

Flat No 401

Original Sale deed

Kavir Amiya

FLAT no. 201

BANORAR



09/02/2017

सूची क्र.2

दुय्यम निबंधक : सह.डु.नि. अंधेरी 3
दस्त क्रमांक : 1309/2017
नोंदणी :
Regn:63m

गावाचे नाव : 1) बांद्रा

करारनामा	करारनामा
(1) विलेखाचा प्रकार	34850000
(2) मोबदला	21184000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: टाईटवेज, ब्लॉक नं: बांद्रा पश्चिम, मुंबई 400050, रोड नं: सेंट जॉन बापटीस्ट रोड, इतर माहिती: एकुण एरीया 630 स्के फुट कार्पेट((C.T.S. Number : B/1121 ;))
(5) क्षेत्रफळ	1) 70.26 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:-गोपा - बॅनर्जी वय:-63; पत्ता:-401, 4 था मजला, बांद्रा टेडवेस, प्लॉट नं 1121, बांद्रा पश्चिम, मुंबई, सेंट जॉन बापटीस्ट रोड, बांदरा पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400050 पॅन नं:-ADOPB8951G 2): नाव:-सुनैना - बॅनर्जी वय:-35; पत्ता:-401, 4 था मजला, बांद्रा टेडवेस, प्लॉट नं 1121, बांद्रा पश्चिम, मुंबई, सेंट जॉन बापटीस्ट रोड, बांदरा पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400050 पॅन नं:-AKWBP5742J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कबिर विरेन अहुजा वय:-25; पत्ता:-, बांद्रा टेडवेस, प्लॉट नं 1121, बांद्रा पश्चिम, मुंबई, सेंट जॉन बापटीस्ट रोड, बांदरा पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400050 पॅन नं:-APFPA0199C
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2017
(10) दस्त नोंदणी केल्याचा दिनांक	09/02/2017
(11) अनुक्रमांक, खंड व पृष्ठ	1309/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1742500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

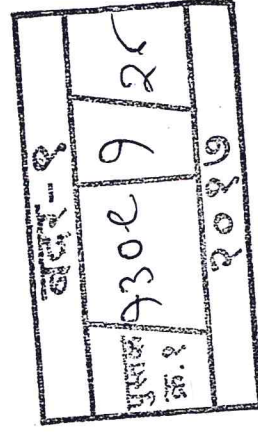
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Summary1 (GoshwaraBhag-1)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		09 February 2017,02:19:19 PM	
Valuation ID	201702092190		
मूल्यांकनाचे वर्ष	2016		
जिल्हा	मुंबई(उपनगर)		
मूल्य विभाग	21-बांद्रा -बी (अंधेरी)		
उप मूल्य विभाग	21/135 भूभाग; उत्तरेकडे कृष्णचंद्र मार्ग (रामदास नाईक मार्ग), पूर्वेस व दक्षिणेस गावाची सीमा, पश्चिमेस माऊंट मेरी रोड (नकाशात दर्शविल्याप्रमाणे)		
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#1121		
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
189800	301500	355000	444700
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र-	70.26चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे
उदबवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor
मजला निहाय घट/वाढ			
			= 100% apply to rate= Rs.301500/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर			
			=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर * खुल्या जमिनीचा दर)
			= (((301500-189800) * (100 / 100))+189800)
			= Rs.301500/-
A) मुख्य मिळकतीचे मूल्य			
			= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
			= 301500 * 70.26
			= Rs.21183390/-
एकत्रित अंतिम मूल्य			
			= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मॅडॅनाईन मजला क्षेत्र मूल्य + जगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बँदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
			= A + B + C + D + E + F + G + H
			= 21183390 + 0 + 0 + 0 + 0 + 0 + 0 + 0
			=Rs.21183390/-

Home

Print



गावाचे नाव: बांद्रा
दस्तऐवजाचा अनुक्रमांक: वदर9-1309-2017
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: कबिर विरेन अहुजा

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 560.00
पृष्ठांची संख्या: 28

एकूण: रु. 30560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:20 PM ह्या वेळेस मिळेल.


सह. दु. नि. अंधेरी 3

बाजार मूल्य: रु.21184000 /-
मोबदला रु.34850000/-
भरलेले मुद्रांक शुल्क : रु. 1742500/-

सह. दु. नि. अंधेरी क्र. ३,
गुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008363154201617S दिनांक: 09/02/2017
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 560/-



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 10 FEB 2017

1. दस्ताचा प्रकार : Agreement for sale अनुच्छेद क्रमांक 25(b)
2. सादरकर्त्याचे नाव Kabir Viren Ahuja
3. तालुका : मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव : Bandra - B
5. नगरभुमापन क्रमांक/सर्व्हे क्र/अंतिम भुखंड क्रमांक : 8/1121
6. मूल्य दरविभाग (झोन) : 21/135 उपविभाग Mumbai
7. मिलकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी. दर : 301,500/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : 70.26 करपेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग : — गच्ची : — पोटमाळा : —
10. मजला क्रमांक : 4 श्री उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष : — घसारा : —
12. बांधकामाचा प्रकार : आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. : — ज्यान्वये दिलेली घंट / वाढ
14. भाडेकरू व्याप्त मिळकत-असल्यास :
1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) : —
2. नवीन इमारतीत दिलेले क्षेत्र : —
3. भाड्याची रक्कम : —
15. लिव्ह अँड लायसन्सचा दरत : 1. प्रतिमाह भाडे रक्कम : —
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे : —
16. निघरीत केलेले बाजारमूल्य : 2,11,84,000/-
17. दस्तामध्ये दर्शविलेली मोबदला : 3,48,50,000/-
 $70.26 \times 301500 = 2,11,84,000/-$
18. देय मुद्रांक शुल्क : 17,42,500/- भरलेले मुद्रांक शुल्क : 17,42,500/-



Data of ESBTR for GRN MH008363154201617S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910332/MUMBAI- BANDRA WEST
Pmt Txn id : 113992649
Stationary No : 14086822520187
Pmt Dt/Time : 09/02/2017 10:20:29
Print Dt/Time : 09/02/2017 10:22:51
ChallanId/No : 69103332017020950102
GRAS GRN : MH008363154201617S
District : 7101 / MUMBAI
Office Name : IGR188 / BDR9_ANDHERI NO 3 SUB REGISTRAR

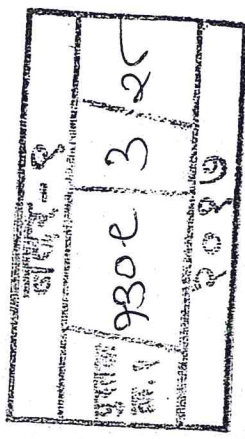
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 17,42,500.00/- (Rs Seventeen Lakh Forty Two Thousand Five Hundred Rupees Only)

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

Article : B25 **Only for verification-not to be printed and used**
Prop Mvblty : Immovable
Prop Descr : Flat No 4014th floor,TidewaysSt John Baptista , Road Bandra WestMumbai
Consideration : 3,48,50,000.00
Duty Payer : PAN-APFPA0199C Mr Kabir Viren Ahuja
Other Party : PAN-ADOPB8951G Mrs Gopa Banerjee



Bank Scroll No : --
Bank Scroll Date : --
RBI Credit Date : --
Mobile Number : 919004614616



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-378-1309	0004627014201617	09/02/2017-14:02:17	IGR188	30000.00
2	(IS)-378-1309	0004627014201617	09/02/2017-14:02:17	IGR188	1742500.00
Total Defacement Amount					17,72,500.00

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14086822520187

Bank/Branch: IBKL - 6910332/MUMBAI- BANDRA WEST
Pmt Txn id : 113992649 Stationery No: 14086822520187
Pmt DtTime : 09-FEB-2017@10:20:29 Print DtTime : 09-Feb-2017@10:22:51
ChallanIdNo: 69103332017020950102 GRAS GRN : MH008363154201617S
District : 7101-MUMBAI Office Name : IGR188-BDR9_ANDHERI NO

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 17,42,500/- (Rs One Seven, Four Two, Five Zero Zero only)

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

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 3,48,50,000/-
Prop Descr : Flat No 401,4th floor,Tideways,St John Baptista,Road Bandra West,M
mbai,,Maharashtra,400050

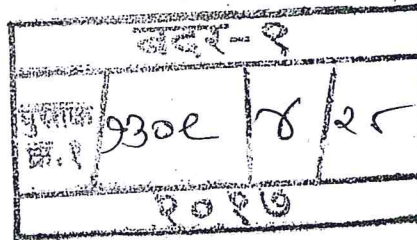
Duty Payer: PAN-APFPA0199C,Mr Kabir Viren Ahuja
Other Party: PAN-ADOPB8951G,Mrs Gopa Banerjee

Bank official1 Name & Signature



Bank official2 Name & Signature

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



AGREEMENT

THIS AGREEMENT made and entered into at Mumbai this 09th day of February 2017, BETWEEN (1) **MRS. GOPA BANERJEE, and (2) MRS. SUNAYANA BANERJEE**, Indian Inhabitants, residing at Flat No. 401, fourth floor, 'Tideways', Plot No.1121, St. John Baptist Road, Bandra (West), Mumbai 400 050, hereinafter referred to as the "Vendors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the ONE PART, AND **MR. KABIR VIREN AHUJA**, Indian Inhabitant, having address at 'Bandra Tideways', Plot No.1121, St. John Baptist Road, Bandra (West), Mumbai 400 050, hereinafter referred to as the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors administrators and assigns) of the OTHER PART:


WHEREAS:-

- A. The Vendors are members of the Bandra Tideways Co-operative Housing Society Limited, a society duly registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/5834 OF 1979 dated 3.5.1979 (hereinafter referred to as the "Society");
- B. As members of the said Society, the Vendors are holding five fully paid up shares of Rupees fifty each issued by the said Society bearing Serial Nos. 0056 to 0060 represented by Share Certificate No. 12 dated 30th June 1981 (hereinafter referred to as the "Shares");
- C. As members of the said Society, the Vendors are allottees in respect of a Flat No. 401 on the fourth floor of the said Society's building, 'Tideways', admeasuring approximately 630 sq. feet carpet area situate at St. John Baptist Road, Bandra (West), Mumbai 400 050, more particularly described in the Schedule hereunder written (hereinafter referred to as the "Flat");
- D. The Purchaser has approached the Vendors for the purchase of the said Flat and Shares;
- E. The Vendors have agreed to sell the said Flat together with all rights, benefits and privileges attached thereto and the said Shares to the Purchaser for a total consideration of Rs.3,48,50,000/- (Rupees Three crores forty eight lakhs fifty thousand only) and on certain terms and conditions which have been accepted by the Purchaser;
- F. The parties hereto desire to record the terms and conditions of their agreement into writing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-

Agreement to sell	1. The Vendors hereby agree to sell to the Purchaser and the Purchaser hereby agrees to purchase from the Vendors the said Flat, namely, Flat No. 401 on the fourth floor of the said Society's building, 'Tideways', situate at St. John Baptist Road, Bandra (West), Mumbai 400 050 (more particularly described in the
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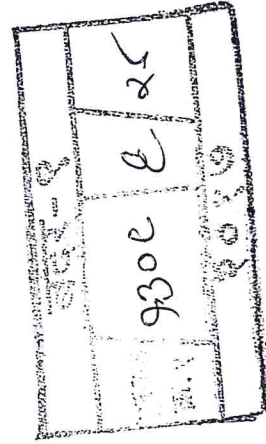
Mrs Banerjee



S. Banerjee



	<p>Schedule hereunder written) with all rights, benefits and privileges attached thereto and the said Shares, for a total consideration of Rs.3,48,50,000/- (Rupees Three crores forty eight lakhs fifty thousand only).</p>
<p>Payment of the sale price</p>	<p>2. The said consideration of Rs.3,48,50,000/- (Rupees Three crores forty eight lakhs fifty thousand only) shall be paid by the Purchaser to the Vendors as follows :-</p> <p>2.1. Rs.2,48,50,000/- (Rupees Two Crores forty-eight lakhs fifty thousand only) as part consideration has been paid by the Purchaser on or before the execution hereof, the payment and receipt whereof the Vendors do hereby admit and acknowledge;</p> <p>2.2. Rs.96,51,500/-(Rupees Ninety-six lakhs fifty one thousand five hundred only) being the balance consideration, shall be paid by the Purchaser on or before the 30th April, 2017, time being the essence of the contract;</p> <p>2.3. In the event there is a default in payment, then this contract shall stand null and void</p> <p>2.4. T.D.S. of Rs.3,48,500/- (Rupees Three lakhs forty-eight thousand five hundred only) shall be deducted on the total consideration.</p>
<p>Society's NOC to be obtained before completion of sale</p>	<p>3. The Vendors shall obtain the necessary permission from the said Society for the sale of the said Flat and Shares to the Purchaser before the completion of the sale.</p>
<p>Transfer of rights on payment of full sale price</p>	<p>4. On receipt of the said balance consideration as aforesaid, the Vendors shall grant, assign, transfer and assure all their rights, title and interest in the said Flat along with the said Shares to the Purchaser.</p>
<p>Purchaser's shall own the Flat & Shares on payment of full sale price</p>	<p>5. The Purchaser shall, on payment of the said balance consideration as aforesaid, be entitled to have and hold the said Flat and Shares for, unto and to the use and benefit of the Purchaser, his heirs, executors, administrators, successors and assigns forever and without any claim, charge, interest, demand or lien of the Vendors or any person or persons claiming through them.</p>
<p>Membership of the society</p>	<p>The Purchaser shall, on payment of the said balance consideration as aforesaid, be entitled to apply for the membership of the said Society and for the transfer of the said Flat and the said Shares to his name. The Vendors hereby agree to sign and execute all such forms, documents or writings as may be required for the said purpose.</p>
<p>Vendors' obligations against receipt of the balance consideration</p>	<p>7. Against receipt of the said balance consideration as aforesaid, the Vendors shall simultaneously: -</p>



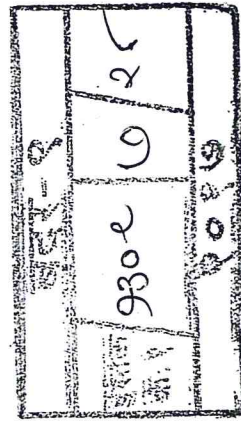
Handwritten signature
Handwritten signature
S. Banerjee

<p>Possession of Flat to be handed over</p> <p>Original Share certificates and title deeds to be handed over</p>	<p>7.1. Hand over to the Purchaser the quiet, peaceful and vacant possession of the said Flat;</p> <p>7.2. Hand over to the Purchaser the following title deeds in respect of the said Flat:-</p> <p>7.2.1. Original Share Certificate No. 12 dated 30th June 1981;</p> <p>7.3. Execute and hand over the transfer forms and other documents and writings as required under the Maharashtra Co-operative Societies Act 1960, the Maharashtra Co-operative Societies Rules 1961, and the bye-laws of the said Society for the effectual transfer of the said Flat and Shares with all deposits and meters in respect of the said Flat to the name of the Purchaser;</p> <p>7.4. Execute and hand over to the Purchaser (to be forwarded to the said Society) a letter addressed to the said Society requesting them to transfer the said Flat and Shares together with all deposits to the name of the Purchaser;</p> <p>7.5. Execute and hand over to the Purchaser a letter addressed to the Electric Company requesting them to transfer the meters, records and deposits in respect of the said Flat to the name of the Purchaser;</p>
<p>Vendors' undertaking to perfect Purchaser's title</p>	<p>8. The Vendors further hereby agree and undertake that from time to time and at all times thereafter and at the request and cost of the Purchaser or his heirs, executors, administrators, successors, assigns or counsel in law, the Vendors shall do and execute and/or procure or cause to be done, executed or procured all documents and such deeds and writings whatsoever for the assurance in law and better and more perfectly transferring the rights, title, interest and benefit in the said Flat and every part thereof and the said Shares to the use and benefit of the Purchaser as aforesaid.</p>
<p>Payment of joinings, dues and taxes</p>	<p>9. All municipal taxes, maintenance charges, water charges, electricity charges and other Society outgoings in respect of or pertaining to the said Flat relating to the period upto the date of the completion of the sale shall be paid by the Vendors. The Purchaser shall be liable to pay the outgoings, dues and taxes in respect of the said Flat from the date of the completion of the sale.</p>
<p>Vendors' representations and covenants on title</p>	<p>The Vendors hereby represent and covenant with the Purchaser as follows:-</p> <p>That the Vendors are the sole and absolute owners of the said Flat and that besides them, no other person or persons have any right, title, interest, claim or demand of any nature whatsoever into or upon the said Flat and/or the said Shares by way of sale, exchange, mortgage, possession, inheritance, charge, lien, gift, trust, lease, tenancy, licence, access, easement or otherwise howsoever;</p>

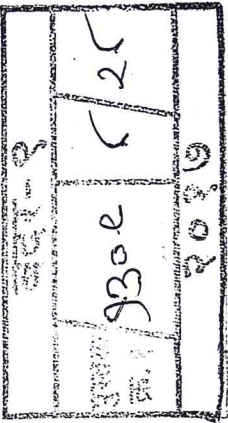


Mr. A. B. Bhandari

[Handwritten Signature]



	<p>10.2. That the Vendors have not contracted to sell or mortgage the said Flat or any part thereof to any person or persons and that there is no loan outstanding against the said Flat of whatsoever nature;</p> <p>10.3. That the Vendors have not created any lien, charge or any encumbrance whatsoever on the said Shares or the said Flat or any part thereof and that the said Flat and/or Shares are not the subject matter of any lis pendens or litigation nor is the same or any part thereof attached before judgement or in execution of any decree;</p> <p>10.4. That the said Flat is not attached at the instance of any Taxation Authorities or any other Authorities and that there are no notices, orders, judgements or decrees passed or issued by any Court, Tax or revenue or statutory or administrative authorities restraining or disentitling the Vendors from selling the said Flat and/or Shares, and that the Vendors are fully competent and entitled to sell the said Flat to the Purchaser;</p> <p>10.5. That the Vendors have complied with all rules and regulations of the said Society and has not committed any breach thereof;</p> <p>10.6. That the Vendors' title to the said Flat and Shares is clear, marketable and free from all encumbrances and that Vendors have good right, full power and independent authority to sell and transfer the said Flat and Shares to the Purchaser;</p>
<p>Indemnity</p>	<p>11. The Vendors hereby agree and undertake to indemnify and keep indemnified the Purchaser and his heirs, executors, administrators, successors and assigns in the event he or they suffer any loss or damage due to any demands or claims by of tenancy, sub-tenancy, licence, lease, mortgage, inheritance, sale, exchange, possession, lien, gift, trust being brought forward at any time in future third party or due to the representations of the Vendors being wrong, to the extent of the loss or damage suffered by the Purchaser or any person or persons claiming through him.</p>
<p>Purchaser's undertaking</p>	<p>12. The Purchaser hereby agrees to abide by the bye-laws, rules and regulations of the said Society from time to time in force.</p>
<p>Payment of Transfer charges equally</p>	<p>13. The transfer charges payable to the said Society for the transfer of the said Flat and Shares to the name of the Purchaser shall be borne and paid by the Vendors and the Purchaser in equal shares.</p>
<p>Stamp duty & registration charges on this sale</p>	<p>14. The stamp duty and registration charges, if any, on this agreement shall be borne and paid by the Purchaser alone.</p>
<p>Income Tax P.A. numbers of the parties</p>	<p>15. The Income Tax PAN/GIR numbers of the parties hereto are as follows: - Vendors :- ADOPB8951G Mrs. Gopa Banerjee</p>



Handwritten signatures and names:
 [Signature] Gopa Banerjee
 S. Banerjee

	:- AKWPB5742J Mrs. Sunayana anerjee
	Purchaser :- APFPA0199C Mr. Kabir Viren Ahuja
Legal fees	16. Each party shall bear and pay the fees of their respective Advocates.
Miscellaneous	17. The titles to the left of the Clauses are for ease of reference only and shall not control or affect the meaning or construction of any provision hereof.

THE SCHEDULE ABOVE REFERRED TO :-

Flat No. 401 on the fourth floor of the building, 'Tideways', admeasuring approximately 630 sq. feet carpet area equivalent to 58.55 sq. metres or thereabouts in the Bandra Tideways Co-operative Housing Society Limited, standing on the property bearing Plot No. 1121, C.T.S No. B/1121 of Village Bandra, situate at the St. John Baptist Road, Bandra (West), Mumbai 400 050, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

The said building was constructed in the year 1978 consists of six upper floors on stilts, and has an elevator.

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

SIGNED SEALED AND DELIVERED by

the within named "Vendors"

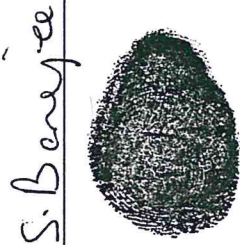
(1) MRS. GOPA BANERJEE

(2) MRS. SUNAYANA BANERJEE

in the presence of.....



Gopa Banerjee



S. Banerjee



SIGNED SEALED AND DELIVERED

by the within named "Purchaser"

MR. KABIR VIREN AHUJA

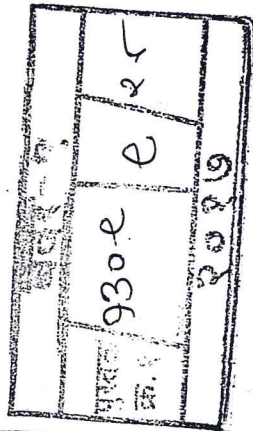
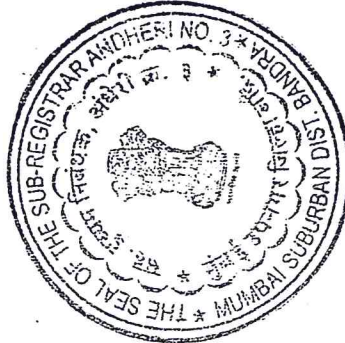
in the presence of.....

Kabir Ahuja



WITNESSES :-

1. [Signature]
2. [Signature]



R E C E I P T

RECEIVED from MR. KABIR VIREN AHUJA, the Purchaser above named, a sum of Rs. 2,48,50,000/- (Rupees Two crores forty eight lakhs fifty thousand only) being the earnest money and part consideration agreed to be paid as per Clause 2.1 of this agreement. The details of the payment are as follows:-

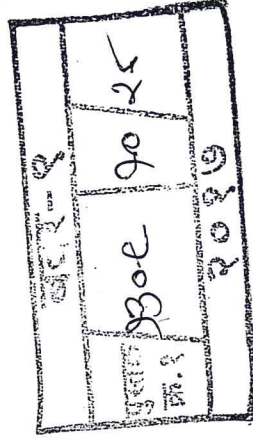
Ch/PO No.	Date	Bank	In favour of	Amount (Rs.)
RTGS 10055610	21.03.2015	Federal Bank	Sunayana Banerjee	1,00,00,000=00
RTGS 10055640	02.04.2016	Federal Bank	Sunayana Banerjee	25,00,000=00
RTGS 10055639	05.07.2016	Federal Bank	Gopa Banerjee	20,00,000=00
912778	08.02.2017	Federal Bank	Sunayana Banerjee	49,25,000=00
912779	08.02.2017	Federal Bank	Gopa Banerjee	54,25,000=00

WE SAY RECEIVED

WITNESSES :-

1. 2. 

GOPA BANERJEE

SUNAYANA BANERJEE
Vendors

To

Mrs. Gopa Banerjee
Flat No. 401, 4th Floor,
Bandra Tide ways CHS. Ltd,
St. John Baptist R'd,
Bandra West, Mumbai 400 050.

Dear Madam,

SUB – NO OBJECTION CERTIFICATE

We refer to your application seeking the society's **No Objection Certificate** for sale of your flat 401 on the 4th floor of the building known as 'Tideways' and the corresponding shares to **Mr. Kabir Viren Ahuja.**

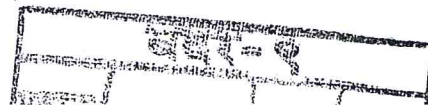
It is to record that the society has No Objection to the sale of your aforesaid flat No. 401 on the 4th floor of of the building 'Tideways' and Shares bearing No. 0056 to 0060 (both inclusive) held under Share Certificate No. 12 to the aforesaid person. You may proceed with the completing the sale and forward the requisite forms to the society. As per the society records no third party lien or charge is registered with the society in the respect of your flat or shares. All dues pertaining to the flat have been paid and clear upto date.



Bandra Tideways Co-Op. Hsg. Soc. Ltd.


Aziz Daredia
(Hon. Chairman)


Ismail Jesani 8/2/2017
(Hon. Secretary)



TO WHOMSOEVER IT MAY CONCERN

Flat No. 401 on the 4th floor of the Society's building known as **Bandra Tideways**, at St. John Baptist R'd, Bandra West, Mumbai 400 050 belongs to **Mrs. Gopa Pradeep Kumar Banerjee** and **Mrs. Sunayana Banerjee** (Jointly). There is no third party lien/claim in respect of the above Flat No. 401.

The building **Bandra Tideways Co-Op. Hsg. Soc. Ltd.**, standing on plot bearing No 1121, CTS No. B- 1121 Village Bandra was constructed in the year 1978. It consists of ground and six upper floors with lift.



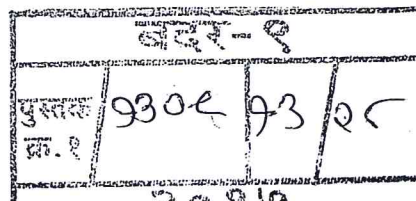
Bandra Tideways Co-Op. Hsg. Soc. Ltd.


Aziz Daredia
(Hon. Chairman)


Asmail Jesani
(Hon. Secretary)

Date : 08. 02. 2017.

Place : Mumbai.



Certificate No. 12

Member's Register No. 12

No. of Shares 5

SHARE CERTIFICATE

BANDRA TIDEWAYS CO-OPERATIVE HOUSING SOCIETY LIMITED

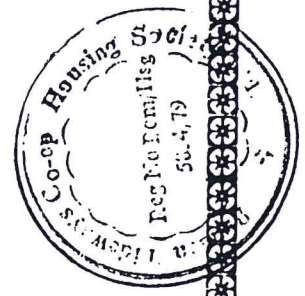
Plot No. 1121, St. John Baptista Road, Bandra (West), Bombay-400 050.

Registered under the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act, XXIV of 1961)
(Regn. No. BOM/HSG/5834 of 1979 dt. 3-5-1979)

It is to Certify that Smt. Smt. Poadeep Kumar Banarjee
Smt. Gopa Banarjee is the Registered Holder
of Five fully paid-up Shares of Rupees **FIFTY** each numbered
20056 to 0060 inclusive, in **Bandra Tideways Co-op.**
ising Society Ltd. subject to the Bye-laws of the said Society.

250/-

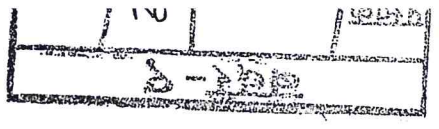
Given under the Common Seal of the said Society at
Bombay this 30th day of June 1981



Poadeep
Treasurer

Poadeep
Secretary

Poadeep
Chairman



Sqr. Yds
[२२८५]
चौ.मि.
१९१०.६
- ७५.०

१८३५.६

क

[S. [६०-१२-०] ६०/(२)/]
[+ ३.८/-]
upto ३१-७-८८
रु. पैसे
६०.७५
३.५०

अधिकार

काचा मुळ धारक
१९४८

[Eugene Miranda -]
[By purchase deed of २६-५-३७.]

तार

भार

शेरे

क

व्यवहार

खंड क्रमांक

नविन धारक (धा)
पट्टेदार (प) किंवा भार (भा)

साक्षात्कन

३०/१२/१९५४

S.I.
Additional N.A.A. levied under Collr's No. LND ८०३६
dt. १८-१२-५४.

सही -
१९५४-१२-३१ ००:००:००
CTSO
बांद्रा

२२/०६/१९५५

Mortgage for Rs. २००००/-
१७-३-५४.

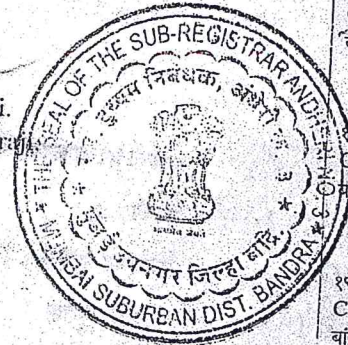
S.R.
२४७(P)
April ५५.

(E)
Jal Meharaji.
Dhun Meheraji

सही -
१९५५-०६-०३ ००:००:००
CTSO
बांद्रा

०/१०/१९५६

Area of २२८५ Sq. Yds confirmed as per K.J.P. No. ६९ of १९५५.



सही -
१९५६-१०-१९ ००:००:००
CTSO
बांद्रा

५/०१/१०६९

Conveyance for
Rs. ८५,०००/- ९-९-६०
from Eugene Miranda.

S.R.
९६८८/१९६०.

(H)
Famida begum W/o Mohmad Afzal.

सही -
१९६१-०३-०९ ००:००:००
न.भू.अ.
बांद्रा

१/०५/१९६९

भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८
अंमलवजावणी कायद्यानुसार व भा स च्या नाणें संबंधी कायद्यानुसार
क्षेत्र आकाराचे रूपांतर केले.

सही -
१९६९-०७-२९ ००:००:००
न.भू.अ.

१०/१०/१०

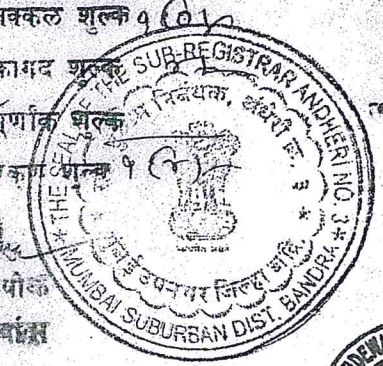
खड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
२०/०५/२००८	धारक १) श्री. असगर खान २) श्री. अस्तम खान	फेरफार क्र. २३०६ प्रमाणे सही - २०/५/०८ न. भू. अ. वांद्रा
१६/०५/२०११	(धा.) मं. वांद्रा टाईडवेज को. ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड	फेरफार क्र. ३१९० प्रमाणे सही - १६/५/२०११ न. भू. अ. वांद्रा

वारसाने - श्रीमती फर्मिदावेगम मोहम्मद अफझल हया दिनांक २५/०५/१९९५ रोजी मयत असून त्यांचे कायदेशीर वारस १) श्री. असगर खान, २) श्री. अस्तम खान, हे असलेवायत अर्ज व प्रतिज्ञापत्र, मृत्यूचा दाखला श्री. असगर खान व श्री. अस्तम खान यांनी सादर केले असून श्री. असगर खान यांनी जबाब दिल्यानुसार मयताचे नांव कमी करून वारसांचे नावाची नोंद केली.

आदेशान्वये-
मा. जिल्हा अधीक्षक भूमि अधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. न. भू. सं. ७/अपिल/एम. आर. ४००/२०१०/२०११ दि. २०/८/२०११ अन्वये न. भू. क्र. वी/११२१ या मिळकर्तीचे संबंधात अपिलदार यांचे अपिल मान्य करण्यात येत आहे. तसेच नगर भूमापन अधिकारी वांद्रा (प.) वी वॉर्ड न. भू. क्र. वी/११२१ या मिळकर्तीवरील फेरफार क्र. २३०६ दि. २०/५/२००८ चे आदेशाने दाखल करणेत आलेली वारसांची नोंद कमी करणेत यावी व नोंदणीकृत खरेदीखत अ. क्र. BOM/ B/१३६२ दि. ८/१/१९८० अन्वये मं. वांद्रा टाईडवेज को. ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड यांचे नांव धारकसदरी दाखल करणेत यावे असा आदेश दिलेने मिळखत पत्रिकेवर नोंद घेणेकामी नोंद घेतली.

सणी करणारा - खरी नक्कल - न. भू. अ. वांद्रा मुंबई उपनगर जिल्हा

नक्कल अंज क्र. १९६४ नकलचा प्रकार (भ. य)
अर्ज दाखल दि. २१/११/१५ नोंदी ९
नक्कल तयार दि. नक्कल शुल्क १००/-
नक्कल दिल्याची दि. कागद शुल्क १००/-
तयार करणारा : पूर्णांक शुल्क १००/-
प्रपासणारा : न. भू. अ. वांद्रा



खरी प्रत



For Bandra Tideways Co-op. Housing Society Ltd.

Chairman / Hon. Secretary



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलनखाते

तळ मजला, मुख्य इमारत, महापालिका मार्ग, मु. ४०० ००१.

संकेतस्थळ : www.mcgm.gov.in

मालमत्ता कराचे देयक

सेवा क्रमांक	वॉर्ड क्रमांक	मालमत्ता क्रमवर्ष	सहाय्यक करनिर्धारक व संकलक
MW0401080010000	-	2007-2008	H/West Ward, Municipal Office Building, St. Martin's Rd., Behind Bandra Police Station, Bandra (W) Mumbai 400 050
(दयाल वाखला वेजन्त)			
FLAT NO 504-1121 ST JOHN, BAPTISTA ROAD BANDRA			

प्रीवॉट 1961-02	३१/०३/२००७	रोखी	२०१७
56325		नोटीस शुल्क	0
0		जपती शुल्क	0
51185		महापालिका डंड	0
5140		शोसकीय डंड	0
48524			

सूचना : वार्षिक देयक सहामाही हप्त्यांनी आगाऊ देय आहे.		200720BILD 322530
देयक क्र.		01-OCT-07 to 31-MAR-08
कर / Tax	निवासी / अनिवासी / NR	%
सर्वसाधारण कर / General Tax	निवासी / R	30
पाण्याची / Water Tax	अनिवासी / NR	65
सांडपाणी / Sewerage Tax	निवासी / R	130
	अनिवासी / NR	12.5
	निवासी / R	25
	अनिवासी / NR	39
	निवासी / R	78
	अनिवासी / NR	7.5
	निवासी / R	15
	अनिवासी / NR	12
	निवासी / R	6
	अनिवासी / NR	12
	अनिवासी / NR	3
	अनिवासी / NR	0.5
	अनिवासी / NR	15
देयक रक्कम		24262
देय दिनांक (Due Date)		16/10/2007

कर / Tax	निवासी / अनिवासी / NR	%
सर्वसाधारण कर / General Tax	निवासी / R	30
पाण्याची / Water Tax	अनिवासी / NR	65
सांडपाणी / Sewerage Tax	निवासी / R	130
	अनिवासी / NR	12.5
	निवासी / R	25
	अनिवासी / NR	39
	निवासी / R	78
	अनिवासी / NR	7.5
	निवासी / R	15
	अनिवासी / NR	12
	निवासी / R	6
	अनिवासी / NR	12
	अनिवासी / NR	3
	अनिवासी / NR	0.5
	अनिवासी / NR	15
देयक रक्कम		24262
देय दिनांक (Due Date)		16/10/2007

२०१७

९०८३३

३१/०३/२००७

२०१६१२७

मि. स. उंबरजे

करनिर्धारक व संकलक (प्र.)

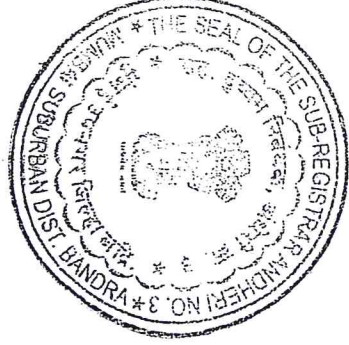
सहाय्यक करनिर्धारक व संकलक

मि. स. उंबरजे

करनिर्धारक व संकलक (प्र.)

Reconciliation of manual transactions during switchover period is in progress. Please bear with.

1000	9302	90	25
1000	9302	90	25
1000	9302	90	25



1000
9302
90
25



नाम /NAME
GOPA BANERJEE

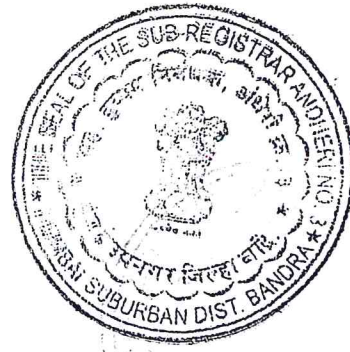
पिता का नाम /FATHER'S NAME
SUKUMAR GANGULI

जन्म तिथि /DATE OF BIRTH
23-10-1953

[Handwritten signature]

हस्ताक्षर /SIGNATURE
[Handwritten signature: Gopa Banerjee]

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



बंद
३०६ २१ २५
२०१७

AKWPB5742J

S. Banerjee

Signature




Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013
Tel: 91-22-2499-6561 Fax: 91-22-2405-0669
e-mail: bhinfo@mail.com

S. Banerjee



पं. २		
पं. २	१३०८	२३/२५
२०१७		


THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH02 20070090517 DOI : 05-09-2007
 Valid Till : 04-09-2027 (NT)


AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 05-09-2007
 LMV 05-09-2007


FORM 7
 RULE 16 (2)


Name : SUNIL KAMBLE
 S/D/W of VIJAY KAMBLE
 Add : DR. BABASAHEB AMBEDKAR NGR,
 BHD BLDG NO-718, GOVT COLONY, BANDRA (E),
 MUMBAI
 PIN : 400051
 Signature & ID of Issuing Authority: MH02 2007

DOB : 23-04-1981 BG :

Signature/Thumb Impression of Holder

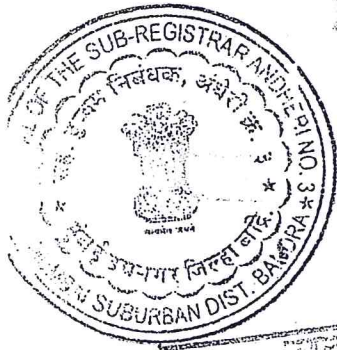

भारत सरकार
Government of India


 रोशन रामदास पवार
 Roshan Ramdas Pawar
 जन्म वर्ष / Year of Birth : 1993
 पुरुष / Male



3571 3335 6940

माध्यम - सामान्य माणसाचा आधिकार



27/25

KABIR AHUJA

VIREN VINOD AHUJA

19/03/1991

Permanent Account Number

APFPA0199C

Kabir Ahuja

Signature



06052009



1991-92		
9300	24	25
2086		



१३०२		
२६	२५	



गुरुवार, 09 फेब्रुवारी 2017 2:03 म.नं.

दस्त गोपवारा भाग-1

वदर9

दस्त क्रमांक: 1309/2017

दस्त क्रमांक: वदर9 /1309/2017

बाजार मुल्य: रु. 2,11,84,000/-

मोबदला: रु. 3,48,50,000/-

भरलेले मुद्रांक शुल्क: रु. 17,42,500/-

डु. नि. सह. डु. नि. वदर9 यांचे कार्यालयात

पावती: 1451

पावती दिनांक: 09/02/2017

अ. क्रं. 1309 वर दि. 09-02-2017

सादरकारणाराचे नाव: कबिर विरेन अहुजा

रोजी 1:58 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00
 दस्त हाताळणी फी रु. 560.00
 पृष्ठांची संख्या: 28

दस्त हजर करणाऱ्याची सही:

एकुण: 30560.00

सह. डु. नि. अंधेरी 3

सह. दुय्यम निबधक अंधेरी क्र. ३६

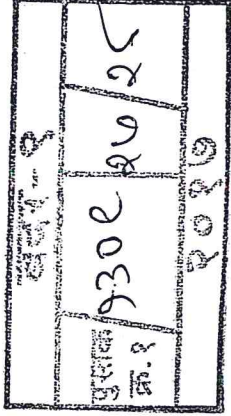
सह. डु. नि. अंधेरी 3
सह. दुय्यम निबधक अंधेरी क्र. ३६

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

शिक्षा क्रं. 1 09 / 02 / 2017 01 : 54 : 24 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 09 / 02 / 2017 02 : 00 : 04 PM ची वेळ: (फी)





09/02/2017 2 04:44 PM

दस्त गोपवारा भाग-२

वदर९
दस्त क्रमांक: 1309/2017

दस्त क्रमांक : वदर९/1309/2017

दस्ताचा प्रकार :- करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: कविर विरेन अहुजा
पत्ता: -, बांद्रा टेडवेस, प्लॉट नं 1121, बांद्रा पश्चिम, मुंबई, सेंट जॉन बापटीस्ट रोड, बांद्रा पश्चिम, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर: APFPA0199C

2 नाव: गोपा - वॅनर्जी
पत्ता: 401, 4 था मजला, बांद्रा टेडवेस, प्लॉट नं 1121, बांद्रा पश्चिम, मुंबई, सेंट जॉन बापटीस्ट रोड, बांद्रा पश्चिम, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर: ADOPB8951G

3 नाव: सुनैता - वॅनर्जी
पत्ता: 401, 4 था मजला, बांद्रा टेडवेस, प्लॉट नं 1121, बांद्रा पश्चिम, मुंबई, सेंट जॉन बापटीस्ट रोड, बांद्रा पश्चिम, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर: AKWPPB5742J

पक्षकाराचा प्रकार

लिहून घेणार
वय :- 25
स्वाक्षरी:-

लिहून देणार
वय :- 63
स्वाक्षरी:-

लिहून देणार
वय :- 35
स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 09 / 02 / 2017 02 : 01 : 19 PM

ओळख:-

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

अनु क्र.

पक्षकाराचे नाव व पत्ता

1 नाव: सुनिल - कांबळे
वय: 30

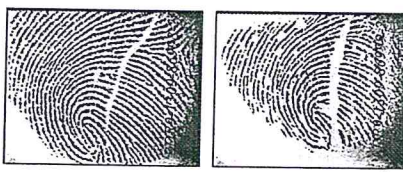
पत्ता: सहकारी वसाहत, बांद्रा पश्चिम, मुंबई
पिन कोड: 400051

2 नाव: रोशन - पवार
वय: 25
पत्ता: सहकारी वसाहत, बांद्रा पश्चिम, मुंबई
पिन कोड: 400051

छायाचित्र



अंगठ्याचा ठसा



प्रमाणित कारणेत येते की या दस्तामध्ये अशुभता... पाणे आहेत.

शिक्षा क्र.4 ची वेळ: 09 / 02 / 2017 02 : 01 : 58 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा

सह दुय्यम निबंधक अंधेरी क्र. ३

मुंबई उपनगर जिल्हा

EPayment Details

THE SEAL OF THE REGISTRAR ANDHERI NO. 3 * MUMBAI SUBURBAN DISTRICT

REGISTRATION OF COMPANIES

अंधेरी क्र. ३

sr. 1 Epayment Number MH00836315420001

Defacement Number : 000462701420001725

वदर-९/१३०९/२०१७

पुस्तक नोंदणी १, क्रमांक:.....वर

9 FEB 2017

1309 / 2017

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning

2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com