ; वय:38; पत्ता:-प्लॉट नं: वी/51,52, माळा नं: 16, इमारतीचे नाव: संजना बिल्डिंग, ब्लॉक नं: कांदिवली, शिम, रोड नं: बे रोड, महाराष्ट्र, मुम्बई.<br>पिन कोड:- 400067;<br>फोन नं:- BBAPS3816C; |
| 9) दस्तऐवज करून दिल्याना दिनांक                                                                                                       | 19/07/2013                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 10) दस्त नोंदणी केल्याचा दिनांक                                                                                                       | 25/07/2013                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1) अनुक्रमांक,खंड व पृष्ठ                                                                                                             | 5618/2013                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 12) बाजारभावाप्रमाणे मुद्रांक शुल्क                                                                                                   | रु.697,000/-                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 13) बाजारभावाप्रमाणे नोंदणी शुल्क                                                                                                     | रु.30,000/-                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4) शेर                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                       |



बरतल - ९१		
५३८८	१८	३०
२०१८		

न्यांकनासाठी विचारात घेतलेला तपशील:-



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

*(Signature)*  
स्वरी प्रत

सह. दुय्यम निबंधक बोरीवली- २.  
मुंबई उपनगर जिल्हा.



बदल - ९/		
4200	20	30
२०२८		

**BRIHANMUMBAI MAHANAGARPALIKA.**  
**NO.CHE/A-4937/BP(WS)/AR of**

10 JUN 2014

**FULL OCCUPATION CERTIFICATE**

To,  
✓ Rasesh B. Kanakia,  
C.A. to Owner.

उपरोक्त अतिथिता इमारत परमाणु पत्र. क्षेत्र  
महापालिका इमारत. सी. विंग, संरक्षणी कार्यलय  
१०, फुट डी.पी. रोड, वॉट लॉरेन्स टाउनेजयक,  
कॉन्डिवाली (पूर्व), मुंबई-४००१०१

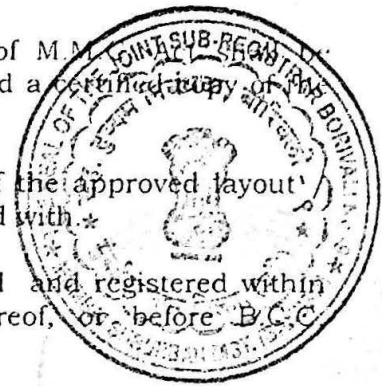
Sub : Permission to occupy the completed building No. 7 on plot bearing C.T.S. No. 163/A and 165 of village Magathane at Borivali (East), Mumbai.

Ref:- Your Architect's letter No. B/2060/7 dtd. 21.04.2014.

Gentleman,

The full development work of Residential Building No. 7 comprising of Wing 'A' with Basement + two level podium + Stilt + 1<sup>st</sup> to 16<sup>th</sup> & 17<sup>th</sup> (pt.) upper floors and Wing 'B' with Basement + two level podium + Stilt + 1<sup>st</sup> to 16<sup>th</sup> upper floors on plot bearing C.T.S. No. 163/A and 165 of village Magathane at Borivali (East), Mumbai is completed under the supervision of Shri H.A. Mehta, Lic. Surveyor, having Lic. No M/53, Shri Nikhil S. Sanghavi, Lic. Structural Engineer having Lic. No. STR/5/193 and Lic. Site Supervisor, Shri Sanjay Sanghavi, having Lic. No. S/330/SS-I may be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of M.M.A. Act obtained from A.E.W.W. 'R/Central' Ward and a certified copy of same shall be submitted to this office.
- 2) That all the balance terms and conditions of the approved layout sub-division / amalgamation shall be complied with.\*
- 3) That the Co. op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C whichever is earlier.
- 4) That all the deposit shall be claimed within 6 years from the date of payment of within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.



A set of certified completion plan is returned herewith.

Yours faithfully,

Ex. Eng.(Bldg.Prop.) W.S. (R) Ward

बोरिवली - १/		
५३८८	२९	३०
२०१६		



बरल - २/		
५३८८	१२	३०
२०१६		





सत्यमेव जयते

## - : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक : एमयुएम/डब्ल्युआर-उ/एचएसजी/टिसी/१५५८८२०१५-१६/२०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,  
समर्पन एक्सोटिका को-ऑप.हौसिंग सोसायटी लिमिटेड  
सीटीएस नं.१६३/अ आणि १६५, व्हिलेज मागाठाणे,  
बोरीवली (पूर्व), मुंबई ४०० ०६६.

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 अन्वये संस्थेचे  
वर्गीकरण " गृहनिर्माण संस्था "  
असून उप-वर्गीकरण " भाडेकरू सहभागिदारी गृहनिर्माण संस्था "  
आहे.

कार्यालयीन मोहर

( राजकमल पार्टील )

बरल - ९/		
५३८८	२३	३०
२०१६		



बरल - ९/		
५३८८	२४	३०
२०१८		

५३/३१  
 ((८५६४.६))  
 ५४६०.१  
 - १११.४ न.पु.क्र.१६३ व  
 कडे.  
 -----  
 ४४६८.७  
 - ८१६.९  
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 ३६५१.८

रोतीकडे.

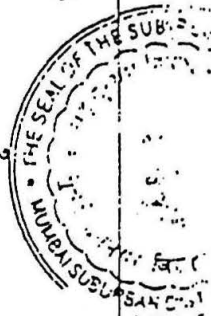
बरल-२/

५६७८ ११३

२०२३

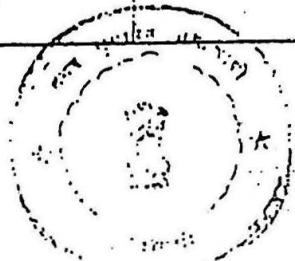
व्यवहार	खंड क्रमांक	नयेन पारक (पा) पर्यंत (२) किंवा भाग (पा)	साक्षात्करण
<p>मा.अभिज्ञक भूमि अधिलेख मुंबई उपनगर वांचे कडील क्षेत्र आदेश क्रमांक आर.इ.व्ही ४४ न.पु.से.ड.१६०९/१५ मुंबई दि.२१.७.१५ अन्वये न.पु.क्र.१६३ री गिळफता परिषदेच्या दाखल अंशालेले ८५६४.६ चौ.मि. क्षेत्र रर करून त्या ऐषय ५४६०.१ चौ.मि. क्षेत्र दाखल केले.</p> <p>मा.गिल्हाधिकारी मुंबई उपनगर वांचे कडील आदेश क्रमांक रो.पाचो ७ अ./पो.वि./एरा आर २५८७/२८०९ दि.५.२.१९७७ अन्वये न.पु.क्र. १६३ चे क्षेत्र ५४६०.१ चौ.मि. क्षेत्रातून १११.४ चौ.मि.क्षेत्र वजा करून त्या क्षेत्राची १६३/४ चौ मीमिन गिळफता परिषदा उगडली व १९३ या रोन १९३/३१ आसा बदल करून त्यावर शिल्हाक क्षेत्र ४४६८.७ चौ.मि. कायम केले.</p> <p>मा. गिल्हाधिकारी मुंबई उपनगर गिल्हा वांचे कडील आदेश / संनुर अधिव्याया का / रो/ काचो - ७अ /एकत्री / पो.ची. / एस आर - ३६८३ दि. २४/११/०४ व इफडोल पो.चो / पो.र.न अ - १३६/०५ दि. २३/३/०५ अन्वये न.पु.क्र १६३ अ क्षेत्र ४४६८.७ चौ.मि. भूयुन पोट विभाजनाकडे चर्चा होणारे क्षेत्र ३५७१.८ चौ.मी. वजा करून गिळफता क्षेत्र ८१६.९ चौ.मी कायम केले व न पु क्र १६३/३१ सा १६३/३१/१ आसा रोन बदल केला व पोट विभाजनाची त्यतंत्र गिळफता परिषदा उपडली.</p>			

CERTIFIED TO BE A TRUE COPY  
 CABLE CORPORATION OF INDIA LTD.



५३/३१  
 २००८

नायब मॅजिस्ट्रेट  
 नागरिक अधिकारी  
 मुंबई



न.पु.अ.बोरोवली  
 मुंबई उपनगर जिल्हा

बरल-१/

५३८८ ५१ ३०

२०२८



खाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
 AHJPP0082B

नाम / NAME  
 RAKESH JIVABHAI PATEL

पिता का नाम / FATHER'S NAME  
 JIVABHAI BHIKHABHAI PATEL

जन्म तिथि / DATE OF BIRTH  
 28-04-1972

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कंप्यूटर केन्द्र)  
 Commissioner of Income-tax (Computer Operations)

*R. S. Patel*



आयकर विभाग  
 INCOME TAX DEPARTMENT

PRERNA RAKESH PATEL

GOPALCHAND TONDON

01/10/1978

Permanent Account Number  
 ARBPP2142C

*P.R. Patel*

*P.R. Patel*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

ANAND G SHROFF

GOPAL GOVINDDAS SHROFF

01/11/1974

Permanent Account Number  
 ACPPS9385M

*Anand*  
 Signature

*Anand*

बरत - ९/		
५३५५	२७	३०
२०१६		


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RUPAL ANAND SHROFF  
RUPAL DINESH PAREKH

24/06/1975  
Permanent Account Number  
BBAPS3816C

*Rupal Anand Shroff*  
Signature



*Rupal Anand Shroff*


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BIPIN KUMAR TIWARI  
SHRICHANDRA BALDEV TIWARI

26/11/1982  
Permanent Account Number  
AFIPT7853H

*Bipin Kumar Tiwari*  
Signature



*Bipin Kumar Tiwari*




भारत सरकार  
GOVERNMENT OF INDIA

सुभाष गोपाळ भुवड  
Subhash Gopal Bhuvad

जन्म वर्ष / Year of Birth : 1982  
पुरुष / Male

6475 0190 5248

आधार सामान्य माणसाचा अधिकार

*[Handwritten Signature]*

वरल - ९/		
५३८८	२८	३०
२०२८		

517/5388

शुक्रवार, 08 जून 2018 7:15 म.नं.

दस्त गोपवारा भाग-1

बरल9

दस्त क्रमांक: 5388/2018

दस्त क्रमांक: बरल9 /5388/2018

बाजार मुल्य: रु.  
1,17,77,504/-

मोबदला: रु. 2,20,00,000/-

भरलेले मुद्रांक शुल्क: रु.11,00,000/-

दु. नि. सह. दु. नि. बरल9 यांचे कार्यालयात

अ. क्रं. 5388 वर दि.08-06-2018

रोजी 6:42 म.नं. वा. हजर केला.

पावती:5592

पावती दिनांक:  
08/06/2018

सादरकरणाराचे नाव: राकेश जे पटेल

नोंदणी फी

रु.  
30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकुण: 30640.00

R.S. Patel

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, बोरिवली - ९  
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बोरिवली - ९  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: 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

शिवका क्रं. 1 08 / 06 / 2018 06 : 42 : 58 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 08 / 06 / 2018 06 : 44 : 56 PM ची वेळ: (फी)

प्रतिज्ञापत्र

\* सदर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्ताची संपूर्ण मजबूत, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.



लिहून देणारे :

R.S. Patel

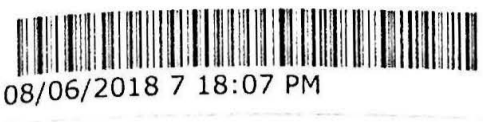
लिहून घेणारे :



बरल - ९ /

4355 26 30

२०१८



दस्त गोषवारा भाग-2

बरल9  
दस्त क्रमांक:5388/2018

दस्त क्रमांक :बरल9/5388/2018  
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राकेश जे पटेल पत्ता:-, -, 1 सविता सदन , दफ्तरी रोड एच डी एफ सी बँक, सुभाष लेन मालाड ईस्ट, आळाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AHJPP0082B	लिहून घेणार वय :-47 स्वाक्षरी:- <i>R.J. Patel</i>		
2	नाव:प्रेरणा राकेश पटेल पत्ता:-, -, 1 सविता सदन दफ्तरी रोड , एच डी एफ सी बँक सुभाष लेन , मालाड ईस्ट, आळाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ARBPP2142C	लिहून घेणार वय :-38 स्वाक्षरी:- <i>P. R. Patel</i>		
3	नाव:आनंद गोपाल श्रॉफ पत्ता:प्लॉट नं: 1604/ बी विंग , माळा नं: 16, इमारतीचे नाव: समर्पण एक्सझोटीका सी एच एस लीमीटेड , ब्लॉक नं: बोरीवली ईस्ट मुंबई 400066, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ACPPS9385M	लिहून देणार वय :-43 स्वाक्षरी:- <i>A. N. Shroff</i>		
4	नाव:रुपल आनंद श्रॉफ पत्ता:प्लॉट नं: 1604/ बी विंग , माळा नं: 16, इमारतीचे नाव: समर्पण एक्सझोटीका सी एच एस लीमीटेड , ब्लॉक नं: बोरीवली ईस्ट मुंबई 400066, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:BBAPS3816C	लिहून देणार वय :-43 स्वाक्षरी:- <i>R. S. Shroff</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:08 / 06 / 2018 06 : 46 : 46 PM

बरल - ९/  
५३८८ ३० ३०  
छायाचित्र २०१८ अंगठ्याचा ठसा

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी
1	नाव:सुभाष जी भुवड वय: 36 पत्ता:ठाकूर विलेज कांदिवली ईस्ट पिन कोड:400101	<i>S. B. Bhuvad</i>
2	नाव:बिपिन - तिवारी वय: 36 पत्ता:वसंत मार्वल बील्डींग बोरीवली ईस्ट मुंबई 400066 पिन कोड:400101	<i>B. P. Tiwari</i>



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 30 पाने आहेत.  
पुस्तक क्र. १/बरल-९/५३८८ २०१८  
वर नोंदला, दिनांक ०८/०६/२०१८

शिकका क्र.4 ची वेळ:08 / 06 / 2018 06 :

सह: दुय्यम निबंधक, बोरीवली - ९  
मुंबई उपनगर जिल्हा



Sr. 1 Epayment Number MH002406970201819R

Defacement Number 0001371549201819

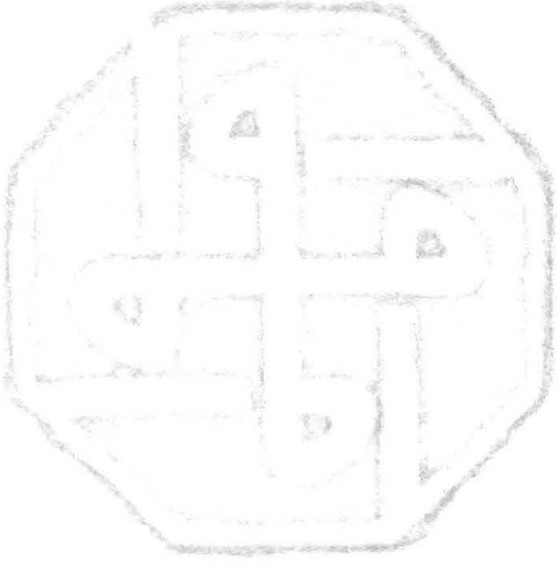
5388 /2018



8/6/18  

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8/19



08/06/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 5388/2018

नोंदणी :

Regn:63m

गावाचे नाव : मागाठाणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	22000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11777504.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1604/ बी विंग, माळा नं: 16, इमारतीचे नाव: बीलडींग नं 7 समर्पण एक्सझोटिका सी एच एस लीमीटेड, ब्लॉक नं: बोरीवली ईस्ट मुंबई 400066, इतर माहिती: एक कार पार्किंग पोलियम लेवल ( ( C.T.S. Number : 163A,165 ; ) )
(5) क्षेत्रफळ	1) 89.78 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- आनंद गोपाल श्रॉफ वय:-43; पत्ता:- प्लॉट नं: 1604/ बी विंग, माळा नं: 16, इमारतीचे नाव: समर्पण एक्सझोटिका सी एच एस लीमीटेड, ब्लॉक नं: बोरीवली ईस्ट मुंबई 400066, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:- ACPPS9385M 2): नाव:- रुपल आनंद श्रॉफ वय:-43; पत्ता:- प्लॉट नं: 1604/ बी विंग, माळा नं: 16, इमारतीचे नाव: समर्पण एक्सझोटिका सी एच एस लीमीटेड, ब्लॉक नं: बोरीवली ईस्ट मुंबई 400066, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:- BBAPS3816C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राकेश जे पटेल वय:-47; पत्ता:- --, -, 1 सविता सदन, दफ्तरी रोड एच डी एफ सी बँक, सुभाष लेन मालाड ईस्ट, ंआळाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400097 पॅन नं:- AHJPP0082B 2): नाव:- प्रेरणा राकेश पटेल वय:-38; पत्ता:- --, -, 1 सविता सदन दफ्तरी रोड, एच डी एफ सी बँक सुभाष लेन, मालाड ईस्ट, ंआळाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400097 पॅन नं:- ARBPP2142C
(9) दस्तऐवज करून दिल्याचा दिनांक	08/06/2018
(10) दस्त नोंदणी करून दिल्याचा दिनांक	08/06/2018
(11) अनुक्रमांक, खंड व पृष्ठ	5388/2018
(12) बाजारभाव प्रमाणे मुद्रांक शुल्क	1100000
(13) बाजारभाव प्रमाणे नोंदणी शुल्क	30000



खरी प्रत



मुल्यांकनासाठी विचारात घेतलेला

सह. दुय्यम निबंधक, बोरीवली क्र - ९  
पंढर उपनगर जिल्हा

तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :- :

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

Share Certificate No: 1120

No. of shares 10

SHARE CERTIFICATE

Member's Regn. No. 171

Samarpan Exotica Co-op Hsg. Soc Ltd.

Regd. No. MUM/WR-U/HSG/TC/133/13/015 - 2016

Registration No. B-1604

Date: 11-01-2017

This is to certify that Shri / Smt / Mr. Anand Gopal Shroff & Smt. Rupal Anand Shroff

is the register holder of Ten Fully paid up shares of Rs. Fifty each numbered from 2191 to 2200 both inclusive in Samarpan Exotica Co-operative

Housing Society Limited. subject to the Bye-laws of the said society given under the common

Seal of the said society at Mumbai this of 11<sup>th</sup> day of Jan. 20 17



*[Signature]*

Authorised  
M. C. Member

*[Signature]*

Secretary

*[Signature]*

Chairman

P. T. O.