



Monday, September 04, 2017
11:37 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 11937 दिनांक: 04/09/2017

गावाचे नाव: मरोळ
दस्तऐवजाचा अनुक्रमांक: वदर1-10165-2017
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: संजय आत्माराम शिंदे

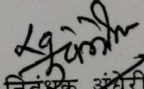
नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 50

रु. 30000.00
रु. 1000.00

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:48 AM ह्या वेळेस मिळेल.


दुय्यम निबंधक, अंधेरी-1

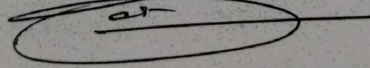
सह. दुय्यम निबंधक, अंधेरी क्र. १

बाजार मूल्य: रु. 3945500 /-
मोबदला रु. 4900000 /-
भरलेले मुद्रांक शुल्क : रु. 245000 /-

- 1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004961959201718E दिनांक: 04/09/2017
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 1000 /-

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON... 7/9/17







04/09/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 10165/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) मरोळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3945500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं 102, माळा नं: 1, इमारतीचे नाव: निरमा प्लाजा प्रीमाईसीस को-ऑप सोसा ली, ब्लॉक नं: मरोळ नाका, अंधेरी पूर्व, मुंबई 400059, रोड : मकवाना रोड (C.T.S. Number : 614,614/1 to 9 :)
(5) क्षेत्रफळ	1) 27.264 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:- आसिया अरिफ अली रिजवी वय:-41; पत्ता:- प्लॉट नं: ए 2, माळा नं: -, इमारतीचे नाव: मंगल ऑर्किड सी एच एस लीमिटेड, ब्लॉक नं: वसोवा, अंधेरी प, रोड नं: ऑफ यारी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-ALOPR7136B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- संजय आत्माराम शिंदे वय:-49; पत्ता:- प्लॉट नं: इ 303, माळा नं: 3, इमारतीचे नाव: लोक दर्शन, ब्लॉक नं: मरोळ नाका, अंधेरी पूर्व, मुंबई, रोड नं: मिलिटरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-ABBPS4027P 2) नाव:- ज्योत्सना संजय शिंदे वय:-47; पत्ता:- प्लॉट नं: इ 303, माळा नं: 3, इमारतीचे नाव: लोक दर्शन, ब्लॉक नं: मरोळ नाका, अंधेरी पूर्व, मुंबई, रोड नं: मिलिटरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-BSXPS7929A
(9) दस्तऐवज करून दिल्याचा दिनांक	04/09/2017
(10) दस्त नोंदणी केल्याचा दिनांक	04/09/2017
(11) अनुक्रमांक, खंड व पृष्ठ	10165/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
(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.

दस्तासोबत सूची II दिली.



सही मत

सह. दुय्यम निबंधक, अंधेरी-क. १,
मुंबई उपनगर जिल्हा.

महाराष्ट्र शासन नोंदणी व मुद्रांक
मुल्यांकन अहवाल सन 2017-2018

दस्ताचा प्रकार :- क 22 ल 1 अ अनुच्छेद क्रमांक :-

सादरकर्त्याचे नाव :- संजय आत्माराम शिंदे

तालुका :- अंधेरी

गावाचे नाव :- भोखे

नगर भूमापन क्रमांक / सुट्टे क्र. / अंतिम भूखंड क्रमांक :- ६१४, ६१५/१ ने १.

विभाग (झोन) :- ४३ उपविभाग :- २१२

मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औदर्यांगण

प्रति चौ मी दर :- ६९००/- १४४०००/-

दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- २७.२६४ चौ.मी. बिल्ट अप

कारपाकिंग :- नाही चौ.मी गच्ची :- पोटमाळा :-

मजला क्रमांक :- १ उदवाहन सुविधा आहे/नाही

बांधकाम वर्ष :- घसारा :-

बांधकामाचा प्रकार :- आरआरसी

बाजार मुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :-

$$26.264 \times 9,88,000 = 32,84,900/-$$

निर्धारित केलेले बाजारमूल्य :-

दस्तामध्ये दर्शविलेली मोबदला :-

मुद्रांक शुल्क :- २४५०००/-

देय नोंदणी फी :- ३०,०००/-

भरलेले मुद्रांक शुल्क

२४५०००/-

लिपिक

सह दुय्यम निबंधक

हमीपत्र

आम्ही

लिहून देणार :- आशिषा आशिष आनी शिंदे

लिहून घेणार :- संजय आत्माराम शिंदे

जोत्सना संजय शिंदे

या हमीपत्राद्वारे सह दुय्यम निबंधक अंधेरी क्रमांक १ यांना हमी

देतो कि, सदर दस्तामध्ये नमूद मिळकतीसोबत कोणतेही वाहनतळ (कार पाकिंग)

विक्री, हस्तांतरण होत आहे/नाही

दिनांक :- १५/१०

सही

ठिकाण :- मुंबई

१) लिहून देणार :-

२) लिहून घेणार :-



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20170904742	04 September 2017, 11:42:02 AM			
मूल्यांकनाचे वर्ष	2017				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	43-मरोळ (अंधेरी)				
उप मूल्य विभाग	43/219 भुभाग: उत्तरेस गावाची हद्द, पुर्वेस गाव सीमा, दक्षिण व पश्चिमेस गावाची हद्द व पाईप लाईन.				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#614				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
खुली जमीन	निवासी सदनिका			चौरस मीटर	
63100	131500	144700	195300	131500	
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	27.264 चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय-	0 TO 2 वर्ष	मूल्यदर/बांधकामाचा दर -	Rs. 144700/-
उदववाहन सुविधा.	आहे	मजला -	1st floor To 4th floor		
मजला निहाय घट/वाढ = 100% apply to rate= Rs. 144700/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर) = (((144700-63100) * (100 / 100)) + 63100) = Rs. 144700/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 144700 * 27.264 = Rs. 3945100.8/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इनारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 3945100.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 3945100.8/-					

Home

Print

बंदर - १

१०९६५ २ ५०

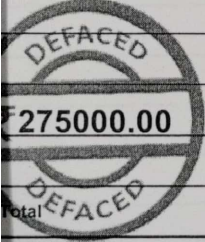
२०१७





CHALLAN
MTR Form Number-6

GRN	MH004961959201718E	BARCODE		Date	01/09/2017-12:36:33	Form ID	25.2									
Department	Inspector General Of Registration			Payer Details												
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)												
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			PAN No.(If Applicable)	ABBPS4027P											
Location	MUMBAI			Full Name	SANJAY ATMARAM SHINDE AND JYOTSNA SANJAY SHINDE											
Year	2017-2018 One Time			Flat/Block No.	OFFICE NO 102, 1ST FLOOR, NIRMA PLAZA											
Account Head Details		Amount In Rs.	Premises/Building	PREMISES CO OP SOC LTD												
0030045501	Stamp Duty	245000.00	Road/Street	MAKWANA ROAD, MAROL, ANDHERI EAST												
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI												
			Town/City/District													
			PIN	4 0 0 0 5 9												
Remarks (If Any)																
PAN2=AOPR7136B~SecondPartyName=ASIYA ARIF ALI RIZVI-																
<table border="1" style="width: 100%;"> <tr> <td colspan="3" style="text-align: center;">बदर - १</td> </tr> <tr> <td style="text-align: center;">९०९६५</td> <td style="text-align: center;">३</td> <td style="text-align: center;">५०</td> </tr> <tr> <td colspan="3" style="text-align: center;">२०१९</td> </tr> </table>								बदर - १			९०९६५	३	५०	२०१९		
बदर - १																
९०९६५	३	५०														
२०१९																
Total		2,75,000.00	Amount In Words	Two Lakh Seventy Five Thousand Rupees Only												



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017090117028	IK00HGBJX0
Cheque/DD No.		Bank Date	RBI Date	01/09/2017-12:37:39	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-322-10165	0002800255201718	04/09/2017-11:33:04		30000.00
2	(IS)-322-10165	0002800255201718	04/09/2017-11:33:04		245000.00
Total Defacement Amount					2,75,000.00



MRS. ASIYA ARIF ALI RIZVI (PAN NO. ALOPR7136B)

MR. SANJAY ATMARAM SHINDE (ABBPS4027P)

MRS. JYOTSNA SANJAY SHINDE (BSXPS7929A)

बंद - १		
१०९६५	७	५०
२०१७		

STAMP DUTY: RS. 2, 45, 000/-

WARD NO: VILLAGE MAROL, TALUKA ANDHERI(EAST)

GROUND + 5 FLOOR

FLAT AREA: 22.72 SQUARE METERS

VALUE: Rs. 49, 00,000-00



AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT

MADE AT MUMBAI

ON THIS 04th DAY OF September 2017

BETWEEN

MRS. ASIYA ARIF ALI RIZVI aged about 41 years, (PAN NO ALOPR7136B) Occupation Housewife, residing at address A/2 Mangal Orchid CHS Ltd, off Yari Road, Versova, Andheri (West), Mumbai 400061, hereinafter called the TRANSFEROR (Which expression shall unless be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and successors and assigns) the PARTY OF THE FIRST PART.

२०१६		
१०९५	८	१०९५
१११ - १		

Occupation Business 2. MRS. JYOTSNA SANJAY SHINDE aged about 46 years (PAN NO. BSXP57929A) Occupation Business JOINTLY, residing at E-303 Lok Darshan, Military Road, Marol, Andheri (East), Mumbai 400059. Hereinafter called and referred to as the "TRANSFEREE" (Which expression shall unless be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) the PARTY OF THE SECOND PART.

WHEREAS the TRANSFEROR own and possesses and / or otherwise well and sufficiently entitled to a office, being Office No.102 on 1st floor, area

addressing about 22.72 sq. meters (Carpet) in "NIRMA PLAZA PREMISES CO OP SOC LTD" registered in respect of the said societies under the Maharashtra co-Operative Societies Act, 1960 (Maharashtra Act, XXIV of 1961) under the Registration No: MUM/W-K/GNL (0)/1154/2003-2004/DT31-3-2004, bearing, C.T.S. No. 614 and 614/1 to 9 Hissa No 5, 21 7 22(pt) Survey no 96 of Village Marol

Talika, Andheri (east) and more particularly described in the "SCHEDULE OF THE PROPERTY hereunder written. (Hereinafter for the sake of brevity called and referred as the SAID OFFICE).



2

[Signature]

THE extract of City Survey card is attached hereto and marked as ANNEXURE "A".

२०१६		
१०९५	८	१०९५
१११ - १		

marked as ANNEXTURE "B".
WHEREAS The "TRANSFEROR" herein purchased and acquired Office No. 102, in the "NIRMA PLAZA PREMISES CO-OP SOC LTD" situated at Makwana road, Marol naka, Andheri (East), Mumbai - 400059, (More clearly described in the "SCHEDULE OF THE PROPERTY") having 22.72 sq. meters carpet area hereinafter referred to as the "SAID OFFICE" for consideration at the terms and condition contained in the Agreement for sale dated 06/04/2015 and registered under serial No. BDR-16 - 3582 of 2015 entered into between MRS. SHARDADEVI AGRAWAL & MR. SANJAY AGRAWAL, jointly having their address at Mumbai therein referred to as the "TRANSFEROR" the PARTY OF THE FIRST PART and MRS. ASIYA ARIF ALI RIZVI the PARTY OF THE SECOND PART therein referred to as the "TRANSFEE" of the PARTY OF THE SECOND PART

MRS. SHARDADEVI AGRAWAL & MR. SANJAY AGRAWAL, JOINTLY had purchased

the "SAID OFFICE" from M/S. SYBEX MARKETING as per Agreement of sale dated 03/5/2006 and registered under serial No. BDR-15 -3544 of 2006 and condition in full consideration of the "SAID OFFICE" as per the Terms and condition in Agreement.



M/S. SYBEX MARKETING had purchased the "SAID OFFICE" from M/S.SHREE VARUN ENTERPRISES as per Agreement for sale dated 14/07/1995 and paid the full consideration of the "SAID OFFICE" as per the Terms and condition in Agreement.

[Signature]

3

[Signature]

AND WHEREAS this is the self-acquired property of the TRANSFEROR herein.

बदल - १	१०१५५	१०१५०
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AND WHEREAS the said society had issued the share certificate to its members and had issued share certificate No. 014 comprising share Nos. 0131 to 0140 (both inclusive) of Rs.50,00 each unto the TRANSFEROR herein, the said share certificate is attached hereto and marked as ANNEXTURE "C"

AND WHEREAS the PARTY OF THE FIRST PART at her own sweet will decided to sell the afore "SAID OFFICE" on OWNERSHIP BASIS together with share certificate No. 014 and also together with undivided right, title and / or interest in the "SAID OFFICE".

AND WHEREAS the TRANSFEREE being in search of suitable Office Premises came to know of the same, approached the TRANSFEROR and offered to purchase the "SAID OFFICE" together with the rights, title and / or interest at and for the price consideration of Rs.49,00,000/- (RUPEES FOURTY NINE LAKHS ONLY).

AND WHEREAS after considering the said offer from all the angles the same has been completely accepted by the TRANSFEROR.



AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1) THE TRANSFEROR doth hereby agrees and assures to sell, and the TRANSFEREE, doth hereby agrees and assures to purchase the "SAID OFFICE" being office No.102 on 1st floor, area admeasuring about 22.72 sq. meters (Carpet) in "NIRMA PLAZA PREMISES CO OP SOCIETY LTD" (registered in respect of the said society's under the Maharashtra co-operative societies Act, 1960

4

(Maharashtra Act, XXIV of 1961) under the Registration No: MUM/W-K/GNL (0) / 1154/2003-2004/DT31-3-2004, bearing, C.T.S.no 614 and 614/ 1 to 9 Hissa no 5, 21 7 22 (part) Survey no 96 of Village Marol Taluka, Andheri (East) at and for a price / consideration of Rs.49,00,000/- (RUPEES FOURTY NINE LAKHS ONLY) alongwith undivided right, Share Certificate No. 014 comprising of Share Nos. 0131 to 0140 (both inclusive) and more particularly described in the "SCHEDULE OF THE PROPERTY" hereunder written (hereunder for the sake of brevity called and referred to as the "SAID OFFICE").

बदल - १	१०१५५	१०१५०
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2) The TRANSFEREE herein have paid an amount of Rs.9,00,000/- (RUPEES NINE LAKHS ONLY) in the following manner: Rs. 9, 00,000/- (RUPEES NINE LAKHS ONLY) by Cheque No. 756392 Dated 04/09/2017, Drawn on The Bharat Co-Op Bank (Mumbai) Ltd.

(The receipt of which the PARTY OF THE FIRST PART doth hereby Agrees and acknowledges the same.)



3) THE TRANSFEREE further agrees and assures to pay the balance consideration of Rs. 40, 00,000/- (RUPEES FOURTY LAKHS ONLY) on or before 05 day November 2017 at the time of taking over physical and actual possession of the "SAID OFFICE". IN CASE if the "TRANSFEREE" for whatsoever reasons fails to full and final payment to the "TRANSFEROR" before 05 day of November 2017 than the time being the essence the "TRANSFEREE" hereby unconditionally agrees to pay the "TRANSFEROR" the liquidated damage of Rs. 1000/- (RUPEES ONE THOUSAND ONLY) per day of delay such time.

5

THE TRANSFEROR shall execute all papers, forms, declarations and documents as required by the said society as per law in favor of the

दस्तावेज - १	90964	92	40
TRANSFEREE for the effectual transfer of their shares and other interest in the said society in respect of the "SAID OFFICE" subject to full and final consideration-			

4) THE TRANSFEREE hereby agrees that in becoming a member of the said Co-Operative Society formed by the office owners of the said building abide by all single bye-laws, rules and regulations adopted by the Society.

5) THE TRANSFEROR further declare that she have full right and absolute authority to enter into this agreement and that she have not done or performed or caused to be done or suffered any act, deed, matter and thing whatsoever whereby she may be prevented from entering into this agreement or transferring the "SAID OFFICE" as purported to be done hereby or whereby the TRANSFEREE hereto may be conferred or transferred hereby in their favor whereby the quiet and peaceful possession or enjoyment of the TRANSFEREE in respect of the "SAID OFFICE" may be disturbed.



THE TRANSFEROR declares that there is no charge on the "SAID OFFICE" and that she have not encumbered her right, title and / or interest in the "SAID OFFICE" and / or in the said shares and the same are free from all encumbrances. The TRANSFEROR further declares that except her there is no one else who had or has any right, title, interest or claim in the "SAID

[Signature]
6 *[Signature]*

OFFICE" or the shares. The TRANSFEROR also declares that there is no pending in any court of law in respect of the "SAID OFFICE".

2019	90964	93	40
THE TRANSFEROR herein have obtained NO OBJECTION CERTIFICATE			

6) THE TRANSFEROR herein have obtained NO OBJECTION CERTIFICATE from the "NIRMA PLAZA PREMISES CO-OPERATIVE SOCIETY LTD" Dated 02/09/2017, to effectuate the legal and perfect transfer of the "SAID OFFICE" in favor of the TRANSFEREE at the costs and expenses of TRANSFERORS. The said N.O.C. is attached hereto and marked as ANNEXTURE "D"

7) IT is mutually agreed by and between the parties that up to the date of delivery of possession to the TRANSFEREE, the TRANSFEROR shall bear and pay all the Municipal taxes, society maintenance charges, electricity charges, rates, assessments, cases fees, outgoing, of whatsoever nature and all increase therein which may be demanded by the concerned municipal corporation or any other body or authority whatsoever in respect of the SAID PREMISES.



8) THE TRANSFEROR does hereby agree to keep indemnified the TRANSFEREE against the payment of all such outgoing, costs, charges, fees, taxes, stamp duty, penalties, loans and other dues, if any, relating to the "SAID OFFICE" of whatsoever nature pertaining to the period prior to the handing over of the possession of the "SAID OFFICE" to the TRANSFEREE.

[Signature]
7 *[Signature]*

9) IT is mutually agreed by and between the parties that the aforesaid consideration includes the share certificate No. 014 cost of 10 (TEN) shares

Electric meter No. 713848	92	40
consumer No. 152264417	90984	2020
and the sinking fund		
With society		

Nos. 0131 to 0140 (both inclusive) of Rs. 50.00 each and the cost of the

10) THE TRANSFEROR hereby covenants with the TRANSFEREE as follows:

A) THAT notwithstanding any act, deed, matter or thing whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by, from, through, under or in trust for her made, done, committed or omitted or knowingly suffered to the contrary.

THE TRANSFEROR have good right, full power and absolute authority to convey, transfer and assure the "SAID OFFICE" hereby agreed to be transferred, conveyed and assigned in favor of the TRANSFEREE as aforesaid AND she had not done, committed or omitted any act, deed, matter or thing whereby the ownership possession, occupation or enjoyment of the "SAID OFFICE" may be rendered void or voidable for any reason or on any account.



THE TRANSFEROR hereby declares that the "SAID OFFICE" is free and clear from all encumbrances, claims and demands of whatsoever nature and kind and the same has never before this transfer be charged, mortgaged, encumbered, dealt with or disposed off in any manner

8

whatsoever to any other party or person. The TRANSFEROR has good and clear, marketable title with regard to the "SAID OFFICE"

THE TRANSFEROR are not restrained either under the Income Tax Act, Gift Tax, Wealth Tax Act or any other statute of Law for the time being in force from dealing with or disposing off the "SAID OFFICE" or any part thereof to the TRANSFEREE in any manner whatsoever.	918	40
	90984	2020

C) THE TRANSFEROR are not restrained either under the Income Tax Act, Gift Tax, Wealth Tax Act or any other statute of Law for the time being in force from dealing with or disposing off the "SAID OFFICE" or any part thereof to the TRANSFEREE in any manner whatsoever.

D) THE TRANSFEROR are not restrained by any decree or order of any court or Authority having jurisdiction in India from dealing with or disposing off the "SAID OFFICE" to any person or party.

E) THE TRANSFEROR have clear marketable title free from encumbrances of any nature whatsoever and there are no outstanding estate or effects by way of balance of consideration, lease, lien, charge, mortgage, or otherwise howsoever in any manner whatsoever.



F) THE TRANSFEROR have not been adjudicated insolvent or committed any Act of insolvency nor is there any order of any court or Authority restraining the TRANSFEROR or creating any inability in the TRANSFEROR from entering into this agreement.

11) THE TRANSFEREE is bound to get the "SAID OFFICE" legally transferred in their own name / favor after observing all the necessary procedure and get all the deed, documents, applications, etc, executed at their own costs and expenses.

9

12) THE possession of the afore "SAID OFFICE" shall be handed over unto the TRANSFEREE by the TRANSFEROR, on or before 05/09/2017. In Case After Full and Final Payment if the "TRANSFEROR" for whatsoever

Reasons fails to hand over the peaceful possession of the "SAID OFFICE" after 05/09/2017, then the time being the essence the "TRANSFEROR" hereby unconditionally agrees to pay the "TRANSFEREE" the Liquidated damage of Rs. 1000/- (RUPEES ONE THOUSAND ONLY) per day of delay such time the vacant possession of the "SAID OFFICE" is handed over to the TRANSFEREE" and maximum 7 Days "TRANSFEROR" stay on "SAID OFFICE", after 7 days "TRANSFEREE" will take possession on is under.

13) THE TRANSFEROR and the TRANSFEREE shall execute the necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said shares and the "SAID OFFICE" in the name of the TRANSFEREE in the books of the said society.

14) THAT the TRANSFEROR shall hand over to the TRANSFEREE all the original documents pertaining to the "SAID OFFICE" including receipts and documents, for which the TRANSFEREE shall issue the necessary receipts. The TRANSFEREE shall produce and / or cause to produce such papers on request of the TRANSFEROR (if necessary).



15) THE TRANSFEROR does hereby covenant with the TRANSFEREE that she shall from time to time and at all times whenever called upon by the

10

TRANSFEREE or their heirs, executors, administrators, assigns or Advocates to do and execute or cause to be done and executed all the necessary Documents, Conveyance, Sale Deed, Affidavit, Undertakings, Applications for more perfectly securing the interest of the TRANSFEREE in the said TEN fully paid up shares alongwith the "SAID OFFICE".

दस्तावेज - 9
90924 90440
Undertakings, Applications
2019

16) THE TRANSFEREE shall be entitled to the transfer of the share money, sinking fund, any other fund in respect of the "SAID OFFICE" lying and deposited with the said society, as also the deposit for electricity meter which may be lying with RELIANCE ENERGY in respect of the "SAID OFFICE" in her name.

17) IT is mutually agreed by and between the parties hereto that the expenses in connection with this agreement such as stamp duty, registration fees, and / or incidental expenses thereto are to be borne and paid by the TRANSFEREE alone.

SCHEDULE OF THE PROPERTY

Office No. 102, having 22.72 Sq. Mtr. Carpet up area in the building of "NIRMAL PLAZA PREMISES CO-OP SOCIETY LTD.," situated at C.T.S. No 614 and 614/1 to 9 HISSA No 5, 21, 7 22 (pt) Survey No. 96, Village Marol, Taluka ANDHERI (EAST), Office No. 102, in the "NIRMAL PLAZA PREMISES CO-OP SOC LTD.," situated at Makwana Road, Marol Naka, Andheri (East), Mumbai - 400059 in the Registration



Sub District Mumbai Suburban.
Ground + 5 Storey with Lift.

ZONE: 43/219/2007 year of building completion 1997

11

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON DAY, MONTH & YEAR FIRSTHEREIN ABOVE WRITTEN:

दिनांक - १

१०१६५ १८ ५०

SIGNED, SEALED & DELIVERED by the

Within named and the TRANSFERORS

MRS. ASIYA ARIF ALI RIZVI

Asiya



In the presence of

Hairu Sharun

Hairu Sharun



Sataram Shy

SIGNED, SEALED & DELIVERED by the
Within named transferees

MR. SANJAY ATMARAM SHINDE

Sanjay



MRS. ASIYA ARIF ALI RIZVI & SNA SANJAY SHINDE

In the presence of

Hairu Sharun

Hairu Sharun

Sataram Shy

RECEIPT

दिनांक - १
१०१६५ १८ ५०
२०१७

Received of and from the with named TRANSFEREES a sum of Rs. 9, 00,000/- (RUPEES NINE LAKHS ONLY) is being the part of consideration amount in respect of the said office viz. Office No. 102, in the "NIRMA PLAZA PREMISES CO OP SOC LTD" situated at Makwana Road, Marol Naka, Andheri (East), Mumbai - 400059 as per the terms of the present agreements. The said amount is received by me in the following Manner.

vide as per clause 2 of this Agreement by A/C payee Cheque as under:-

Amount	Cheque	Dated	Drawn on
9, 00,000/-	756392	04/09/2017	The Bharat Co-Op Bank (Mumbai) Ltd

I say I Received Rs. 9, 00,000/- (RUPEES NINE LAKHS ONLY)

Asiya
MRS. ASIYA ARIF ALI RIZVI
(TRANSFEROR)



WITNESS:

1) *Hairu Sharun*

2) *Sataram Shy*

RECEIPT

Received on the _____ day of _____ 2017 from the within named TRANSFEREE
The Sum of **Rs. 40, 00,000/- (RUPEES FOURTY LAKHS ONLY)** Full and Final
Payment. As per clause 3 of this Agreement by A/C payee Cheque as under:

Amount _____ Cheque No. _____ Dated _____ Drawn on _____

I say I Received Rs. 40, 00,000/- (RUPEES FOURTY LAKHS ONLY)

चक्र - १		
१०१८५	२०	५०
२०१७		

Asiya Arif Ali Rizvi
MRS. ASIYA ARIF ALI RIZVI
(TRANSFEROR)

WITNESS:

- 1) *Hanshi Sharma*
- 2) *Sadashankar. SH*



[Signature]

[Signature]
14

Asiya Arif Ali Rizvi

Nirma Plaza Premises Co-op. Society Ltd.

Reg. No. MUM / W-K (E)/GNL (O) / 1154 / 2003-2004 / 2004

Plaza, Mahawana Road, Off. Andheri-Kurla Road, Marol Naka, Andheri (E), Mumbai - 400 059.

No. _____

Date _____

चक्र - १		
१०१८५	२०	५०
२०१७		

TO WHOMSOEVER IT MAY CONCERN

This is to Confirm that as per Societies records Mrs. Asiya Arif Ali Rizvi is bona-fide members of Nirma Plaza Premises Co-op society Ltd has no outstanding dues for maintenance till 30th June 2017 in respect to Office No.102 on 1st Floor of the society Building. The Society has no objection to sale the above said office to Mr. Sanjay Atmaran Shinde and Mrs. Jyotsna Sanjay Shinde subject to completion all transfer formalities as per society rules

For Nirma Plaza Premises Co-op. Society Ltd

Hon Secretary,

Dated: 2nd September 2017
Place : Mumbai



बदर - १

१०१६५

२६

५०

२०१७



सत्यमेव जयते

नॉदणीचे प्रमाणपत्र :-

नॉदणी क्रमांक : एम.ए.एम./डबल्यू.केई/जी.एम.एम./[ओ]/११५४ /२००३-२००४/
सन २००४

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

बदर - १६७

निर्माणा प्रमाणित प्रमाणित को-ऑपरेटिव्ह सोसायटी लि.

सी. टी. एम. नं. ६१४, मकवाना रोड, एम. बी. रोड समोर,

मराठा नाका, अधरी [पूर्व] मुंबई- ४०० ०५२.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील
(सन १९६९ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये
नॉदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थेचे नियम १९६९ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे
वर्गीकरण "सर्व साधारण संस्था"

संस्था असून उपवर्गीकरण "इतर संस्था"
आहे.

का. नं. १६७



मुंबई

सही

[मोहम्मद आरिफ]

हुद्दा

उप विबंधक

सहकारी संस्था के/पूर्व विभाग मुंबई

दिनांक ३१ / ०३ / २००४



15 APR 1997

FULL OCCUPANCY CERTIFICATE

बंदर - १		बंदर - १	
3502	24	28	30
2084		2084	

...
...
... Apartments
... Hill
... (East)
... 400 059

The full development work of a building on plot bearing C.T.S. No. 614, 614/1 to 9, of village Marol, Makwana road, Andheri (East) completed under the supervision of Shri Nitin Shah, Licensed Surveyor, Architect/License no. S/424/LS may be occupied on the following conditions :

1. That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.
- 2) This occupancy certificate is granted without prejudice to any action initiated under section 353-A/471 of B.M.C. Act.

Note : Please also note that if any of the user men the approved plans are found changed without prior permission from the Municipal Corporation of Greater Bombay, the occupation cft. granted to your premises will be treated as cancelled and steps will be taken to cut off the water connection granted to your premises.

A copy of the certified completion plan is returned herewith.

Yours faithful

Executive Engineer, (Bldg. Proposals)
Western Subs. K/E & P ward.

15 APR 1997

No. CE/4742/WS/AK of

- Copy to :
- 1) Architect, Shri Nitin Shah.
 - 2) E.E.B.P. 3) E.E.V. K/East 4) Dy. A.A. & C. (S)
 - 5) Sup. K/E Wards. 6) A.E.W.W. K/E Ward.
 - 7) W.O. K/E Ward

CERTIFIED TRUE COPY.

NITIN SHAH,
CIVIL ENGINEER & ARCHITECT.
49, ANKITA, 53, NEHRU ROAD
VILE PARLE (EAST),
BOMBAY - 400057.
PHONE : 6129971, 6149593.

E.E.B.P. (W.S.) K/E & P



NIRMA PLAZA

FOR SHREE VARUN ENTERPRISES

The Buyer has agreed to Purchase Shop/ Office No. 102

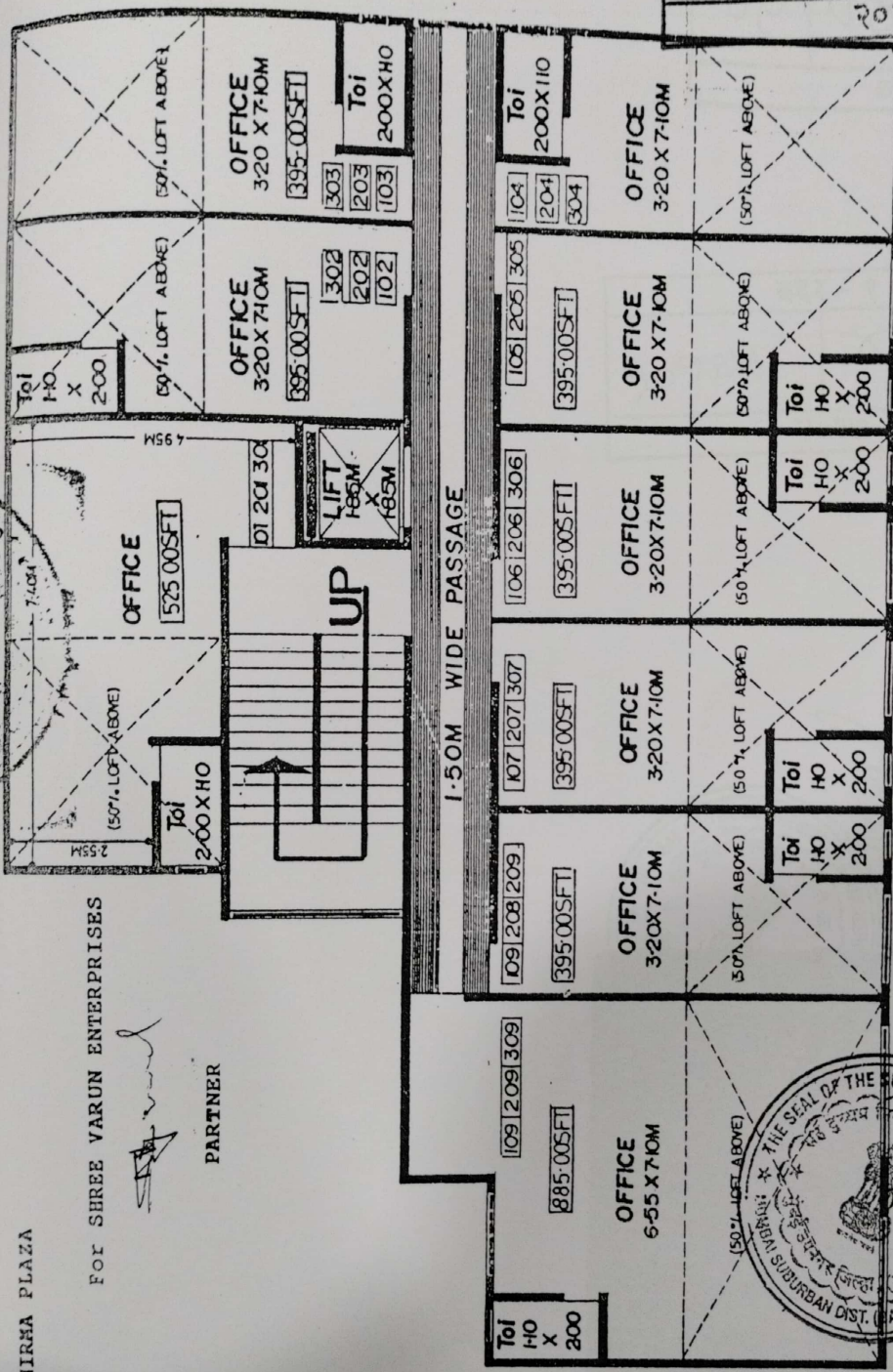
on First Floor

which is admeasuring 395 Sq. ft. Saleable Area (which includes proportionate Common Passage, Staircase, Lift & Loft Areas)

PARTNER

BUYER

FOR SYDIX MARKETING,
Room No. 502, 503, 504,
Partner,



FIRST TO THIRD FLOOR PLAN

2020	38	40
2020		

Summary 1 (GoshwaraBhag-1)

सोमवार, 04 सप्टेंबर 2017 11:37 म.पू.

दस्त गोपवारा भाग-1

बदर 1

दस्त क्रमांक: 10165/2017

दस्त क्रमांक: बदर 1 / 10165/2017

बाजार मुल्य: रु. 39,45,500/- मोबदला: रु. 49,00,000/-

भरलेले मुद्रांक शुल्क: रु. 2,45,000/-

दु. नि. सह. दु. नि. बदर 1 यांचे कार्यालयात

अ. क्र. 10165 वर दि. 04-09-2017

रोजी 11:25 म.पू. वा. हजर केला.

पावती: 11937

पावती दिनांक: 04/09/2017

सादरकरणाराचे नाव: संजय आत्माराम शिंदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकुण: 31000.00

दस्त हजर करणाऱ्याची सही:

सह. मुख्य निबंधक, अंधेरी क्र. १

सह. मुख्य निबंधक, अंधेरी क्र. १

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

शिक्का क्र. 1 04 / 09 / 2017 11 : 25 : 48 AM ची वेळ: (सादरीकरण)

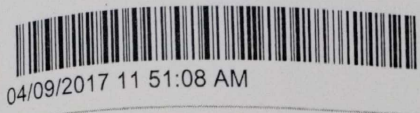
शिक्का क्र. 2 04 / 09 / 2017 11 : 28 : 31 AM ची वेळ: (फी)

बदर - १

१०१६५ ४२ ५०

२०१७





दस्त गोपवारा भाग-2

वदर1
दस्त क्रमांक:10165/2017

दस्त क्रमांक :वदर1/10165/2017
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संजय आत्माराम शिंदे पत्ता:प्लॉट नं: इ 303, माळा नं: 3, इमारतीचे नाव: लोक दर्शन, ब्लॉक नं: मरोल नाका, अंधेरी पूर्व, मुंबई, रोड नं: मिलिटरी रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:ABBPS4027P	लिहून घेणार वय :-49 स्वाक्षरी:-		
2	नाव:आसिया आरिफ अली रिजवी पत्ता:प्लॉट नं: ए 2, माळा नं: -, इमारतीचे नाव: मंगल ऑर्किड सी एच एस लीमिटेड, ब्लॉक नं: बसोबा, अंधेरी प, रोड नं: ऑफ यारी रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:ALOPR7136B	लिहून घेणार वय :-41 स्वाक्षरी:-		
3	नाव:ज्योत्सना संजय शिंदे पत्ता:प्लॉट नं: इ 303, माळा नं: 3, इमारतीचे नाव: लोक दर्शन, ब्लॉक नं: मरोल नाका, अंधेरी पूर्व, मुंबई, रोड नं: मिलिटरी रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:BSXPS7929A	लिहून घेणार वय :-47 स्वाक्षरी:-		



बदर - १
१०९६५ ५० ५०
२०१७
अंगठ्याचा ठसा

1	नाव:विशाल अशोक चव्हाण वय:32 पत्ता:सरकारी बसाहत बांदरा पूर्व मुंबई पिन कोड:400051	स्वाक्षरी		
2	नाव:हरीश शर्मा - वय:40 पत्ता:मरोळ अंधेरी पूर्व पिन कोड:400059	स्वाक्षरी		

शिकका क्र.4 ची वेळ:04 / 09 / 2017 11 : 31 : 08 AM

शिकका क्र.5 ची वेळ:04 / 09 / 2017 11 : 31 : 46 AM नोंदणी पुस्तक 1 मध्ये

सह-दुय्यम निबंधक, अंधेरी क्र. १

प्रमाणित करणेत येते की, या ५० दस्तामध्ये एकूण... खरे आहेत.
पुस्तक क्र. १/वदर-१/क्रमांक १०९६५ २०१७
वर नोंदला, दिनांक... 4 SEP 2017

सह-दुय्यम निबंधक, अंधेरी क्र. १
मुंबई उपनगर जिल्हा.

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH004961959201718E	0002800255201718

10165 /2017

Know Your Rights as Registrants

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

FULL OCCUPANCY CERTIFICATE

1. Name of Building.
2. No. of Floors.
3. No. of Apartments.
4. Loc. Vile Parle Hill.
5. Loc. Vile Parle (East).
6. Loc. - 400 059.

बंद - १६/		
3402	24	34
१०४५		

The full development work of a building on plot bearing C.T.No.614. 614/1 to 9, of village Marol, Makwana road, Vile Parle (East) completed under the supervision of Shri Nitin Shah, Licensed Surveyor, Architect/License no. S/424/LS may be occupied on the following conditions :

1. That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.
2. This occupancy certificate is granted without prejudice to any action initiated under section 353-A/471 of B.M.C. Act.

Note : Please also note that if any of the user modifications to the approved plans are found changed without prior permission from the Municipal Corporation of Greater Bombay, the occupancy certificate granted to your premises will be treated as cancelled and steps will be taken to cut off the water connection granted to your premises.

A copy of the certified completion plan is returned herewith.

Yours faithful



Executive Engineer, (Bldg. Proposals)
Western Subs., K/E & P Ward.

15 APR 1997

R/11497

No.CE/4742/WS/AK of

- Copy to :
- 1) Architect, Shri Nitin Shah.
 - 2) E.E.P.F. 3) E.E.V. K/East 4) Dy.A.A. & C. (S)
 - 5) Suo.K/E Wards. 6) A.E.W.M.K/E Ward.
 - 7) W.O. K/E Ward

CERTIFIED TRUE COPY.

Nitin
NITIN SHAH,
CIVIL ENGINEER & ARCHITECT.
S9, ANKITA, 53, NEHRU ROAD
VILE PARLE (EAST),
BOMBAY - 400 057.
PHONE : 612 9971, 614 95 93

ABR
E.E.P.F. (W.S.) K/E & P

MUNICIPAL CORPORATION OF GREATER BOMBAY
NO. CL/4742/WS/OK OF 135 APR 1997
FULL OCCUPANCY CERTIFICATE

To,
Smt. Seema B. ...
C.A. to owner,
1, Hill View ...
E/200, ...
Marol, ...
Mumbai - 400 055.

Sir,

The full development work of a building on plot bearing C.T.S. No. 614, 615 to 619, of village Marol, Malwani Road, Andheri (W) completed under the supervision of Mr. ... Shah, Licensed Surveyor, Architect/License no. ... may be occupied on the following conditions:

- 1) That the ... shall be obtained ... and a certified true copy of same shall be submitted to this office within three months from the date of issue of occupancy cert.
- 2) This occupancy certificate is granted with reference to any act ... under section 224 and R.N.C. Act.

Note: Please also note that if any of the uses mentioned in the approved plans are found changed without prior permission from the Municipal Corporation of Greater Bombay, the occupancy cert. granted hereon will be cancelled and will be taken to cut off the date of section in effect at that time.

A copy of the ... completion plan is attached herewith.

135/1997
13/4/97

...
Sub. ...

13/1/97



TRUE COPY
ARCHITECT

बदर-१५/
५९-६/२
२००६

Am