

319/20783

पावती

Original/Duplicate

Thursday, August 29, 2024

नोंदणी क्र.: 39M

1:40 PM

Regn.:39M

नोंदणी नाव: मादुवा

पावती क्र.: 22796

दिनांक: 29/08/2024

दस्तावेजाचा अनुक्रमणिका: बबर2-20783-2024

दस्तावेजाचा प्रकार: अंतिमेट रसेल

मादर कल्याणाचे नाव: पूर्णिमा दिनेश प्रभू

नोंदणी की
रुमन हानाकणी की
पुशोची संख्या: 60

₹. 30000.00

₹. 1200.00

राकूम:

₹. 31200.00

DELIVERED

आपणाम मूळ रुमन श्रवनेल मिट.सुची.२ अंदाजे
1:58 PM रोजा वेळम भिकेल.

मुंबई शहर क. २

मुंबई शहर क. २

बाजार मूल्य: ₹. 15256585.8/-

मोवदल नं.:223000000/-

परयले मुद्रांक गुल्म: ₹. 1338000/-

1) देयकाचा प्रकार: DHC प्रकार: ₹. 1200/-

टीडी/धनादेश/पि ऑर्डर क्रमांक: 0824297806209 दिनांक: 29/08/2024

वेकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan प्रकार: ₹. 30000/-

टीडी/धनादेश/पि ऑर्डर क्रमांक: MH007463618202425E दिनांक: 29/08/2024

वेकचे नाव व पत्ता:

Rabhy

गावाचे नाव : माटुंगा

(1) विक्रेत्यांचा प्रभाग	श्रीशंकर दूधम
(2) मॉडरना	22300000
(3) शासन/माद/पांडे/पट्टया/पा वायविन/पट्टयाकार आकारणी इ.नी की पट्टेदार ने नमुद करावे)	15256585.8
(4) मु-मापन, पॅट्रिस्मा व परतमाक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: पदाधिकारी नं: 401, माळा नं: 4 था मजला, बी-विला, इमारतीचे नाव: इमारतीस वरतमल को ऑफ ड्री मो लि, ब्लॉक नं: प्लॉट नं 706-707 बडोळा पश्चिम, मुंबई-400031, रोड: कावक रोड, इतर माहिती: दफ्तार नमुद कॅम्पायनाचे P.U: FN1103820180017 ((C.T.S. Number : 832/10 and 833/10 :))
(5) धंदासळ	1) 75.61 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले नॅटो.	
(7) दस्तऐवज करणे देणा-या/विहित उतरगा-वर पंशकाराचे नाव किंवा दिवाणी न्यायालय/पा दुरुपनामा किंवा अंदेश असल्यास, प्रतिबन्दिने नाव व पत्ता.	1): नाव:-समीप स्वामीन कंसरेकर सॅफे कू मु नवनीन मोहन कंसरेकर . . बंध:-69; पत्ता:-प्लॉट नं: २०६-६०७, माळा नं: ४ था मजला, बी-विला, इमारतीचे नाव: ब्लॉक नं ४०१, इमारतीस वरतमल को ऑफ ड्री मो लि, ब्लॉक नं: बडोळा पश्चिम, मुंबई, रोड नं: कावक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400031 पं नं:-BZHPK0317B 2): नाव:-सुबिला स्वामीन कंसरेकर बंध:-69; पत्ता:-प्लॉट नं: ७०६-७०७, माळा नं: ४ था मजला, बी-विला, इमारतीचे नाव: ब्लॉक नं ४०१, इमारतीस वरतमल को ऑफ ड्री मो लि, ब्लॉक नं: बडोळा पश्चिम, मुंबई, रोड नं: कावक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400031 पं नं:-AF1PK4014L
(8) दस्तऐवज करणे देणा-या पंशकाराचे व किंवा दिवाणी न्यायालयाचा दुरुपनामा किंवा अंदेश असल्यास, प्रतिबन्दिने नाव व पत्ता	1): नाव:-सुबिला दिवेश प्रभु . . बंध:-52; पत्ता:-प्लॉट नं: ३, माळा नं: 3 था मजला, इमारतीचे नाव: ल म नं १३, विलिंग्डन नं १, भद्रकार नगर, ब्लॉक नं: श्रीप नवीन इंजिनिअर इन्स्ट. बडोळा पश्चिम, मुंबई, रोड नं: नारायण ब्रॉन रोड, महाराष्ट्र, मुंबई. पिन कोड:-400031 पं नं:-AKCPP2445A 2): नाव:-दिवेश अणु प्रभु बंध:-55; पत्ता:-प्लॉट नं: ३, माळा नं: ३, इमारतीचे नाव: १/१, दारुकावाय घराने, ब्लॉक नं: राम मंदिर ब्रदळ, बडोळा पश्चिम, मुंबई, रोड नं: कावक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400031 पं नं:- AAXPP0161E
(9) दस्तऐवज करणे देणा-या दिनांक	29/08/2024
(10) दस्तऐवज करणे देणा-या दिनांक	29/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	20783/2024
(12) शासन/शासनापयोगी मुद्रांक शुल्क	1338000
(13) शासन/शासनापयोगी नोंदणी शुल्क	30000
(14) पेंग	

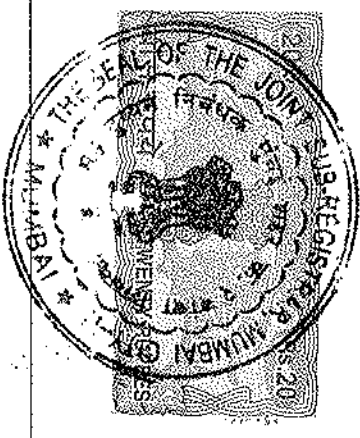
मुल्यांकनासाठी विचारणात येतलेय अपूर्णतः-

मुद्रांक शुल्क आकाराना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुधम निबंधक
 मुंबई शहर क्र. २

(Signature)



मूल्यांकनाचे वर्ष	2024
जिल्हा	मुंबई(मेन)
मूल्य विभाग	16-माटुंगा डिव्हिजन
उप मूल्य विभाग	16/109B रस्ता : जी.डी.ओबेकर मार्ग व नाथलाल पारेख मार्ग (मुंबई मराठी ग्रंथ संग्रहालय रस्ता अंकेशन ते डॉ. आंबेडकर रोड अंकेशन पर्यंत)
सर्व्हे नंबर / न. भू. क्रमांक :	इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सवदिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
99480	201780	222050	268600	201780	चौरस मीटर

बांधीव क्षेत्राची माहिती	75.61 चौरस मीटर	मिळकतीचा वापर-	निवासी सवदिका	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र(Built Up)-	मीटर	बांधकामाचे वर्गीकरण-	1-अपर सी सी	मिळकतीचे वय-	0 TO 2वर्षे
उद्भवार्हण सुविधा-	आहे	मजला -	1st floor To 4th floor		Rs.30250/-

रस्ता सन्मुख -
Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100% apply to rate= Rs.201780/-

घसा:यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा:यानुसार दरकेवारी)+ खुल्या जमिनीचा दर)
= (((201780-99480) * (100 / 100))+99480)
= Rs.201780/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 201780 * 75.61
= Rs.15256585.8/-

Applicable Rules = ,10.4

एकत्रित अंतिम मूल्य = मुखा मिळकतीचे मूल्य +तळाघराचे मूल्य + भूकामाईने मजला क्षेत्र मूल्य + सायतव्या गाळीचे मूल्य - वरील गाळीचे मूल्य + बंदिला वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिला बाळकनी + भूकामाईचे वाहन तळाचे मूल्य
= A+B+C+D+E+F+G+H+I+J
= 15256585.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.15256585.8/-



Home

Print

वर्ष - २		
२०२३	१	२०
- २०२४		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed into at Mumbai on this 29th day of AUGUST, 2024.

BETWEEN

(1) MR. SAMEEP NAVNEET KASBEKAR, Age: 37 years, (PASSPORT NO. Z5734961) (AADHAAR NO. 7238 4366 7890), an adult non-resident Indian, residing at 35, Amber Gardens, The Esta, #04-09, Singapore 439966, AND (2) MRS. SUCHITA NAVNEET KASBEKAR, Age: 65 years, (PAN NO: AFTPK4014L) (AADHAAR NO. 7255 6677 1656), an adult, Indian Inhabitant, residing at Flat no. 401, 4th Floor, B-wing, Issardas Varandmal Co-operative Housing Society Limited, 706-707, Katrak Road, Wadala (West), Mumbai-400031, hereinafter called

“THE TRANSFERORS” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs and executors, administrator and assigns) of the ONE PART;

AND

(1) MRS. POORNIMA DINESH PRABHU, Age 52 Years, (PAN NO: AKCP2445A)

2003	3	60
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(AADHAAR NO. 2331 1764 8561), adult, Indian Inhabitant, having address at Room No. 13, 3rd Floor, Building no. 1, Sahakar Nagar, Naigaon Cross Road, Opp. Railway Industrial Estate, Wadala (West), Mumbai-400031 AND (2) MR. DINESH APPU PRABHU, Age 55 Years, (PAN NO: AAXPP0161E) (AADHAAR NO. 7331 6890) 0232) adult, Indian Inhabitant, having address at 1/1, Dwarkanath Bldg, Amber Road, Near Ram Mandir, Wadala (West), Mumbai-400031, hereinafter called “THE



TRANSFEREES” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs and executors, administrator and assigns) of the OTHER PART;

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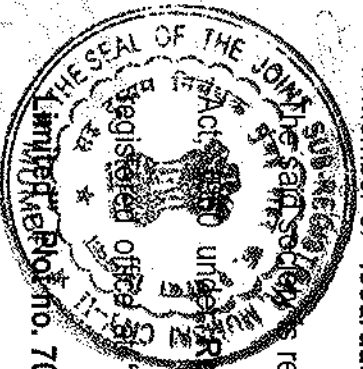
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WHEREAS:

1. Pursuant to an Agreement made and executed at Mumbai on 8th day of November, 2011, by and between **DIMPLE CREATIONS**, therein after referred to as "the Developer" of the ONE PART AND (1) **MR. SAMEEP NAVNEET KASBEKAR (2) MRS. SUCHITA NAVNEET KASBEKAR**, therein referred to as the "the Purchasers" of the OTHER PART, the Developer therein had Sell, Transferred unto the Purchasers therein, and the Purchasers therein accept what is popularly known as 'OWNERSHIP BASIS', a Residential Premises bearing **Flat No. 401** admeasuring area 678 sq. ft. carpet on 4th floor, in B-wing, Society known as "Issardas Varandmal Co-operative Housing Society Limited", situated at Plot no. 706-707, Katrak Road, Wadala (West), Mumbai-400031, situated on land bearing Cadastral Survey no. 832/10 and 833/10 of Matunga Division, Under Municipal "F" North ward, (Hereinafter referred to as the "Said Flat" for the sake of brevity) for agreed sale consideration amount recorded therein and duly registered with the Joint Sub-Registrar of Assurances Mumbai city 2, Document no. **BBE-2/7896/2011**, registered on dated 8th day of November, 2011.

2. **AND WHEREAS** the Transferors herein is the bonafide and registered member of "Issardas Varandmal Co-operative Housing Society Limited".



registered under the Maharashtra Co. operative Societies Act, 1925 under Registration No. B-2151 dated 03.12.1957, having its registered office at "Issardas Varandmal Co-operative Housing Society Limited, Plot no. 706-707, Katrak Road, Wadala (West), Mumbai-400031,

and by virtue of the membership of the above Society, the Transferors is holding aggregately 10 (ten) shares of Rs. 50/- (Rupees Fifty Only) each, aggregating to sum of Rs. 500/- (Rupees Five Hundred Fifty Only), in their favor by virtue of their membership and as such they were holders of ten shares in the said society, bearing distinctive numbers 571 to 580 (both inclusive),

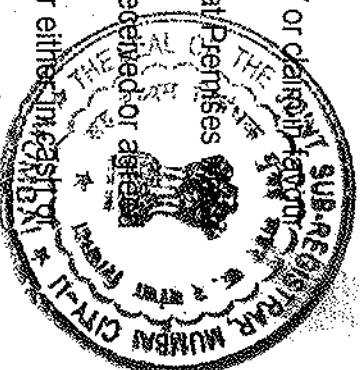
under Share Certificate No. 058, dated 27th day of November, 2018.

PDP/

3. The Flat and shares hereinafter referred to as the "the said flat Premises", and the TRANSFERORS hereby declares that their title over the said flat Premises is marketable and free from all encumbrances;

4. The TRANSFERORS further declares that their membership in the Society is valid and subsisting and not terminated by the Society;

5. The TRANSFERORS have good right, title and authority, full and absolute right to sell and dispose off the said flat Premises and they have truly, faithfully, and honestly disclosed all the facts to the TRANSFEREES without suppressing or misrepresentation of any facts from the TRANSFEREES and his rights in respect of the said flat Premises is clear and marketable title, free from all encumbrances at law and equity, right, title and interest and / or claim of any third party/parties whosever in respect of the said flat Premises affects the right of the TRANSFEREES and they were not redeemed or agreed to receive any consideration from any third party whosever either in cash or in kind or created or agreed to create any third party right and/or inducted or agreed to induct any third party claim, use and/or possession of the said flat Premises;



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made by the TRANSFERORS

6. Upon the strength of the aforesaid presentations made by the TRANSFERORS to the TRANSFEREES believing the same to be true and correct, honest and bonafide the Parties entered into an oral negotiation and pursuant thereto the TRANSFERORS herein has agreed to sell to the TRANSFEREES and the TRANSFEREES has agreed to purchase and acquire from the TRANSFERORS the said flat Premises, clear and marketable title, free from all encumbrances for lump sum price or consideration amount of

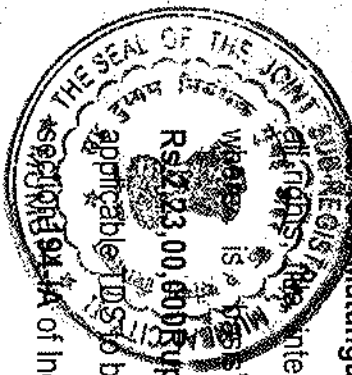
Rs.2,23,00,000Rupees Two Crores Twenty Three Lakhs Only and after

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acceptance or receipt of entire consideration amount, the TRANSFERORS shall hand over peaceful and vacant possession to the TRANSFEREES herein and all transfer forms duly filled for getting the names of the TRANSFEREES recorded in the records of the Society to which the TRANSFERORS have agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to this presents.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The TRANSFERORS have agreed to sell, transfer and assign to the TRANSFEREES and the TRANSFEREES has agreed to purchase and acquire the Flat No. 401 admeasuring area 678 sq. ft. carpet on 4th floor, in B-wing, Society known as "Issardas Varandmal Co-operative Housing Society Limited", situated at Plot no. 706-707, Katrak Road, Wadala (West), Mumbai-400031., situated on land bearing Cadastral Survey no. 832/10 and ~~part of Matunga Division, Under Municipal "F" North ward, together with~~ interest, benefits, shares, sinking fund amount etc. on "as is where is" basis", at the lump-sum price or consideration of **Rs. 23,00,000 (Rupees Two Crores Twenty Three Lakhs Only** inclusive of applicable TDS to be paid by the TRANSFEREE as a statutory deduction under **Section 91A** of Income Tax Act 1961 and rules made there under.



- 2) The TRANSFEREES have deducted **Rs. 17,62,940/- (Rupees Seventeen Lakh Sixty Two Nine Hundred Forty Only)** towards Tax Deducted at Source (TDS) under the Income Tax Act, 1961 for the TRANSFERORS and the TRANSFEREE shall deposit the said amount in Government Treasury and shall produce the original TDS Certificate to the TRANSFERORS within 30 days from the date of registration. However the TRANSFEREE shall hand over to the TRANSFERORS TDS paid challan receipt immediately.

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3) The **TRANSFERORS** declare that they have obtained the N.O.C from the said Society to transfer the said Flat and the said Shares held by the **TRANSFERORS** in the said Society to the **TRANSFEREES** and the copy of the same is enclosed herewith.

4) All the consideration is directly deposited to **MR. SAMEEP NAVNEET KASBEKAR** account and **MRS. SUCHITA NAVNEET KASBEKAR** have no objection for the said transaction.

5) It is hereby agreed by and between the parties hereto that the above mentioned total lump-sum price/Consideration amount after deducting TDS shall be paid and/or payable by the Transferee to the Transferors.

a) The Transferees have paid to the Transferors a sum of **Rs. 13,37,060/- (Rupees Thirteen Lakh Thirty Seven Thousand Sixty Only)** vide **CHEQUE NO. 868651, Dated 21.08.2024, drawn on ICICI Bank Ltd, Dadar Branch, being token amount, details of payment mentioned herein, being in favour of **MR. SAMEEP NAVNEET KASBEKAR** and **MRS. POORNIMA DINESH PRABHU** And **MR. DINESH APPU PRABHU****



b) The Transferees has handed over a cheque to the Transferors for a sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)** vide **CHEQUE NO. 868652, Dated 05.09.2024, drawn on ICICI Bank Ltd, Dadar Branch, details of payment mentioned herein below, in favour of **MR. SAMEEP NAVNEET KASBEKAR** paid by **MRS. POORNIMA DINESH PRABHU** And **MR. DINESH APPU PRABHU**.**

2053	10	60	2
Seven Thousand Nine Hundred Twenty Nine Only			
deposited with Income Tax			
24082000168500RBIS)			
date of deposit 21.08.2024			
from MRS. POORNIMA DINESH PRABHU.			

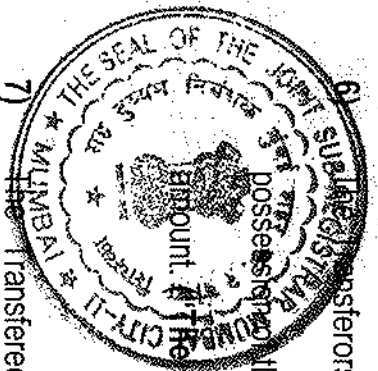
c) TDS of **Rs 11,77,929/- (Eleven Lakh Seven Hundred Twenty Nine Only)** deposited with Income Tax (CIN 24082000168500RBIS) date of deposit 21.08.2024 from **MRS. POORNIMA DINESH PRABHU**.

d) TDS of **Rs 5,85,011/- (Five Lakh Eighty Five Thousand Eleven Only)** deposited with Income Tax (CIN 24082000169916RBIS), date of deposit 21.08.2024 from **MR. DINESH APPU PRABHU**.

BSP

e) The TRANSFEREE have paid net amount of Rs. 38,37,060/- (Rupees Thirty Eight Lakh Thirty Seven Thousand Sixty Only) (After deduction of TDS amount i.e. Rs.17,62,940/- (Rupees Seventeen Lakh Sixty Two Nine Hundred Forty Only) on the total consideration of Rs.2,23,00,000Rupees Two Crores Twenty Three Lakhs Only to the TRANSFERORS on or before execution hereof, (the payment and receipt whereof the TRANSFERORS do hereby admit and acknowledge) as shown at Receipt at the foot of the document), (the amount of TDS will form the part of consideration).

f) The Transferees agrees and undertakes to pay to the Transferors the sum of Rs.1,67,00,000/- (Rupees One Crore Sixty Seven Lakh Only) ("Balance Consideration") on or before 45 days from the date of registration of this Agreement i.e. on or before 45 days from the registration date as and by way of disbursement of Housing Loan or own contribution being the balance consideration amount for the sale of the said flat Premises. The transferors shall hand over of all Agreements for sale in original duly registered, share certificates and all previous original agreement, etc. to the Financial Institution/Bank at the time of disbursement of Loan amount.



7) The Transferors shall handover to the Transferees the vacant and peaceful possession of the flat within 45 days after receiving the balance consideration amount. At the said flat premises").

whatsoever the said balance consideration of Rs.1,67,00,000/- (Rupees One

Crore Sixty Seven Lakh Only) towards full and final payment of agreed

2003	2002
consideration of Rs.2,23,00,000Rupees Two Crores Twenty Three Lakhs	contribution Within 45 Working Days after getting Registered Agreement

either not paid by way of disbursement of Housing Loan or Own

before the Sub - Registrar of Assurance, The Transferors are at Liberty to

terminate this Agreement. In case Transferors decide to terminate this

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agreement under their discretion and on such termination this agreement stands cancel, null and void from the part payment paid under this presents i.e. **Rs. 38,37,060/- (Rupees Thirty Eight Lakh Thirty Seven Thousand Sixty Only) ("Earnest Money")**. The Transferors Shall Return the balance amount of **Rs. 38,37,060/- (Rupees Thirty Eight Lakh Thirty Seven Thousand Sixty Only)** to the Transferees within **45** Days of restoring all the owner rights back to their names.

8) In any event the parties hereby agree that time is of the essence to the completion of the parties' obligations under this agreement and in the event that the sale transaction is delayed for any reason attributable to the Transferees, the Transferees is liable to pay interest @ **18% p.a.** on the balance amount after **45** days from the date of registration.

9) Similarly in the event of the Transferees being ready with the balance consideration amount on or before **45** days from the execution date and the Transferors for any reason/s whatsoever, delay for handing over of vacant and peaceful possession of the said flat to the Transferees, the Transferors shall be liable to pay, without prejudice to any other rights of the Transferees including but not limited to the specific purpose of this agreement, an interest @ **18% p.a.** on the amount already paid by the Transferees to the Transferors.

This interest shall start from payment of full balance consideration amount i.e.

Rs. 1,67,00,000/- (Rupees One Crore Sixty Seven Lakh Only) till the handing over of vacant and peaceful possession of the said flat to the Transferees.



Rs. 1,67,00,000/-		till the handing over of vacant and peaceful possession of the said flat to the Transferees.	
2000	03	1	60

PDP

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10) The Transferors hereby declares that there is no prohibitory order by any government and/or Authority, which may prohibit the Transferors from transferring the said flat Premises to the Transferees. The Transferors further declares that no attachment has been levied on the said flat Premises.

11) The Transferors undertakes to co-operate to get the aforesaid Premises transferred in the records of the Society in the names of the Transferees and get the Transferees admitted as the member of the Society in place of the Transferors.

12) The Transferors hereby agrees and undertakes to indemnify and keep indemnified the Transferees and their heirs, executors, administrators, successors or assigns in the event they suffer any loss or damage due to any demands or claim by way of defect in title being brought forward at any time in future due to the wrong representation of the Transferors.



The Transferors further hereby declares that there is no charge claim or lien on the Premises and that the Premises hereby agreed to be sold is free from all claims, liens, mortgage and encumbrances and should there be any claim from any person or persons against the Premises then in such an event the Transferors hereby agrees and undertakes to indemnify the Transferees against such claims.

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14) The Transferors agrees and undertakes to sign and execute all Deeds including this Agreement for Sale, Affidavit, Declarations, Indemnity bond etc. in favour of the Transferees and shall co-operate with the Transferees at the cost and expenses of the Transferees, to transfer their names in the records of the Society, as may be required under the Maharashtra Co-operative Societies Act, 1960 and as per the Bye-Laws of the society for the effectual transfer of the Flat, and the Shares with all the deposits and meters in respect of the said flat Premises to the name of and in favour of the Transferees after the receipt of entire Consideration.

15) The Transferees after the payment of the total consideration amount to the Transferors, there after Transferees is entitled to become the member of the Society as per bye-laws of the Society and subject to bye-laws of the society.

16) The Transferees has paid the necessary Stamp duty and registration this Agreement for Sale as applicable under the law and the Transferees shall solely bear the stamp duty and registration fees and any other agreed, or shall document executed by the parties pursuant hereto.



17) The Transferors have represented to the Transferees that the transfer fee / share certificate name transfer payable to the said Society for transfer of the said Flat shall be borne and paid by the Transferors and Transferees equally.

Society for transfer of the			2
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18) The Transferors have paid to the Society and all the concerned authorities the monthly outgoings such as Society Maintenance Charges, Assessment Tax, Electricity Bills, etc. and all other dues in respect of the Flat up to the date of handing over the vacant and peaceful possession of the said premises to the Transferees. The Transferees on receiving peaceful and vacant possession

PDF

[Handwritten signature]

from the Transferors shall be liable to pay all monthly outgoings such as property tax, Society Maintenance Charges, Assessment Tax, Electricity Bills, etc. and dues in respect of the said FLAT premises.

19) The Transferees hereby covenants with the Transferors as follows:-

i) That the Transferees on receiving peaceful and vacant possession from the Transferors shall regularly pay to the Society and all the concerned authorities the monthly outgoings such as property tax, Society Maintenance Charges, Assessment Tax, Electricity Bills, etc. and all the dues payable in respect of the said Flat premises.

ii) That the Transferees shall observe, perform and abide by the Bye-laws, rules and regulations of the society from time to time in force.



20) The Transferors have not done anything contrary to the rules and regulations of the Society and that he has done nothing by which he could be disentitled to consideration neither he nor any of their legal heirs, successors, etc. shall have or claim to have any right, title, interest and /or claim of whatsoever nature in the said flat premises.



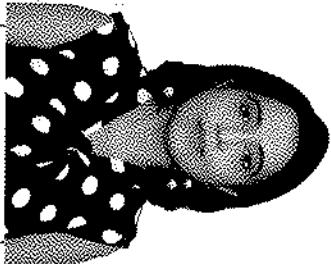
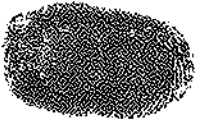
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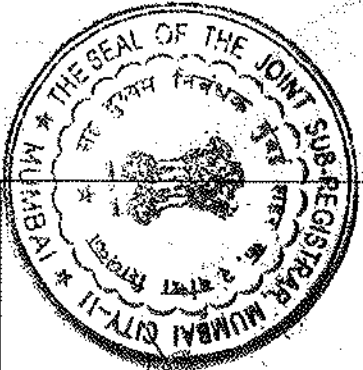
Handwritten signatures and initials are present at the bottom of the page, including a signature that appears to be 'S.R.' and another that appears to be 'S.R.' with a checkmark above it.

Municipal "F" North Ward, and within the Registration and Sub-Registration District of Mumbai City.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respected hands on the day and the year first herein above written.

SIGNED AND DELIVERED by the within named TRANSFERORS

NAME & SIGNATURE	PHOTO	LHTI
<p>(1) MR. SAMEEP NAVNEET KASBEKAR Through his constitute attorney holder Mr. Navneet Mohan Kasbekar</p> <p><i>Navneet Mohan Kasbekar</i> (SIGNATURE)</p>		
<p>(2) MRS. SUCHITA NAVNEET KASBEKAR</p> <p><i>Suchita Kasbekar</i> (SIGNATURE)</p>		



In the presence of)

1. Kamrupa Vinayak Kamalr) Kamalr,
2. Navesh S. Ajwani) Navesh

२०२५ - २		
२००३	१४	१०
२०२४		

22) Only on payment of full Consideration amount by the Transferees as specified above, the Transferors shall handover possession of the Flat to the Transferees and thereafter, the Transferees shall be entitled to has and quietly and peacefully hold, possess, occupy and enjoy the Flat for unto the use and benefit of the Transferees, his heirs, executors, administrators and nominees forever and without any let, hindrance, denial, eviction, claim, charge, interest, demand or lien of the Transferors or any person/persons lawfully or equitably claiming through, under or in trust for the Transferors.

23) This Agreement shall be deemed to be the Agreement for Sale upon payment of the full Consideration amount by the Transferees and upon handing over the vacant and peaceful physical possession of the Flat by the Transferors to the Transferees and only the letter, which will be issued by the Transferors to the Transferees inter alia recording handing over possession of the Flat shall be construed to be completion of the transaction contemplated in this Agreement.



SCHEDULE OF THE PREMISES REFERRED TO ABOVE

The residential premises bearing Flat No. 401 admeasuring area 678 sq.

ft. carpet on 4th floor, in B-wing, Society known as "Issardas Varandmal Co-

operative Housing Society Limited", situated at Plot no: 706-707, Kharak 2
 Road, Wadala (West), Mumbai-400031, situated on land bearing Cadastral
20053 98 50
 Survey no. 832/10 and 833/10 of Matunga Division, Under Municipal "F"
2028
 North ward. The said building was constructed and completed prior to in

year 2014 consisting Ground floor (part) + 1st to 7th upper floors of building and R.C.C. Frame Building AND Building assessed by The Municipal Corporation of Greater Mumbai, (the M.C.G.M.), Under

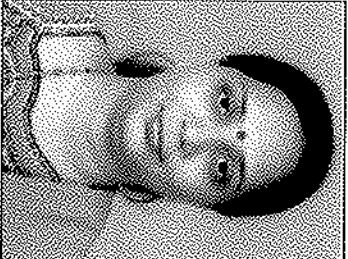
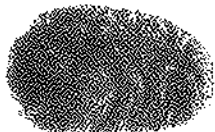
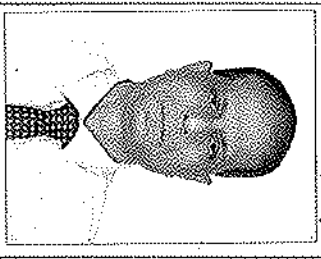
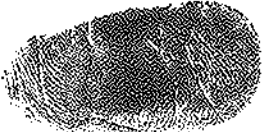
EDB

[Signature]

[Signature]

[Signature]

SIGNED AND DELIVERED by the within named TRANSFERREES

NAME & SIGNATURE	PHOTO	LHTI
(1) MRS. POORNIMA DINESH PRABHU _____ P. Prabhu (SIGNATURE)		
(2) MR. DINESH APPU PRABHU _____ (SIGNATURE)		

In the presence of

1. Krupa Vinayak (Kawar) (Kawar),

2. Nareesh S. Agrawal,



पुस्तक - २
2003 94 80
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RECEIPT

RECEIVED OF AND FROM the within named (1) MRS. POORNIMA DINESH PRABHU AND (2) MR. DINESH APPU PRABHU (the Transferees) an Aggregate Sum of Rs. 56,00,000Rupees Fifty Six Lakh Only, being monetary consideration by Cheques (inclusive of Income Tax T.D.S. Rs.17,62,940/-) as Per Following Particulars:

Amount (I.N.R.)	Dated	Particulars of Remittances R.T.G.S.
Rs.13,37,060/-	21.08.2024	CHEQUE NO. 868651, drawn on ICICI Bank Ltd, Dadar Branch.
Rs. 25,00,000/-	05.09.2024	CHEQUE NO. 868652, drawn on ICICI Bank Ltd, Dadar Branch.
Rs. 11,77,929/-	TDS	(CIN 24082000168500RBIS) date of deposit 21.08.2024 (MRS. POORNIMA DINESH PRABHU)
	TDS	(CIN 24082000169916RBIS), date of deposit 21.08.2024 (MR. DINESH APPU PRABHU)
Rs. 56,00,000	TOTAL	



* 1000 - 2	
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being part consideration, towards Full and Final Agreed Monetary Consideration Received for Sale and Transfer of Flat No. 401 admeasuring area 678 sq. ft. carpet on 4th floor, in B-wing, Society known as "Issardas Varandmal Co-operative Housing Society Limited", situated at Plot no. 706-707, Katrak Road, Wadala (West), Mumbai-400031, in the manner described hereinabove

WE SAY RECEIVED

(1) MR. SAMEEP NAVNEET KASBEKAR

Through his constitute attorney holder

Mr. Navneet Mohan Kasbekar

(2) MRS. SUCHITA NAVNEET KASBEKAR

(TRANSFERORS)

WITNESSES:-

- 1) Krupa Vinayak Karamat Karamat
- 2) Nand S Agrawal Agrawal



20003			2
20003	910	80	
2028			

Issardas Varandmal Co-Operative Housing Society Limited

(Reg. No. B2151 dttd. 03/12/1957)
706/707 Kartrak Road, Wadala (W) Mumbai-400 031

Date : 27/8/24.

TO WHOMSOEVER IT MAY CONCERN

Subject: Proposed Transfer of Flat B-401, in Issardas Varandmal Co-Operative Housing Society Limited ("Society")

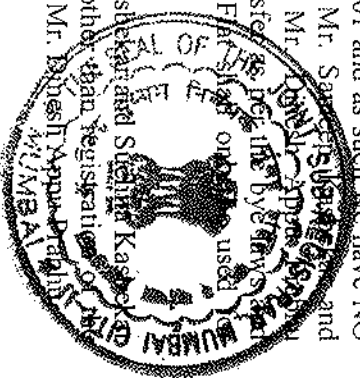
We are in receipt of an application from Mr. Sameep Kasbekar and Suchita Kasbekar regarding sale of Flat No. 401 on the 4th floor. "B" wing of the Issardas Varandmal Co-operative Housing Society Ltd. (Reg. no. B/2151 dt. 03/12/1957) to Mrs. Poomina Dinesh Prabhu and Mr. Dinesh Appu Prabhu ("Proposed Transferees").

We confirm that Mr. Sameep Kasbekar and Suchita Kasbekar are the lawful owners of the abovementioned Flat and are joint members of the Society.

We confirm that as per municipal records available with the Society, the said Flat No. 401 on the 4th floor of the "B" wing admeasures 63 square meters carpet area and the said building is constructed in year 2014 on the land bearing Cadastral Survey no. 832/10 and 833/10 of Matunga Division consisting of Ground/Slitl + seven upper floors with two lifts.

We state that as on date Mr. Sameep Kasbekar and Suchita Kasbekar have cleared their outstanding maintenance charges in respect of the said Flat B-401 and as such we have NO OBJECTION towards the Proposed Transfer SUBJECT TO Mr. Sameep Kasbekar and Suchita Kasbekar and Mrs. Poomina Dinesh Prabhu and Mr. Dinesh Appu Prabhu completing the required formalities towards the Proposed Transfer as per the by-laws and laws prescribed by the relevant authorities. Further the said Flat B-401 is used for RESIDENTIAL PURPOSE.

It may be noted that this letter is being issued to Mr. Sameep Kasbekar and Suchita Kasbekar upon their specific request, and is not valid for any purpose other than registration of the Sale Agreement in favour of Mrs. Poomina Dinesh Prabhu and Mr. Dinesh Appu Prabhu.



Yours faithfully,

For Issardas Varandmal Co-operative Housing Society Ltd.

[Signature]
Chairman / Secretary / Treasurer



20013	96	EO
20228		

Share Certificate No. 058 Member's Regn. No. _____ No. of Shares _____

ISSARDAS VARANDMAL CO-OPERATIVE HOUSING SOCIETY LTD.

706-707 KATRAK ROAD, WADALA (WEST), MUMBAI 400031.
(Registered under the Maharashtra Co-operative Societies Act, 1960).

Share Certificate

Authorised Share Capital Rs. 50,000 Divided into 1000 Shares of Rs. 50 each

Registration No. : B/2151

Date : 03/12/1957

This is to certify that Shri / Smt. / M/s. Sameep N. Kasbekar & Mrs. Suchita N. Kasbekar is the Registered Holder of _____ fully paid up shares

of Rs. FIFTY each numbered from 571 to 580 both inclusive in

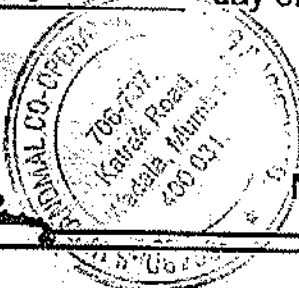
ISSARDAS VARANDMAL CO-OPERATIVE HSG. SOCIETY LTD. 706-707 KATRAK ROAD,

WADALA (WEST), MUMBAI - 400031. Subject to the Bye-laws of the said Society,

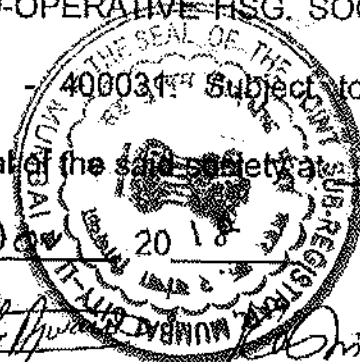
Given Under the Common Seal of the said Society at Mumbai

this 27th day of Nov 20 18

20003	9280
20003	9280



Act. Member
Authorised
M. C. Member



Shri Nalkun
Secretary

Chairman
Chairman

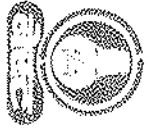
P.T.O

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			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 Chairman	Secretary

20603	2022	2
20603	2022	2
2022	2022	2





बृहन्मुंबई विद्युत प्राधिकार आणि परिवहन अण्डाण

(बृहन्मुंबई महानगरपालिका)

बॅंकेत धरून, पो.बॉ.नं.१११, बॅंकेत मार्ग, कुर्लीवा, मुंबई - ४०० ००१

Ward Office Address:

Customer Care T/N: Ward 5, E.S.B.T.
Underwriting, New Auxiliary Building,
Flour Opp. Ambekar College, Wadala, Mumbai
400031. Tel:No - 24148662, Ext:676

Name : SAMEEP N.KASABEKAR SUGHITA N.KASABEKAR
 Mobile No:99XXXXXX703
 Email ID:XXXXXXXXXXXXXkar@hotmail.com

Billing Address :
 B-401 FLOOR-4TH, PLOT- 706 & 707, ISSARPAS VARANDMAL
 CHS LTD, KATRAK ROAD NR PETROL PUMP & RAW
 MANDIR, WADALA, MUMBAI-400031

Power Supply Address :
 B-401 FLOOR-4TH, PLOT- 706 & 707, ISSARPAS VARANDMAL
 CHS LTD, KATRAK ROAD NR PETROL PUMP & RAW,
 MANDIR, WADALA, MUMBAI-400031

Bill For : Aug-2024 Date of Bill : 19/08/2024 Invoice No. : 408588457071
 Book Folio No. : 588457 Consumer No. : 588-457-07110
 Cycle : 10 C.A.No. : 900009625
 Type of Supply : 3P Bill Period : 08/07/2024 -
 Service No : 2006114-X-X 08/08/2024
 Installation No. : Tariff : LT1B
 Sanctioned Load : 11.000 KW Category : RESIDENTIAL
 Security Deposit : 2840.00 Ward : FN
 Last Payment Received ₹ 0.00 Last Payment Received Date 12/08/2024

Current Bill Amount ₹	Past Due ₹	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹
368.00	-3.65	11/09/2024	360.00	369

* Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

Complaints/Off Supply	Billing Complaints	Electricity Theft/ Unauthorised use	Fault Location	For Street Lighting Complaints
Fuse Control/Off Supply 24124242 E:15819029124242 882884/503	24148662 EXI 676	North-24194578	24148611/9029126611 9920356611	7208835803/24101517

Internal Complaints/Redressal Cell	Consumer Grievances Redressal Forum	IMPORTANT MESSAGE*	Past Consumption
Assistant Admin Manager, Customer Care F/N Ward, New Ancillary Bldg, 6th Floor, Wadala Depot, Opp. Ambekar College, Wadala, Mumbai-400031. Tel:No-24148662 Ext-676. Email : bpcce@nandbestunder-taking.com	Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001 Visit : www.cgrbest.org.in Email : degra@bestunder-taking.com	NETI RTGS Electricity Bill Payment (DC First Bank) Net Banking: SBI, Punjab, Bank of India, Axis, State Bank of India, ICICI, Federal Bank, Citibank, HSBC, etc. Net Banking: SBI, Punjab, Bank of India, Axis, State Bank of India, ICICI, Federal Bank, Citibank, HSBC, etc. NETI RTGS Additional Sample Payment Form (DC First Bank) Net Banking: SBI, Punjab, Bank of India, Axis, State Bank of India, ICICI, Federal Bank, Citibank, HSBC, etc. NETI RTGS Electricity Bill Payment (SBI) Net Banking: SBI, Punjab, Bank of India, Axis, State Bank of India, ICICI, Federal Bank, Citibank, HSBC, etc. NETI RTGS Electricity Bill Payment (SBI) Net Banking: SBI, Punjab, Bank of India, Axis, State Bank of India, ICICI, Federal Bank, Citibank, HSBC, etc.	Bar Graph Unit kWh Month Meter No - 4031212 0 Jul-24 1 Jun-24 1 May-24 1 Apr-24 0 Mar-24 1 Feb-24 0 Jan-24 0 Dec-23 2 Nov-23 2 Oct-23 2 Sep-23

This Electric Bill is issued for electricity used and may not be treated as proof for other



Now pay bill without que
 Click here to download
<https://play.google.com/store/apps/details?id=com.bestunder-taking>
 for details & more information - www.bestunder-taking.com

Best Undertaking official app
 Available on the App Store
 Get it on Google Play



"This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises."
 Scan this QR code for payment through UPI App

(Girish G Chaudhankar)
 Chief Engineer Customer Care

BEST Undertaking Payment Slip

Crossed Cheque ** / D.D. Should be in Favour of * BEST Consumer 5884570710

B. N. / C.I.	CONSUMER NUMBER	BILL DATE	DATE	BILL AMOUNT
N/F/N/10	588-457-0710	19/08/2024	11/09/2024	360.00

If you have paid Arrears of , Please bring the paid bill and Pay
 ** Payment by made cheque is subject to realization.

2408000588457071000000036000NN11092024M00900009625

20063 09 60

2024

Printed On: 28-08-2024 12:41:50



2408000586457071000000036000NN11092024M000900009625

Your Bill Details	Amount ₹
Fixed Charges / Demand Charges	320.00
Energy Charges	0.00
Wheeling Charges	0.00
Fuel Adjustment Charges	0.00
Electricity Duty	51.20
M. Tax Sale on Electricity	0.00
Power Factor Penalty / Incentive	0.00
Load Factor Incentive	0.00
Penalty for Exceeding Contract	0.00
TOD Charges	0.00
Current Months Bill Amount (A)	371.20
Delayed Payment Charges (60.25% monthly bill including Taxes and Duties)	0.00
Interest on Arrears	0.00
Prompt Payment Discount	-3.20
ECS Discount	0.00
Digital Payment Disc. (if applicable)	0.00
Total Adjustment Amount	0.00
Net Other Charges (B)	-3.20
Total Current Month charges (A + B)	368.00
Previous Month Bill amount	-3.65
Payment Received	0.00
Net Arrears (C)	-3.65
Total Bill (A + B + C)	364.35
Total Bill Amount (Rounded)	360.00

Meter No.	Tariff/Duty	Energy Consumed		MF	Units Consumed
		Previous Reading	Current Reading		
4001212	LT1B/A	0	0	1.000	0

Your Tariff Structure						
Consumer Category	Fixed Demand Charge (Rs./month)	Energy Charge (Rs./kWh)	Maximum Charge (Rs./month)	ED Rate	M.Tariff	FC Rate
LT1B	160.00	1.87	1.97	16% of FC	26.04	0.00
0 - 100	135.00	1.60	1.60	FC/AC/FC or %	0.00	0.00
101 - 200	155.00	1.60	3.56	applicable	0.00	0.00
201 - 300	160.00	1.60	11.72		0.00	0.00
> 500	160.00	1.60	11.72		0.00	0.00

** additional fixed charges of Rs. 60/- per 10kV load or per theoretical above 10kV load shall be payable. ** Green Power Tariff: a/c Rs. 66/kWh + Electricity Duty are applicable to



Online Billing Details
 You can pay your electricity bill using your debit card or paying the need to stand in a queue. Visit our Website: www.bestundertaking.com and click on Electricity Bill.

Other Payment Options:

- * BEST Cash counter
- * BEST's Mobile cash
- * Selected banks
- * Post Offices
- * NACH (National Automated Clearing Housing)
- * PAYM (Mumbai)
- * IDFC First Bank (RTGS/NEFT)
- * mIBest (Mobile app)

PAY BY NACH TO AVAL DISCOUNT - (NACH mandates forms available at our website and Cash Collection Centers)
 For More details :22799539 (South), 24194549 (North)

Important Messages

* Prompt payment discount of Rs. 3.20 will be given if payment is made on / before 29/08/2024.
 Monsoon Precautions
 Do's

1. Protect the meter cabin from rain water by way of concreting, raising the height of the cabin etc. and in case of wood cabin, protecting it suitably.
2. Get the electrical wiring, right from the meter position to individual flats / premises and internal wiring thoroughly checked through Licensed Electrical Contractor & provide Earth Leakage Circuit Breaker (ELCB) of proper rating.
3. Switch "OFF" the main switches in premises and cabin in case of water leakage / logs in
5. Electric supply may be switched "ON" only when it is attended and electrical installation is checked and "certified as safe" by Licensed Electrical Contractor / BEST staff.
4. Inform concerned Fuse control centers in case of sparking or shock in meter cabins, street lighting poles, distribution pillars etc.
5. Restrict your load when temporary supply is given to your building or installation. Don'ts
1. Don't touch the installation with bare or moist hands or without taking safety measures such as hand gloves, wooden / insulated platforms etc. in case of water leakages.
2. Don't touch meters, street lighting poles, Red coloured distribution pillars on non-P

***** As per CBOI notification dt. 13-May-20, w.e.f. 1-Oct-20, Tax Collected at Source (TCS) will be levied on your electricity bill exceeding Rs. 50 Lakhs (excluding taxes) in a financial year. TCS rate will be 0.1% for PAN holders and 1% for non-P

***** Multiple consumer accounts with same PAN will be considered

Adjustment & Claim Details				
P.F.	Load	Contract Demand in KVA	Billing Demand in KVA	Amount ₹
	11.00			

Important Notes:

1. DELAYED PAYMENT CHARGES and INTEREST ON ARREARS will be charged as per Tariff schedule if the Electricity bill payment is not made before due date.
2. If the Electric supply meter is not in use for a long period kindly contact respective ward office.
3. Safety of the meter is consumer's responsibility.
4. Using your Electricity connection for purpose other than that provided for, is a violation and may lead to disconnection / penal actions.
5. Please quote your consumer no. ##4 ##4 ##4 and contact number in all your correspondence.
6. Do not issue cutstation or post dated cheques.
7. A Penal amount of Rs.250 per cheque will be charged on a dishonoured cheque.
8. Mention your account number and amount on backside of the cheque while making multiple bill payment by single cheque.
9. Electricity bill where amount of bill is greater than Rs.20000/- will be accepted only by cheque or demand draft.
10. "Consumer Right Statement" Application to CGRF, ECS form, etc will be available at our Website www.bestundertaking.com as well as at our ward offices

BEST Undertaking Payment Slip

Name of Biller / Customer for Payment through Cheque/ P.D.:
 Name of Bank & Branch:
 Cheque / P. D. No. & Date:
 Amount: ₹ 360.00 in Words: 360

IMPORTANT TIPS:

1. BEST has not authorized any individual to collect payment at site.
2. The bill should be paid in spite of any dispute. The discrepancy if any would be adjusted in next bill.
3. The payment made by cheques would be considered confirmed only after the realization of cheque. The dishonouring of Cheque is liable for penal action.

Email Id:

Please furnish the following details for E-billing Mobile No. 20225

IVCHS WING-B OWNERS WELFARE ASSOCIATION

Registration No. B/2151 Dated: 03/12/1957
706-707, KATRAK ROAD, WADALA, MUMBAI-400031

BILL

Unit No. : 401

Area : 63 SqFt

Bill No : 53

Name : MR. SAMEEP N. KASBEKAR & MRS.SUCHITA KASBEKAR

Bill Date : 23/08/2024

Bill for : July/August/September 2024

Due Date : 15/09/2024

Sr.	PARTICULARS OF CHARGES	AMOUNT
1	Repair & Maintenance Fund Collection	3,859.00
2	Sinking Fund Collection	1,286.00
3	Electricity & Water Charges Collection	2,100.00
4	Other Expenses Collection	6,900.00
5	Major Repair Fund Collection	6,486.00
6	Commercial Use Charges Collection	0.00
7	Parking Charges for 1st Car	0.00
8	Parking Charges for 2nd Car	0.00
9	1st Bike Parking Charges	0.00
10	2nd Bike Parking Charges	0.00
11	3rd Bike Parking Charges	0.00
12	Non Occupancy Charges Collection	0.00
Total		20,631.00
Add: Interest		111.00
Less: Adjustment		0.00
Principal Arrears		2,110.50
Interest Arrears		0.00
Total Due Amount & Payable		22,852.00

(Rupees Twenty Two Thousand Eight Hundred Fifty Two Only)

Total Due Amount & Payable ₹ 22,852.00

E.&O.E.

- 1) Discount of 2% if Paid Before 31/01/2024
- 2) Cheques to be drawn in favour of IVCHS WING-B OWNERS WELFARE ASSOCIATION
- 3) NEFT Details - NEFT in favor IVCHS WING-B OWNERS WELFARE ASSOCIATION Zoroastrian Co-op. Bank Ltd., Dadar Br. S.B. A/c No. 0072 001 0000 3669 IFSC Code: ZCBL 00 00 007
- 4) Please send Online Payments Details on 8425854278 this number.
- 5) Members will have to pay interest @21% P.A. if paid after due date from bill date
- 6) Please mention your Name & Flat No. on backside of cheque while making payment.

For IVCHS WING-B OWNERS WELFARE ASSOCIATION



Authorised Signature

R E C E I P T

2063			93			60		
2024								

Receipt No.: 162

Date: 12/06/2024

Received with Thanks From: SAMEEP N. KASBEKAR & MRS.SUCHITA KASBEKAR

Unit No.: 401

₹ 21,116.50 Sum of (Rupees Twenty One Thousand One Hundred Sixteen And Fifty Paise Only)

towards Bill No. 17, Bill Date: 15/05/2024

By Cheque No. N1642430 Dated On 12/06/2024

Drawn on .

This Receipt is Valid Subject to realisation of cheque.

For IVCHS WING-B OWNERS WELFARE ASSOCIATION

Authorised Signature



20603	2028
2028	

PLEASE SAVE WATER/ PLEASE KEEP OUR SOCIETY NEAT AND CLEAN

COMMENCEMENT CERTIFICATE

TRUE - COPY

For Karani & Sons Consultants Pvt. Ltd

To, Chairman / Secretary

Issardas Varandmal CHS Ltd

706/707 Katsrak Road

Wadala Mumbai - 400 031

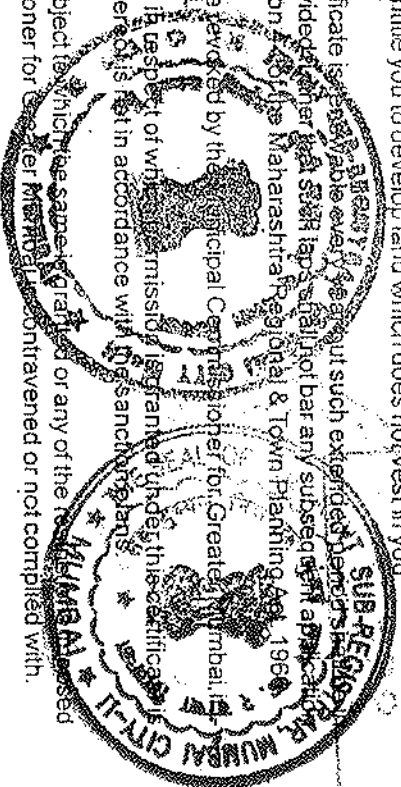
Ex. Eng. Bldg. Proposal (City)-II
7th Ward, Municipal Office, 3rd Floor,
10, S. K. Harzuddin Marg, Byculla,
Mumbai - 400 008.

Director

Sir,

With reference to your application No. MUM. 1847 dated 01.03.2007 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for Prop. Bldg. at Plot No. 706 & 707 & C.S. No. 832/10, 833/10, 833/10 Dadao Makunga Estate (Bldg) and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. — on Plot No./C.S. No./G.T.S. No. 832/10 & 833/10 Division/ Village/Town Planning Scheme No. Makunga Divn. Situated at Road/Street Katsrak Road, Ward 7/A the Commencement Certificate/Building permit is granted on the following conditions :-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is valid for a period of three years from the date of issue. In no case exceed three years, provided that the development shall not be carried out or the use thereof is not carried out or the use thereof is not carried out in accordance with the sanctioned plans.
- 6) This certificate is liable to be levied by the Municipal Corporation for Greater Mumbai.
 - a) The development work in respect of which this 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 this same is granted or any of the conditions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under his in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.



245 - 2
10/02/09

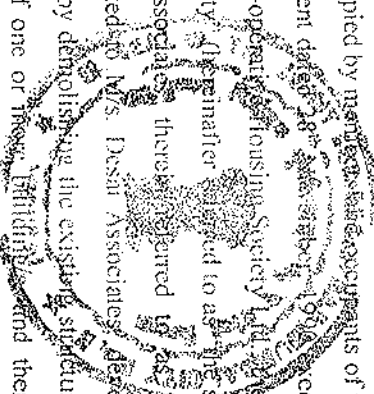
20003	26	00	PTO
2022			

WHEREAS:

- I. The Municipal Corporation of Greater Mumbai is the owner of all that piece and parcel of land bearing Plot Nos. 706-707 of Dadar-Matunga (South) Estate of the Municipal Corporation of Greater Mumbai, bearing Cadastural Survey No. 832/10 and 833/10 of Matunga Division admeasuring 2510 sq. yards, i.e. 2098.68 sq.mtrs. or thereabouts, situate at Katrak Road, Wadala, Mumbai - 400 031, and more particularly described in the Schedule hereunder written (which lands together with the several structures standing thereon are hereinafter collectively briefly referred to as "the said property").
- II. That Issardas Varandmal Co-operative Housing Society Ltd., are the Lessees of the Municipal Corporation of Greater Mumbai in respect of the said property.
- III. Prior to 28th November, 1990, there stood on the said property several structures occupied by members and occupants of the said Society.
- IV. By an Agreement dated 28th November, 1990, executed between Issardas Varandmal Co-operative Housing Society Ltd. wherein also referred to as "the said Society" (the remainder referred to as "the said Society"), and one M/s. Desai Associates, there is referred to as "the Developers", the Society entrusted to M/s. Desai Associates, development rights of the said property, by demolishing the existing structures and constructing at the site thereof one or more buildings and thereafter granting to the Society for allotment to its members and occupants, permanent alternate

accommodation as specified in the said Agreement, and selling the same to persons of the choice of the said M/s. Desai Associates on ownership basis and receiving and appropriating to itself the proceeds thereof.

That on the said property, they abandoned the work mid-way, in an incomplete state, and the part-constructed building in its incomplete state has been standing on the said property, occupied by the old members, and by persons claiming through the said M/s. Desai Associates.



2	2	2
20	20	20
20	20	20

Shakti
V.N. Kambhakar

7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. C. L. Uhdage Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 22nd September 2011

This C.C. is issued upto 83/4 S/26 top level only.

For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai.

Assistant Engineer
Building Proposals (City)/(RR&P) 82/-

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/269/74
23/09/2010

Copy To

Architect

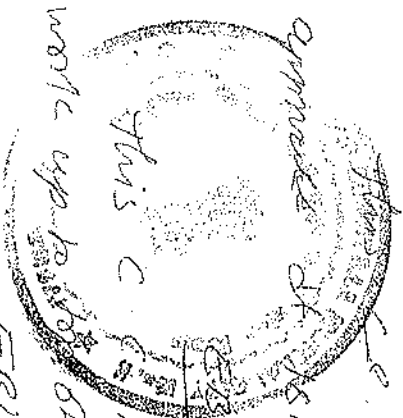
ASBP (C) IV
23/09/2010



EB/269/74/1/A Dt-20/11/10

This C.C. is endorsed as per amended plan approved dt. 16/11/2010.

EB/269/74/1/A dt. 12/10 ASBP (C) IV



This C.C. is further endorsed for entire work up to 7th floor or wing 'A' i.e. Rehab only

EB/269/74/1/A 27/5/2011 ASBP (C) IV

This C.C. is endorsed as per amended approval

Plan dt. 23/05/2011 ASBP (C) IV

20603	41	60
20228		

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. EB/269/FN/A dt. 15.11.14

To
M/s. Dimple Creators,
C.A. to Owner,
Plot No. 706 and 707, Kartrak Road,
Dadar Matunga Estate (South),
Dadar, Mumbai.

Er. Eng. Bldg. Proposal (City)-I
'E' Ward, Municipal Office, 3rd Floor,
10, S. K. Hazuruddin Marg, Byculla, &
Mumbai - 400 008.

Sub: Proposed redevelopment of property bearing Plot No. 706 and 707 at Kartrak Road, Dadar Matunga Estate (South) and C.S. No. 832/10, 833/10 of Matunga Division for Issardas Varandmal Co-op Hsg. Society.

Ref: Your Architect's letter dated 4.9.2014.

WITHOUT PREJUDICE

Sr,
With reference to above letter, this is to inform you that there is no objection to occupy the Wing 'B' comprising of stilt at Gr. floor (Pt) + 1st to 7th upper floors of Bldg. under reference which is constructed under supervision of Architect Shri Hemant Prantal Karani (Regn. No. CA/83/7506) and Regd. Structural Engineer Shri Rajesh Shah (Regn. No. STR/S165) subject to following conditions :-

- 1) That certificate under section 270-A of M.M.C. Act. from H.P. Karani regarding adequacy of water supply.

This occupation permission is granted without prejudice to the City Engineer, C.M. to take action under Section 353-A of M.M.C. Act. if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to you is enclosed herewith as token of approval.

Yours faithfully,



Executive Engineer
(Building Proposals) City-II

No. EB/269/FN/A dt. 15.11.14

Copy to: M/s. H.P. Karani of
M/s. Karani & Sons Consultants Pvt. Ltd.,
Kothari Niwas, 2nd floor, Sanitorium Lane,
Chhatkopar(W).

2	2	2
20063	22	20
20226		



INCOME TAX DEPARTMENT

Challan Receipt

ITNS NO. : 281

TAN : MUMD34740G

Name : DINESH APPU PRABHU

Assessment Year : 2025-26

Financial Year : 2024-25

Major Head : Income Tax (Other than Companies) (0021)

Minor Head : TDS/TCS Payable by Taxpayer (200)

Nature of Payment : 195

Amount (in ₹) : ₹ 5,85,011

Amount (in words) : Rupees Five Lakh Eighty Five Thousand Eleven Only

CIN : 2408200169916RBIS

Mode of Payment : RTGS/NEFT

Bank Name : RSBIS

Bank Reference Number : 20240821140213121800

Date of Deposit : 21-Aug-2024

ESR code : 6939001

Challan No : 01010

Tender Date : 21/08/2024

Tax Breakup Details (Amount In ₹)

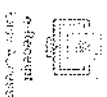
A	Tax
B	Surcharge
C	Cess
D	Interest
E	Penalty
F	Fee under section 234E
Total (A+B+C+D+E+F)	
Total (in Words)	

Rupees Five Lakh Eighty Five Thousand Eleven Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:



2025	26	2
2024	25	2



e-Filing Anytime Anywhere
Ministry of Revenue, Government of India

INCOME TAX DEPARTMENT

Challan Receipt



e-Filing Simplifies Ayatam
Ministry for Revenue & Government of India

01/08/2024 2:21

TAN : MUMMP52054C
Name : POORNIMA DINESH PRABHU
Assessment Year : 2025-26
Form of Year : 2024-25
Major Head : Income Tax (Other than Companies) (0021)
Minor Head : TDS/TCS Payable by Taxpayer (200)
Nature of Payment : 195
Amount in ₹ : ₹ 11,77,929
Amount in words : Rupees Eleven Lakh Seventy Seven Thousand Nine Hundred Twenty Nine Only
CIN : 24082000158500RBIS
Mode of Payment : RTGS/NEFT
Bank Name : RBIS
Bank Reference Number : 20240821140210121517
Date of Deposit : 21-Aug-2024
BSR Code : 6939001
Challan No : 00971
Tender Date : 21/08/2024

Tax Breakup Details (Amount in ₹)

Code	Description	Amount (₹)
A	Tax	8,890
B	Surcharge	1,736
C	Cess	15,305
D	Interest	₹ 0
E	Penalty	₹ 0
F	Exempt under section 20A/2	₹ 0
	Total (in words)	₹ 11,77,929

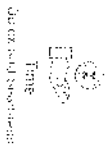
Rupees Eleven Lakh Seventy Seven Thousand Nine Hundred Twenty Nine Only



Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper. Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:



20240821140210121517 - 2		
20240821	99	80
2024		

(1) शिलेखाचा प्रकाश, मोलरन्वारे स्वल्प करानेसाठी

व बाजारभात (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे) मोबदला क्र. 12,000,000.00

श.भा. क्र. 9,016,500.00

(2) भू-भाषण, पोटहिल्सा व वरकामांक (असल्यास)

(1) शिटिएस क्र.: 832/10/833/10 धर्माणे: शट्टिका क्र 401, 4था मजला, वी थिग, ईस्टरदास धरमल को ऑई सेन्सा लि, वाडळा, मुं 31.

(3) क्षेत्रफळ

(1) 85.24 चौ. मि. विल्ला.

(4) आकारणी किंवा जुडी देण्यात असलेले वेळा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास, प्रसिवादीचे नाव व संपूर्ण पत्ता

(1) डिबल किंशेसन चे भागीदार नितीन देवशी पटेल तर्फे मुखत्यार कपिल शर्मा - - - घर/प्लॉट नं.: 103 मोहन पॅलेस, 57 वा रोड, कोरिवली प मुं. 92 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शाहर/गाव: -; तालुका: -; थिग: -; पॅन नम्बर: AACFD4814D .

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता

(1) समीप एन कसवेकर - - - घर/प्लॉट नं.: 2104, इम्प्रियल हाईटस, गोगांव वस डेपो च्या मगणे, ओशिवारा मुं 102; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शाहर/गाव: -; तालुका: -; थिग: -; पॅन नम्बर: BZHPK0317B.

(7) दिनांक

करून दिल्याचा नोंदणीचा 06/11/2011 09/11/2011

(8) अनुक्रमांक, खंड व पृष्ठ

7896 /2011

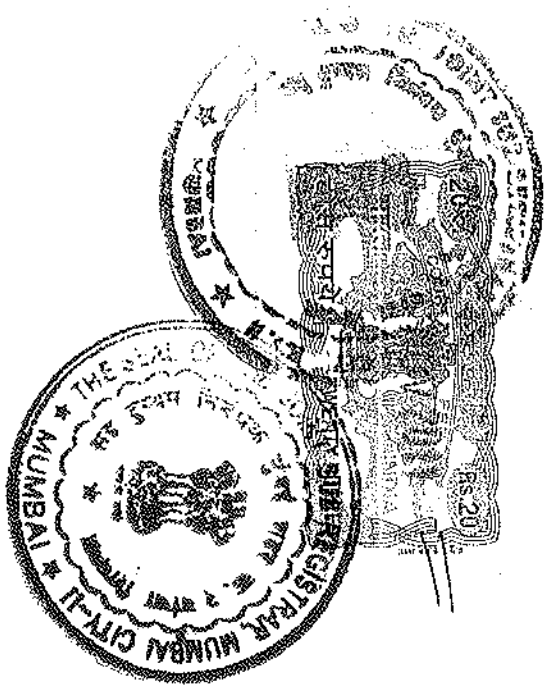
(9) बाजारभावाप्रमाणे मुद्रांक शुल्क

₹ 582600.00

(10) बाजारभावाप्रमाणे नोंदणी

₹ 30000.00

(11) शेरा



M. S. Kulkarni
सह मुख्य निबंधक
मुंबई शहर क. २

2011	2
2013	92 80
2022	

दाखणीयत्र

मी. नवनील मोहन अश्वेकर यांकरि घीषित करती की, सह दुष्यम निबंधकर

श्री. अश्वेकर यांचे कार्यालयत अश्वेकर वीर शेर या

शिर्षकाचा दस्त नोंदणीसाठी सादर वरण्यात आला आहे.

शुद्धि नवनील मोहन अश्वेकर मी. अ. अ. व इत्यादी यांनी दिनांक

०८/०२/२०२४ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस

सादर केला आहे निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यार लिहून देणार

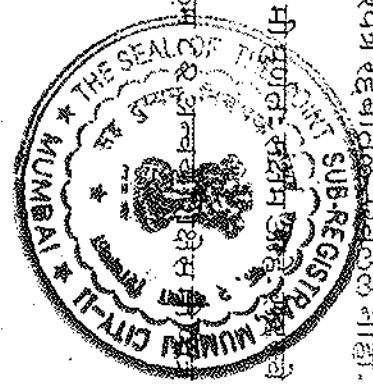
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीची कोंगोही

भयत झालेले नाही किंवा अन्य कोंगोत्याही कारणामुळे कुलमुखत्यारपत्र रद्द वारतक नामावलेले नाही.

सादरचे कुलमुखत्यारपत्र पूर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम २९ अन्वयेची शिक्षा

राहून याची मला जाणीव आहे.



दिनांक - २९/०८/२०२४

(Handwritten signature)

कुलमुखत्यारपत्रधारकाचे नांव व सही

पत्रांक - २		
२०२३	९३	६०
		२०२४

GENERAL POWER OF ATTORNEY

TO WHOMSOEVER MAY THESE PRESENTS COME I, Mr Sameep Navneet Kasbekar, Age 37, Occupation: Research Analyst, Present Address: 35 Amber Gardens, The Esta, #04-09, Singapore 439966 SEND GREETINGS:

WHEREAS:

I have agreed to sell my residential properties which are situated at Flat No 401 & 402, on the 4th Floor, 'B' Wing, Issardas Varandmal CHS Ltd, Katrak Road, Wadala West, Mumbai – 400031, (hereinafter referred to as the "said Property") to a buyer herein after called 'Purchaser'.

Due to my personal engagements and stay outside India I will not be in a position to attend to all and any actions in relation to the sale of the said Property and hence I am here by appointing my father to be my lawful attorney.

SSO

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES That I, Sameep Navneet Kasbekar, appoints my father ~~Mr Sameep Navneet Kasbekar~~ Sameep Navneet Kasbekar, appoints my father ~~Mr Sameep Navneet Kasbekar~~ Sameep Navneet Kasbekar, aged: 68 years, occupation: Retired, Flat No 907, Tower 5, Crescent Bay, Jerbai Wadia Road, Bhoiwada, Panel, Mumbai - 400 012, hereinafter called my true and lawful attorney with full power to do and execute the following acts, deeds and things in my name and on my behalf:



- 1) On or at the time of completion of the sale of the said Property, to execute the Deed of Conveyance In favour of the Purchaser or his nominee.
- 2) To receive the sale price payable by the Purchaser under the sale agreement and to pass a valid receipt for the same.

- 3) To sign the necessary transfer forms for transferring the said Property to the name of the Purchaser in the records of the Municipal Corporation and in the Revenue records of the Government to execute any other



1	2022	
	20053	to execute

Shashi

Smt. U. V. *Shashi*
Proprietor
General Stamp Office Mumbai

2 00005007
STAMP INDIA

documents incidental to the Deed of conveyance if required and as as may be advised for the aforesaid purposes.

4) To lodge the Deed of Conveyance and other documents if any executed and requiring registration in the office of the Registrar or Sub Registrar of Assurances concerned or the Society of the said Property and or to admit execution made before him.

5) To give formal possession of the said Property to the Purchaser by handing over vacant possession of the said Property to the Purchaser.

6) To make an account of the society charges and outstanding of the said Property by way of taxes, and other charges, deductions etc. as on the date of completion and if after making account and adjustments thereof any amount is found payable by me to the Purchaser, to pay the same or if any amount is found payable by the Purchaser to me, to receive the same and give valid receipt for the same.

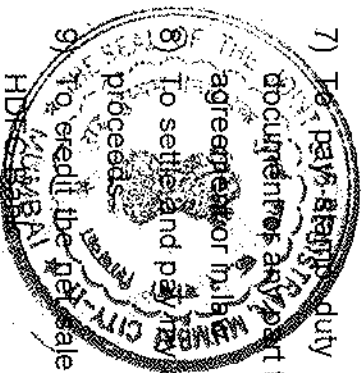
7) To pay stamp duty and registration charges in respect of the said documents or any part thereof, if I am liable to pay the same under the said agreement or in law.

8) To settle and pay my advocate's fees in respect of the sale out of the sale proceeds.

9) To credit the net sale proceeds when received to my Bank Account with HDN MUMBAI

10) To apply for and obtain Income Tax Certificate under section 230A of the Income Tax Act, 1961 for registration of the said Deed.

11) To do all other acts and things as may be required to be done for completing the sale, of the said Property and executing the Deed of Conveyance, as I would do if personally present. AND I, hereby agree to ratify all lawful acts and things done by the said attorney in pursuance of the powers herein contained.



12) To defend any suit or legal proceedings taken against me in any court of law and to do all acts and things as are mentioned above.

13) To accept service of any writ of summons or other legal processes or notice in any suit or legal proceedings and any person to represent in such court civil or criminal, or revenue court or tribunal or before any officer or other Tribunal whatsoever.

14) To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances, cancellations deeds and other documents, papers, writings and things that may be necessary or proper to be entered into, made signed, executed, delivered, acknowledged and performed for any and all purposes of these presents or to or in which I am or may be party or in any way interested.

15) In general, to do all other acts, deeds, matters and things whatsoever in or about our estate property and affairs or concur with persons jointly interested with ourself therein in doing all acts deeds matters and things herein either particularly or generally described as amply and sufficiently to all intents and purpose as I could do in our own proper person if these presents had not been made.

16) The said Power of Attorney is without any monetary consideration.

AND I hereby agree that all acts, deeds and things done by my attorney would be construed as acts, deeds and things done by me and I hereby agree to ratify the same.

2023	2
2028	

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET OUT THEIR HAND AND SEAL HERE TO AT SUMNERSON THIS 27 DAY OF DEC 2023.

SIGNED, SEALED AND DELIVERED

3



A handwritten signature in black ink, appearing to be 'S. P. Dhillon'.



BY THE WITHINNAMED

Pradeep
THE EXECUTANT

2003 - 2		
2003	310	EO
2025		



NOTED & REGISTERED

Sr. No. 7425 Page No. 63

Date 08/21/2024



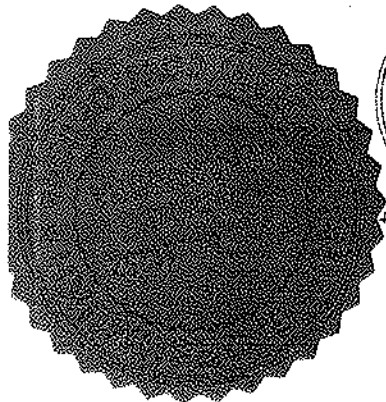
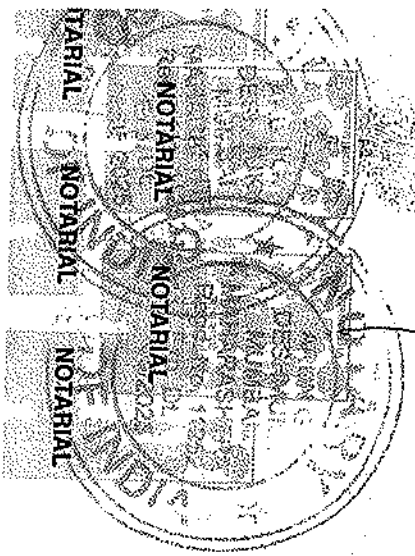
I ACCEPT THE ABOVE SAID
POWER OF ATTORNEY
Registration No: _____ Date: _____
in the consular Section of the
High Commission of India, Singapore.
and not responsible for the contents



Y.S.V.S.R. Krishna



Y.S.V.S.R. Krishna
(Y.S.V.S.R. Krishna)
Attache (Passport)
High Commission Of India
Singapore



BEFORE ME

Arjun G. Deshpande
ARJUN G. DESHPANDE
REGD. No. 1152
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Pascal Kinny House, Office No. 2,
1st Floor, Beside Excel Garment,
Mumbai, Maharashtra



भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



समीप नवनीत कसबेकर
Sameep Navneet Kasbekar
जन्म वर्ष/YoB: 1986
पुरुष Male



7238 4366 7890

पता:
S/O: नवनीत मोहन
कसबेकर, ए-2104,
इंपीरियल हाइट्स, गोरेगाँव
मलाड लिंक रोड, वीईएसटी
नगर के पास, ओशिवरा बस
डीपो के पीछे गोरेगाँव वेस्ट,
मुंबई, मोतीलाल नगर, मुंबई
महाराष्ट्र, 400104

Address:
S/O: Navneet Mohan Kasbekar,
A-2104, Imperial Heights,
Goregaon Malad Link Road,
Near BEST Nagar, Behind
Oshiwara Bus Depot Goregaon
West, Mumbai, Motilal Nagar,
Mumbai
Maharashtra, 400104

आधार आम आदमी का अधिकार

Aadhaar - Aam Aadmi ka Adhikar



2008	0978	2008



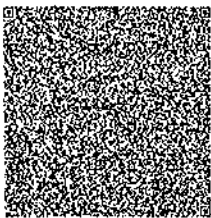
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2821/27155/05983

To
Navneet Mohan Kasbekar
C/O: Mohan Kasbekar
9th Floor 902 Tower No 5 Crescent Bay
Jercal Wadia Road
Nr Mahatma Phule Education Soc
Parel
Mumbai
Mumbai City Maharashtra - 400012
9857418650

Signature valid
9857418650
06/06/1985
Date of Birth (DD/MM/YYYY)
05/06/1985



आपका आधार क्रमांक / Your Aadhaar No. :

3439 3044 2480

VID : 9132 2024 6919 5590

शेरी आधार, शेरी पहचान

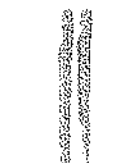
Issue Date: 02/11/2013



3439 3044 2480

VID : 9132 2024 6919 5590

शेरी आधार, शेरी पहचान



सूचना / INFORMATION

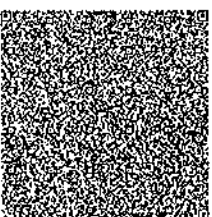
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित कम्प्यूटर कोड/ऑनलाइन एक्सेस/पारल/ऑनलाइन प्रमाणिकरण की उपयोग करके परमाणु सत्यापित करें।
- आधार के सभी रूप जैसे आधार म, पीपीसी कार्ड, ई-आधार और एफ-आधार संगत रूप से मान्य हैं। ए और की आधार संख्या के स्थान पर आधार (वसुधैव कुटुम्बक) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- ए-ए सीए में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विशिष्ट सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अचानक परिवर्तन और ई-सेवा अडॉप्ट करने।
- आधार सेवाओं का लाभ उठाने के लिए रजिस्ट्रेशन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को सॉफ्ट/अनसॉफ्ट करने की विशेषता म अचानक सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/नंबर) चाहने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/online XML/online authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar atleast once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
C/O: Mohan Kasbekar, 9th Floor 902 Tower
No 5 Crescent Bay, Jercal Wadia Road, Nr
Mahatma Phule Education Soc, Parel,
Mumbai, Mumbai City,
Maharashtra - 400012



3439 3044 2480

VID : 9132 2024 6919 5590

1047 | help@uidai.gov.in | [www.uidai.gov.in](http://uidai.gov.in)

2003	2003	2003
2003	2003	2003

Navneet Mohan Kasbekar

2022	20003	2
	29	2
	20	



Shah

8

REMARKS / OBSERVATION

प्राप्त वरि / MISCELLANEOUS SERVICE

पिता / वरिष्ठ अभिलेखक का नाम / Name of Father / Legal Guardian
NAVNEET MOHAN KASBEKAR

माता का नाम / Name of Mother
SUCHITA NAVNEET KASBEKAR


पति या पत्नी का नाम / Name of Spouse
PAYAL AGRWAL


पता / Address
FLAT 2104/A, IMPERIAL HEIGHTS, NEAR BEST COLONY
कोरगाव (2), MUMBAI


PIN: 400104, MAHARASHTRA, INDIA

पुराने पैसेपोर्ट का नं. और जारी करने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue
W3327775 16/09/2015 MUMBAI

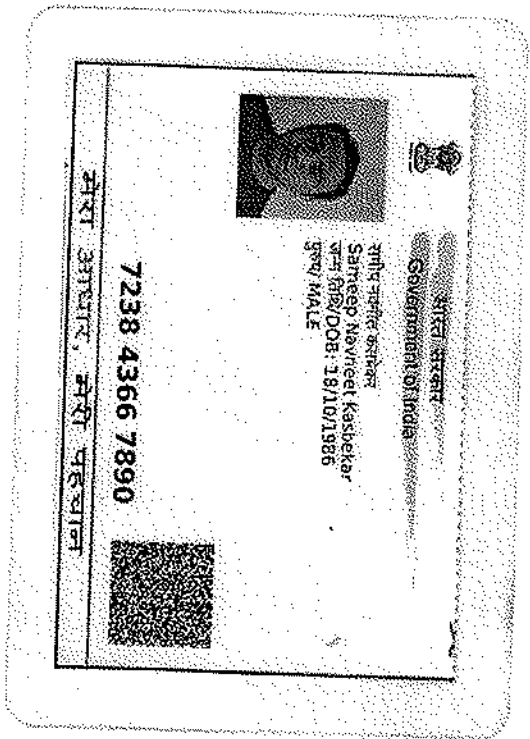
फाइल नं. / File No.
S60074530796121


चिपकोर विभागी
 INCOME TAX DEPARTMENT
 SAMEEP N KASBEKAR
 NAVNEET MOHAN KASBEKAR
 18/10/1985
 Permanent Account Number
 BZHPK03178
 Signature 

भारत सरकार
 GOVT OF INDIA

 श्री
 श्री




20013		2
2028	2028	2028




सर्वोच्च शासक
 Government of India

सारथक नवीनलाल कासबकर
 Sarthak Navinlal Kasbekar
 पत्नी (Wife)/DOB: 18/10/1986
 पुरुष (Male)


7238 4366 7890

सारथक नवीनलाल कासबकर
 सारथक नवीनलाल कासबकर



Sarthak

20053	03	60
2022		


 Unique Identification Authority of India

Address:
 S/O: Navreet Mohan Kasbekar,
 A-2104, Imperial Heights,
 Goregaon Malad Link Road,
 Goregaon West, Near BEST
 Nagar, Behind Oshiwara Bus
 Depot, Mumbai, Mumbai,
 Maharashtra - 400104

Phone:
 S/O: जयदीप शंकर नरकर, F-2104,
 इम्पीरियल हाइट्स, गोरगाव
 मालाड लिंक रोड, गोरगाव
 पश्चिम, ऑशिवरा बस
 स्टॉप नजदीक, मुंबई,
 महाराष्ट्र - 400104

7238 4366 7890



Signature

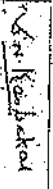
2003	2022
2003	2022

PERMANENT ACCOUNT NUMBER
AFTPK4014L

NAME
SUCHITA NAVNEET KASBEKAR

FATHER'S NAME
LAXMIDAS SUBRAO SHENAI

DATE OF BIRTH
14-12-1958

SIGNATURE


Commissioner of Income-Tax (Computer Operators)

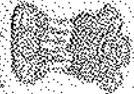
एतं कार्ड के तहत / तहत कार्ड पर प्रस्ताव-वार्ता सर्वोच्च
 अधिकारिता को प्रस्ताव / प्रस्ताव कर के
 प्रस्ताव प्रस्ताव (प्रस्ताव-वार्ता),
 पी-11, प्रस्ताव वार्ता,
 वार्ता-वार्ता कार्यालय,
 वार्ता - 400 051.
 In case this card is lost/found, kindly inform return to
 the issuing authority :
 Commissioner of Income-Tax (Computer Operators),
 C-13, Prayagshikhar Bhavan,
 Bandra-Kurla Complex,
 Mumbai - 400 051.



S.N. Kasbekar

S.N. Kasbekar

2014-15 - 2	
2014-15	2014-15
2014-15	2014-15



सुचिता काशेकर



Issue Date: 02/11/2013

Suchita Navneet Kasbekar

जन्म तिथि / DOB: 14/12/1958

प्राकृतिक / FEMALE

Mobile No.: 9004334322

7255 6677 1656

मेरी आधार, मेरी पहचान



आधार विधि परमाणु अधिकारण
Airtel

OF INDIR

Address:
C/O. Navneet Kasbekar, 9th Floor 902
Tower No.5 Crescent Bay, Jerdai Wadia
Road, Nr. Mahatma Phule Education Soc,
Parel, Mumbai, Mumbai City,
Maharashtra - 400012

7255 6677 1656




2		
2000	7660	
2022		

Navneet Kasbekar

श्रीधर फर्णी
 INCOME TAX DEPARTMENT
 PUCHINA DINESH PRABHU
 HANIKRISHNA DATTAPREYA
 SHANDEGAO
 01/07/1972
 PAN: AKOPR245A
 Permanent Account Number:

श्रीधर फर्णी
 GOVT. OF INDIA




2015-16		2
2015	16	60
2022		

Prabhu



भारत सरकार
Government of India

भारतीय विहित आलय प्रमाणिकता
Unique Identification Authority of India

संज्ञिकता संख्या / Enrollment No. : 2722/31102/00390

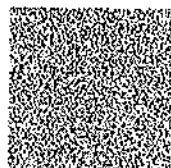
To
Poonima Dinesh Prabhu

पूजिता दिनेश प्रभू
Building No-1, Room No-13, 3rd Floor, Sahakar Nagar,
Narajon Cross Road,
Opp. Royal Industrial Estate,
Wadala-West,
VTC, Mumbai, PO: Wadala,
Sub District: Mumbai City, District: Mumbai City,
State: Maharashtra, PIN Code: 400031,
Mobile: 9820518512

47037222



KC470372225FL



आपला आधार क्रमांक / Your Aadhaar No. :

2331 1764 8561

माझी आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



Issue Date: 23/02/2013



पूजिता दिनेश प्रभू
Poonima Dinesh Prabhu
संज्ञा क्रमांक : UCI: 011071972
पती / Female

2331 1764 8561

माझी आधार, माझी ओळख




20073			2
20075	76	80	


Prabhu

आयकर विभाग
 INCOME TAX DEPARTMENT
 DINESH APPU PRABHU
 HALEANSADI/APPU PRABHU
 27/10/1968
 Permanent Account Number
 AAXPP0161E
 Signature

भारत सरकार
 GOVT. OF INDIA



25102013

True Copy

 for Property Purchase



2003	2
2028	60



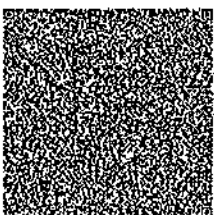
भारत सरकार
Government of India

भारतीय जनता पार्टी
Bharatiya Janata Party

नं. 1007/21571/01942

To
दिनेश अणु प्रभु
Dinesh Annu Prabh
S/O: Haleerajadi Annu Prabh,
1/1, Dvarkanath Bhavan,
Katraik Road,
Near Ram Mandir,
Wadala,
VTC, Mumbai,
P.O. Wadala,
Sub District Mumbai,
District Mumbai,
State: Maharashtra,
PIN Code: 400031,
Mobile: 9869238940

Signature/यह
दिनेश अणु प्रभु



आधार नं. / Your Aadhaar No.:
7334 6832 0232
VID : 9112 3699 9201 1589

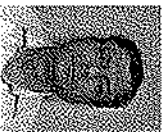
आधार कार्ड, भारतीय जनता पार्टी



भारत सरकार
Government of India



दिनेश अणु प्रभु
Dinesh Annu Prabh
व्य. आई.डी.ओ. : 271/01/1968
व्य. / MALE



Aadhaar no. issued: 31/03/2014

आधार का प्रमाणित प्रतिलिपि है।
आधार नं. / Your Aadhaar No.:
7334 6832 0232

आधार नं. / Your Aadhaar No.:
7334 6832 0232

आधार नं. / Your Aadhaar No.:
7334 6832 0232



2	20	40	20
2	20	40	20

True copy for Property Purchase



भारत सरकार
Government of India



भारत सरकार
Government of India



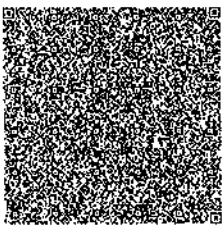
माहिती / INFORMATION

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrolment No.: 2722/40790/55481

To
कृप विनायक कामत
Krupa Vinayak Kamat
W/O Vinayak Kamat
149/3 amrut labh
6th lane, hindu colony
near raja shivaji school
dadar
Dadar H.O
Mumbai Maharashtra - 400014
9869602110

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :
3259 7723 4199
VID : 9143 3432 3666 3929
माझे आधार, माझी ओळख



कृप विनायक कामत
Krupa Vinayak Kamat
जन्म तारीख/DOB: 01/07/1973
मैलिका/ FEMALE



Issue Date: 07/08/2011

3259 7723 4199
VID : 9143 3432 3666 3929
माझे आधार, माझी ओळख



भारत सरकार
Government of India



- आधार हा ओळखीचा पुरावा आहे. नागरिकत्वाचा नाही.
- आधार अद्वितीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑनलाईन XML/ ऑनलाईन प्रामाणीकरण वापरून ओळख सत्यापित करा.
- आधार कार्ड, पीव्हीसी कार्ड्स, ईआधार आणि mAadhaar सारखे आधारचे सर्व प्रकार तितकेच वैध आहेत परंतु अंकी आधार क्रमांकाच्या जागी क्व्यूओल आधार ओळख (VID) देखील वापरली जाऊ शकते.
- 10 वर्षांना एकदा तरी आधार अपडेट करा.
- आधार तुकडीला विविध सरकारी आणि गैर-सरकारी काम/सेवांचा लाभ घेण्यास मद्दत करते.
- आधारमधून तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी स्मार्टफोनवर mAadhaar अॅप डाउनलोड करा.
- सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक बायोमेट्रिक्स/आधार या वैशिष्ट्यांचा वापर करा.
- आधारची मागणी करण्याचा योग्य संमती संपूर्णनी शोध घेणे बांधकामकारक आहे.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify Identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can be used in place of 12 digit Aadhaar number.
- Update Aadhaar details regularly.
- Aadhaar helps you avail various Government and Non-Government services.
- Keep your mobile number and e-mail id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



पत्ते
W/O विनायक कामत, १४९ / ३ अमृत लाभ, ६थी गल्ली,
ददर, हिंदू कॉलनी, राजा शिवाजी स्कूल जवळ, ददर, पश्चिम ड.अ.
Mumbai Maharashtra - 400014
ददर - 400014
Address:
W/O Vinayak Kamat, 149/3 amrut labh, 6th
lane, hindu colony, near raja shivaji school,
dadar, Dadar H.O, Mumbai,
Maharashtra - 400014

3259 7723 4199
VID : 9143 3432 3666 3929
माझे आधार, माझी ओळख

Self attested
I demand
For witnesses purpose

2028

श्री श्री - २	
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श्रीरत शरणत
Unique Identification Authority of India
Aadhaar Card

Enrollment No.: 27222413772703

To
Narash Satramdas Aiyani

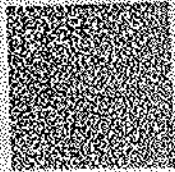
215502013

Residence: Viharwasi CHS, Flat no 703, 7th Floor,
PWS No 704/707, Kharik Road,
Near Hiranagar Market,
Ward No. 462,
VTC, Kharak, PO, Vardha
Sub District: Mumbai City, District: Mumbai City,
State: Maharashtra, PIN Code: 400031
Mobile: 9727333576

94638474



KA945384743719



शरणत शरणत क्रमांक / Your Aadhaar No. :

7315 2127 1163

शेरा शरणत, शेरी परधान

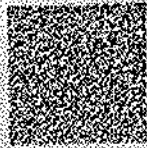


श्रीरत शरणत
SARADHAR SHARANAT

Narash Satramdas Aiyani
DOB: 21/07/72



7315 2127 1163



शेरा शरणत, शेरी परधान



Signature

शरणत - २		
2003	42	60
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CHALLAN
MTR Form Number-6

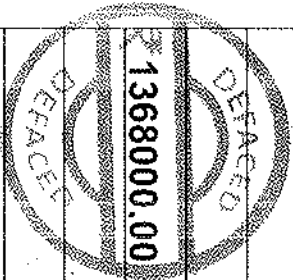


GRN	MH007463618202425E	BARCODE			Date	29/08/2024-12:06:20	Form ID	25.2
Department	Inspector General Of Registration	Payer Details						
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)						
	Registration Fee	PAN No.(If Applicable)	AKCP2445A					
Office Name	BOIM4_JT SUB REGISTRAR MUMBAI 4	Full Name	MRS. POORNIMA DINESH PRABHU AND OTHERS					

Location	MUMBAI	Flat/Block No.	Flat no 401, 4th Floor, B-wing, Issardas Varandmal					
Year	2024-2025 One Time	Premises/Building	CHSL					

Account Head Details		Amount In Rs.							
0030045501	Stamp Duty	1338000.00	Road/Street	Plot no. 706-707, Katrak Road					
0030063301	Registration Fee	30000.00	Area/Locality	Wadala West, Mumbai					
			Town/City/District						
			PIN	4	0	0	0	3	1

Remarks (If Any)		PAN2=BZHPK0317B-SecondPartyName=MR. SAMEEP NAVNEET KASBEKAR AND OTHERS-CA=223030000							
Total		Amount In	Thirteen Lakh Sixty Eight Thousand Rupees Only						
		Words	FOR USE IN RECEIVING BANK						



Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref. No.	6918833402 Subreg. 2886299894					
Cheque/DD No.		Bank Date	RBI Date	29/08/2024 12:07:07					
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. / Date	Verified with RBI						

Department ID: 0000000000
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration in other offices.
 This challan does not provide any legal guarantee. It is only a receipt of the amount paid.



Challan Defaced Details:

Sl. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
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Page 42
 20003 NY 80
 2025

GRN : MH007483618202425E Amount : 13,68,000.00

Bank : IDBI BANK

Date : 29/08/2024-12:06:20

1	(IS)-319-20783	0004132239202425	29/08/2024-13:39:19	IGR183	30000.00
2	(IS)-319-20783	0004132239202425	29/08/2024-13:39:19	IGR183	1338000.00
Total Defacement Amount					13,68,000.00



शुद्ध - 2		
20003	YE	80
2022		

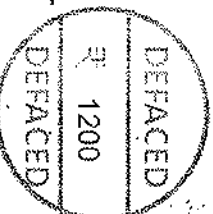


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0824297806209 Receipt Date 29/08/2024

Received from SELF, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 20783 dated 29/08/2024 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.



Payment Details

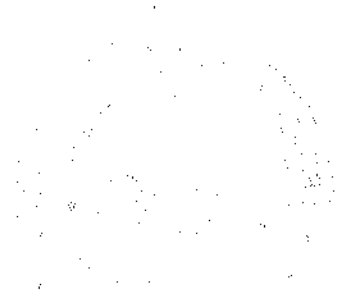
Bank Name	IBKL	Payment Date	29/08/2024
Bank CIN	10004152024082905882	REF No.	2923690290
Deface No	0824297806209D	Deface Date	29/08/2024

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



20053			2
2024			EO

2008	2003	2
	YC	
	EO	



319/20783

गुणवार, 29 अगस्त 2024 1:40 म.नं.

दस्तावेजवारी भाग-1

पत्रांक 2

दस्तावेज क्रमांक: 20783/2024

ये

दस्तावेज क्रमांक: पत्रांक 2 /20783/2024

मादरकारणाच्या मूल्य: रु. 1,52,56,586/-

मर्यादित मुद्रांक शुल्क: रु. 13,38,000/-

नोंदवना: रु. 2,23,00,000/-

इ. ति. मद्र. इ. ति. पत्रांक 2 यांचे कार्यवाही

पावती: 22796

पावती दिनांक: 29/08/2024

अ. क्र. 20783 च्या दि. 29-08-2024

मादरकारणाचे नाव: पूर्णिमा दिवेश प्रभू.

नोजी 1:38 म.नं. वा. रजत केना.

नोंदणी फी

रु. 30000.00

दस्तावेज दाखल फी

रु. 1200.00

पुढील नोंद: 60

Prabhoo

एकूण: 31200.00

दस्तावेज रजत केनाच्या मदी:

मद्र. दुय्यम निबंधक, मुंबई-2
Chakrabarti

मद्र. दुय्यम निबंधक

दस्तावेज रजत केनाच्या मदी:

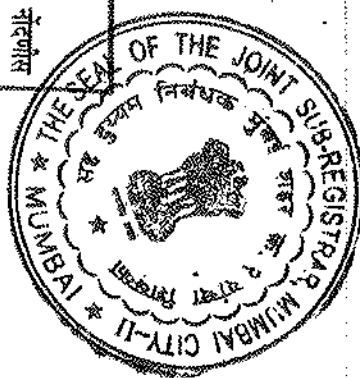
मद्र. दुय्यम निबंधक, मुंबई-2
Chakrabarti
मद्र. दुय्यम निबंधक

मुंबई शहर क्र. २

मुद्रांक शुल्क: (एक) कोणाच्याही मद्रानगपालिकेच्या हद्दीत किंवा व्याजनात अंतर्गत कोणाच्याही अटक क्षेत्राच्या हद्दीत किंवा उप-व्हॉइ (वोन) मध्ये नमुद म केलेल्या कोणाच्याही नागरी क्षेत्रात

शिक्षा क्र. 1 29 / 08 / 2024 01 : 38 : 10 PM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 29 / 08 / 2024 01 : 38 : 57 PM ची वेळ: (नो)



पतिशाला

एकर दस्तावेज स नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदींनुसारच नोंदणीस दाखल केलेला आहे. * दस्तावेज संपूर्ण पत्रकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदापत्रांची सत्यता तपासली आहे. * दस्तावेज सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कर्तुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे: *Prabhoo*

लिहून देणारे: *Prabhoo*

Prabhoo

Prabhoo

रत्न क्रमांक :रत्नर2/20783/2024
रत्नाना प्रकार :श्रीमंट रत्न

श्रु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	क्रमांक	रत्ना प्रमाणित
1	नाम:समीप नवनीत कमबेकर पत्ता:प्लॉट नं: ७०६-७०७, माळा नं: ४ था मजला, की-विय, इमारतीचे नाम: प्लॉट नं ४०१, इस्फारदास बरदमल को ऑफ ही सो लि, प्लॉट नं बडाला पश्चिम, मुंबई, रोड नं: कावक रोड, महाराष्ट्र, MUMBAI पॅन नंबर: BZHPK0317B	विद्युत् वेपार पत्रक :-68 पत्राधीनी- Mumbai		<input checked="" type="checkbox"/>
2	नाम:सुविता नवनीत कमबेकर पत्ता:प्लॉट नं: ७०६-७०७, माळा नं: ४ था मजला, की-विय, इमारतीचे नाम: प्लॉट नं ४०१, इस्फारदास बरदमल को ऑफ ही सो लि, प्लॉट नं: बडाला पश्चिम, मुंबई, रोड नं: कावक रोड, महाराष्ट्र, मुम्बई. पॅन नंबर: AFTP4014L	विद्युत् वेपार पत्रक :-65 पत्राधीनी- S. Kambekar		<input checked="" type="checkbox"/>
3	नाम:सुषिमा विनेश घुगू पत्ता:प्लॉट नं: 3 वा मजला, इमारतीचे नाव: रूम नं १२, व्हिक्टोरिया नं १, महकार नगर, प्लॉट नं: ऑफ रीथल इंडस्ट्रियल डेव्हलप बडाला पश्चिम, मुंबई, रोड नं: नामगाव क्रॉस रोड, महाराष्ट्र, मुम्बई. पॅन नंबर: AKCP2445A	विद्युत् वेपार पत्रक :-52 पत्राधीनी- Sushima		<input checked="" type="checkbox"/>
4	नाम:विनेश अणु घुगू पत्ता:प्लॉट नं: 3 वा मजला, इमारतीचे नाव: रूम नं १२, प्लॉट नं: राम मंदिर जवळ, बडाला पश्चिम, मुंबई, रोड नं: कावक रोड, महाराष्ट्र, मुम्बई. पॅन नंबर: AAXPP0161E	विद्युत् वेपार पत्रक :-55 पत्राधीनी- Vishesh		<input checked="" type="checkbox"/>

वरील रत्नपत्रक कलम वेपार तथाकथीत श्रीमंट रत्न चेला चा रत्न गैरवात कलम दिव्याचे कवुल करावात.
शिक्रा क्र.3 ची वेळ:29 / 08 / 2024 01 : 54 : 35 PM

श्रीमंट:-
वालील इथम जोसे निवेदीत करावात की ते रत्नपत्रक कलम देणा-यांना व्यक्तीशः श्रेळजनात, व त्यांनी श्रेळज पदावेवात

श्रु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	क्रमांक	रत्ना प्रमाणित
1	नाम:नेरेश अजयश्री -- पत्ता:प्लॉट नं ७०३, इस्फारदास बरदमल को ऑफ ही सो लि, प्लॉट नं ७०६-७०७, बडाला पश्चिम, मुंबई पिन कोड:400031	पत्राधीनी- Neresh		<input checked="" type="checkbox"/>
2	नाम:जुना विनायक कामत -- पत्रक:51 पत्ता:१४१/३, अमृत लाग, ६ नेम, हिंदू कॉॅम्पनी, वारर, मुंबई पिन कोड:400014	पत्राधीनी- Juna		<input checked="" type="checkbox"/>

प्रमाणित करणारे यत्ने की रत्नामये
एकूण.....पाने आहित पुस्तक
क्र.१, मध्ये वर्बर्द-र/...२०.०८.२३/२०२४
नोंदता. 29 AUG 2024
दिनांक. 29 AUG 2024



sr.	पत्रकाराचे नाव व पत्ता	Type	Verification	Amended	दिव्याचे नाव व पत्ता	पत्रकाराचा प्रकार	क्रमांक	रत्ना प्रमाणित
1	MRS. POORNIMA DINESH PRABHU AND OTHERS	eChallan	69103332024082913399	MUMBAI 69518202425E	SD	0004132239202425	29/08/2024	<input checked="" type="checkbox"/>
2	MRS. POORNIMA DINESH PRABHU AND OTHERS	DHC	0824297806209	1200	RF	0824297806209D	29/08/2024	<input checked="" type="checkbox"/>
3	MRS. POORNIMA DINESH PRABHU AND OTHERS	eChallan	MH007463618202425E	30000	RF	0004132239202425	29/08/2024	<input checked="" type="checkbox"/>