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Tuesday, May 02, 2017
11:08 AM

पावती

Original/Duplicate

सीरणी नं. 39M
Regn. 39M

पावती नं.: 5712 दिनांक: 02/05/2017

वाचावे नाव: एस्मर
दस्तावेजाचा अनुक्रमांक: बरत-5-5278-2017
दस्तावेजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: पुरपोलम सी. भातुशाली


नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 51

₹. 30000.00
₹. 1020.00

एकूण:

₹. 31020.00

आपघाम मुळा दस्त, थंबनेल प्रिंट, मुची-२ अंदाजे
11:23 AM ह्या वेळेत मिळेल.


सह दुय्यम निबंधक बीरीवली क्र. ५,
मुंबई उपनगर जिल्हा

बाजार मूल्य: ₹. 29196000/-
मोबदला ₹. 38500000/-
भरलेले मुद्रांक शुल्क: ₹. 1925000/-

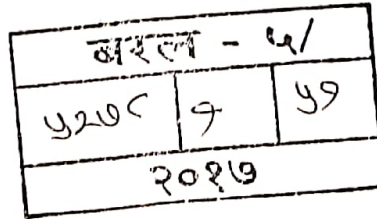
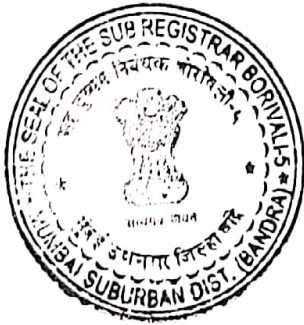
- 1) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
वॉटी/धनादेश/से ऑर्डर क्रमांक: MH000861160201718E दिनांक: 02/05/2017
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: ₹. 1020/-



BORIVALI - 5
Delivery Date.....

गुल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID बरल-5	20170502254	02 May 2017, 11:04 14 AM			
गुल्यांकनाचे वर्ष	2017				
जिल्हा	मुंबई(उपनगर)				
गुल्य विभाग	87-एकर (बोरीवली)				
उप गुल्य विभाग	87/402Aभागा खालील विभागातील सिटीएस न गधील मिळकती				
सर्तू नंबर /न भू क्रमांक	सि टी एस नंबर#374				
वार्षिक गुल्य दर तक्त्यानुसार गुल्यदर रु.					
खुली जमीन	निवारी सदनिका	कार्यालय	दुकाने	औद्योगिक	मीजमापनाचे एकक
72700	125700	167600	221200	125700	चौरस मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र.	156चौरस मीटर	मिळकतीचा वापर.	निवारी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण.	1-3आर सी	मिळकतीचे वय.	0 TO 2वर्ष	गुल्यदर/बांधकामाचा दर -	Rs 125700/-
उद्वेगवाहन सुविधा.	नाही	मजला -	21st floor To 30th floor		
मजला निहाय घट/वाढ = 115% apply to rate= Rs 144555/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर गुल्यदर = ((वार्षिक गुल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर) = (((144555-72700) * (100 / 100)) + 72700) = Rs 144555/-					
A) मुख्य मिळकतीचे गुल्य	= वरील प्रमाणे गुल्य दर * मिळकतीचे क्षेत्र = 144555 * 156 = Rs.22550580/-				
E) वंदिस्त वाहन तळाचे क्षेत्र वंदिस्त वाहन तळाचे गुल्य	27.88चौरस मीटर = 27.88 * (144555 * 25/100) = Rs 1007548 35/-				
एकत्रित अंतिम गुल्य	= मुख्य मिळकतीचे गुल्य + तळघराचे गुल्य + भेडनाईन मजला क्षेत्र गुल्य + लगतच्या गच्चीचे गुल्य + वरील गच्चीचे गुल्य + वंदिस्त वाहन तळाचे गुल्य + खुल्या जमिनीवरील वाहन तळाचे गुल्य + इमारती भोवतीच्या खुल्या जागेचे गुल्य = A + B + C + D + E + F + G + H = 22550580 + 0 + 0 + 0 + 1007548.35 + 0 + 0 + 0 = Rs 23558128 35/-				

[Home] [Print]





महाराष्ट्र शासन - नोंदणी व मुतांक विभाग

मुल्यांकन अहवाल सन 2017-2018

- १ दस्तावा प्रकार : ChR/Srati/111 अमरुचेत क्रमांक २९(६)
- २ सादरकर्त्याचे नाव : Purshottam G. Bhanushali
- ३ तालुका : कोल्हापूर
- ४ गावाचे नाव : पुण्डरीक
- ५ नगरभूसाधन क्रमांक / सर्वे क्र. / अंतिम मूल्यांक क्रमांक : C79 110:- 37-1/9/11
- ६ मूल्य दरविभाग (शोन) : ८१ उपविभाग १०२ A
- ७ गिलकतीचा प्रकार :- खुली जमीन निवासी कार्यालय मुकाम औद्योगिक प्रति चौ. मी. दर 125/00/-
- ८ दस्तात नमूद केलेल्या गिलकतीचे क्षेत्रफळ : 156 एकरपेठ / विस्तार चौ. मीटर / फूट
- ९ कार्यावधि : १/०९ मर्यादा : — पीटमाला : —
- १० मजला क्रमांक : 20 III उदवाहन सुविधा आहे / नाही
- ११ बांधकाम वर्ष : — पसारा : —
- १२ बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्के / काचो तारखे - ५/
- १३ बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क्र : — ३२७९ २ ३९ ज्याच्या दिनेशी घट / वाढ
- १४ विटह अॅन्ड सायमन्सचा दरत : १. प्रतीगाह भाडे रक्कम २०१७
- निवासी / अनिवासी २. अनामत रक्कम / आयात भाडे : —

तारखे - ५/		
३२७९	२	३९
ज्याच्या दिनेशी घट / वाढ		
२०१७		

१५ निर्धारित केलेले बाजारमूल्य

2,96,36,000/-

१६ दस्तामध्ये दर्शविलेला मूल्यांक :-

3,85,00,000/-



20 11 2017

१७ देय मुतांक शुल्क : 19,25,000/-

भारतेले मुतांक शुल्क : 19,25,000/-

१८ देय नोंदणी फी : 30,000/-

लिपिक ke

मंत्र मुद्रा विभाग

$$\begin{array}{r}
 125700 \\
 + 15\% \\
 \hline
 144555 \\
 \times 156 \\
 \hline
 2,25,50,580 \\
 + 25\% \\
 \hline
 2,81,88,225/- \text{ (अ)}
 \end{array}$$

व्ययनिका

$$\begin{array}{r}
 125700 \\
 + 15\% \\
 \hline
 144555 \\
 \times 25\% \\
 \hline
 36138 \\
 \times 27.88 \\
 \hline
 10,07,565/- \text{ (ब)}
 \end{array}$$

$$\begin{aligned}
 \text{अ} + \text{ब} &= 2,91,95,790/- \\
 &= 2,91,96,000/- \text{ बाजारमूल्य} \\
 &= 3,85,00,000/- \text{ मोडला} \\
 &= 19,25,000/- \text{ मुद्रांक शुल्क} \\
 &= 30,000/- \text{ नोंदणी फी}
 \end{aligned}$$


के

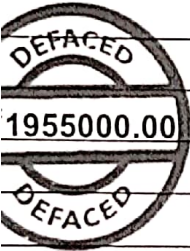
बरल - ५/		
५२०८	३	५९
२०१७		





CHALLAN
MTR Form Number-6

MH000861160201718E		BARCODE 		Date	28/04/2017-12:28:47	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID (If Any)			
PAN No.(If Applicable)				AABPB8555A			
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5				Full Name	PURSHOTTAM C BHANUSHALI		
Location MUMBAI				Flat/Block No.	FLAT NO 2002 AND 2003 WASABI GROVE BLDG		
Year 2017-2018 One Time				Premises/Building	NO 5 CHSL		
Account Head Details		Amount In Rs.					
30045501 Stamp Duty		1925000.00		Road/Street	CHIKUWADI		
30063301 Registration Fee		30000.00		Area/Locality	BORIVALI WEST MUMBAI		
				Town/City/District			
				PIN	4 0 0 0 9 2		
				Remarks (If Any)			
				PAN?=AAGPP3759B-SecondPartyName=NALINI M PATEL AND			
				OTHER-			
				Amount In	Nineteen Lakh Fifty Five Thousand Rupees Only		
Total		19,55,000.00		Words			
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
				Bank CIN	Ref. No.	02003942017042800573 65404592	
Cheque/DD No.				Date	28/04/2017-12:28:47		
Name of Bank				Bank-Branch	BANK OF BARODA		
Name of Branch				Scroll No. , Date	1 , 29/04/2017		




NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available
दर चालन केवल दस्तावेजों के पंजीयन के लिए ही मान्यता प्राप्त है। अनपंजीयन के दस्तावेजों के लिए यह चालन लागू नहीं है।

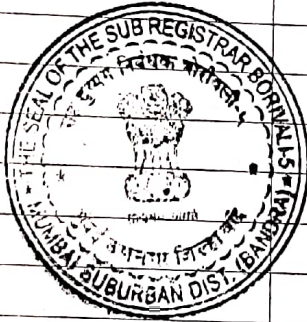
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-388-5278	0000575179201718	02/05/2017-11:04:42	IGR194	30000.00
2	(IS)-388-5278	0000575179201718	02/05/2017-11:04:42	IGR194	1925000.00
Total Defacement Amount					19,55,000.00

3205	8	39
2016		

CHALLAN
MTR Form Number-6

SRN	MH000861160201718E	BARCODE			Date	28/04/2017-12:28:47	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)	AABPB8555A			
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	PURSHOTTAM C BHANUSHALI			
Location	MUMBAI			Flat/Block No.	FLAT NO 2002 AND 2003 WASABI GROVE BLDG			
Year	2017-2018 One Time			Premises/Building	NO 5 CHSL			
Account Head Details		Amount In Rs.		Road/Street	CHIKUWADI			
330045501	Stamp Duty	1925000.00		Area/Locality	BORIVALI WEST MUMBAI			
330063301	Registration Fee	30000.00		Town/City/District				
				PIN	4	0	0	0 9 2
				Remarks (If Any)	PAN2=AAGPP3759B--SecondPartyName=NALINI M PATEL AND OTHER-			
				Amount In Words	Nineteen Lakh Fifty Five Thousand Rupees Only			
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	02003942017042800573		65404592		
Cheque/DD No.		Date		28/04/2017-12:35:11				
Name of Bank		Bank-Branch		BANK OF BARODA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				



E:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available
 सचल केवल दस्तावेज निकास कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

M. Patel
[Signature]
[Signature]

चरल - ५/
 ५२०५ | ५ | ५९
 २०१७

M Patel
M Naginbhai Patel



AGREEMENT FOR SALE

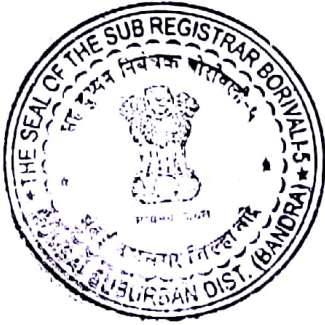
THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 28th day of April, 2017 BETWEEN 1) MRS. NALINI M. PATEL (age 50 years) an Indian origin at present Non Resident of Indian Status & 2) MR. MAHENDRAKUMAR NAGINBHAI PATEL (age 53 years) an adult, Indian Inhabitant of Mumbai, presently having address at A/2002, Panchsheel Heights, Mahavir Nagar, Kandiyali (West), Mumbai 400 067, hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the ONE PART AND MR. PURSHOTTAM C. BHANUSHALI (age 46 years) an adult, Indian Inhabitant of Mumbai, having address at B/202, Dharam Palace CHS Ltd., Shantivan, Borivli (East), Mumbai 400 066, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

M Patel
M Naginbhai Patel
M Purshottam C. Bhanushali

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२०१७		

WHEREAS THE TRANSFERORS HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFEREE AS FOLLOWS:

a) By an agreement dated 30th day of December, 2010 registered before the Sub-Registrar of Assurances under Sr.No.BDR5-11248-2010 Dated 31/12/2010 alongwith Agreement for providing additional amenities dated 30th December, 2010 also registered before the Sub Registrar of Assurance under Sr. No.BDR-5/11249/2010 made and entered into between M/s. Kajal Enterprises, a Partnership firm having its principal place of business at Garden Grove Complex, Kanti Layout, Chikuwadi, Borivali (West), Mumbai 400 092, therein called as "The Developers" of the One Part and the 1) Mrs. Nalini M. Patel & 2) Mr. Mahendrakumar Naginbhai Patel (the Transferors herein), therein called-as "The Purchaser/s" of the Other Part, the latter have purchased and acquired a residential Flat on ownership basis viz. Flat No.2002/2003 admeasuring 130 sq.mtrs. Carpet area which is inclusive of balcony area of 5.76 sq.mtrs. in Building No.5, 20th floor, in the building then known as Wasabi Grove (and now known as Wasabi Grove Bldg. No.5 Co-operative Housing Society Ltd.) situated at Chikuwadi, Borivli (West), Mumbai 400 092 at Village Eksar, Taluka Borivli, more particularly described in the schedule hereinunder written (hereinafter referred to as "the said Flats") alongwith 2 Stilt Car Parking Space Nos.12/13 in the compound of the said building (hereinafter referred to as "the said Parking Space") at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of the said Flats.



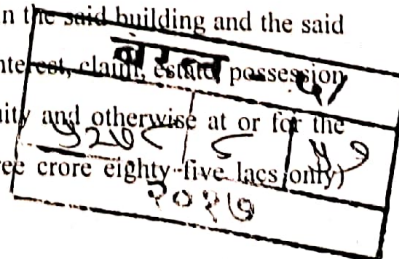
वरल - ५१		
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२०१७		

b) The various Purchasers of the said building formed a Co-operative Housing Society namely Wasabi Grove Bldg. No.5 Co-operative Housing Society Ltd., registered under the Maharashtra Co-operative Societies Act, 1960 bearing registration No.MUM/WR-N/HSG/TC/15481/2016-15/2016 (hereinafter called "the said Society") and the said 1) Mrs. Nalini M. Patel & 2) Mr. Mahendrakumar Naginbhai Patel (the Transferors herein) became one of the members of the said society and the said society issued in their favour Shares of Rs.50/- each, bearing Distinctive Nos. from 751 to 760 and Shares Certificate No.76 in respect of Flats No.2002 & Distinctive Nos. from 761 to 770 and Shares Certificate No.77 in respect of Flats No.2003 (hereinafter called "the said Shares").

- c) That the Transferors are in the exclusive and absolute possession of the said Flats and benefits and that neither the Transferors had till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said Flats or any part or portion whereof, in any way or any manner whatsoever.
- d) That the Transferors herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/ or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said Flats or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the Transferors.
- e) That the title of the Transferors in respect of the said Flats and the said shares is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances.
- f) That in the manner aforesaid the Transferors have truly, honestly, bonafidely and in good faith disclosed to the Transferee, all the material facts and circumstances in respect of the said Flats with said shares and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bona fide representations (or any misrepresentation to or concealment from the Transferee in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.



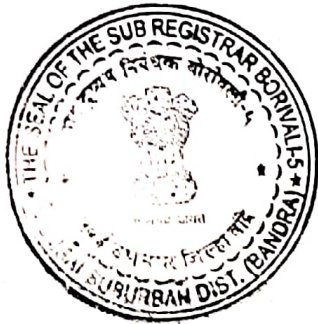
AND WHEREAS upon the strength of the representation and declaration made by the Transferors to the Transferee, the parties have negotiated for sale and purchase of the said Flats alongwith furniture and fixtures in the said building and the said shares with all incidental benefits and right, title, interest, claim, estate possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of Rs.3,85,00,000/- (Rupees Three crore eighty-five lacs only)



payable to the Transferors with vacant and peaceful possession of the said Flats with said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the Transferors and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

AND WHEREAS the Transferors have informed the said society under the By-laws to transfer the shares and interest in the capital/property of the society and obtained the necessary permission from the said society to sell, transfer and assign the said Flats and the said shares to the Transferee.

AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said Flats and the said shares in the said building with the benefits attached to it and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:



NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Transferors hereby declare and confirm that what is recited hereinabove in respect of the said Flats and the said shares shall be treated as representations and irrevocable declarations on their part as if the same are reproduced herein in verbatim and form part of this clause. The Transferors hereby confirm that the Transferee have agreed to purchase the said Flats and the said shares relying upon the correctness of the declarations and representations made by the Transferors in these presents.

बरल - ५१		
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२०१७		

2. The Transferors shall sell, transfer, assign and assure to the Transferee and the Transferee shall purchase and acquire the said Flat Nos.2002/2003, Building No.5, 20th floor, Wasabi Grove Bldg. No.5 Co-operative Housing Society Ltd., situated at Chikuwadi, Borivli (West), Mumbai 400 092, more particularly described in the schedule hereunder written free from all encumbrances at or for the price of Rs.3,85,00,000/- (Rupees Three crore eighty five lacs only) being the full consideration payable by the Transferee to the Transferors in the following manner.

a. Rs.51,00,000/- (Rupees Fifty one lacs only) being the **Part Consideration** amount paid by the Transferee to the Transferors on or before the

execution of this Agreement (the payment and receipt whereof the Transferors herein doth hereunder admit and acknowledge).

- b. Rs.3,34,00,000/- (Rupees Three crore thirty four lacs only) being the **Balance Consideration** amount to be paid by the Transferees to the Transferors within 30 days from the date of receiving the Exemption certificate from the Income Tax authority against the vacant and peaceful possession of the said Flat, provided the Transferors produce all the necessary title documents and NOC required by the Transferees for availing Loan.

In performing their part of the contract the Transferee shall be entitled to specific performance of this understanding together with right to claim costs, charges and expenses and losses from the Transferors.

3. The Transferees shall not deduct Tax deducted at source as applicable of the agreement value as the Transferees are directed not to deduct Tax at source as per the Income Tax Act for the Transferor No.1 and shall produce the Tax Exemption certificate from the respective authority of Income Tax and if the Transferor No.1 fails to provide the said exemption certificate then the Transferees can hold the TDS amount as applicable and deposited it to respective department.

4. It has been expressly agreed by the parties herein, that the time should be essence of the Contract, as far as (i) the payment of above given balance consideration and (ii) for handing over vacant and peaceful possession of the said Flats to the Transferee with clear and marketable title free from all encumbrances.

5. It is agreed that the Transferee herein shall be entitled to receive peaceful vacant possession of the said Flat and all other title deeds from the Transferors on the day of the payment of the balance consideration amount stated in clause 2(b) hereinabove.

6. If the Transferors fail to complete the contract as per this agreement and the Transferee is willing to pay and fulfil his part of the agreement then the Transferors shall abide by the terms herein and shall be bound to complete the contract on their part.



बरल - ५/		
५२०८	१०	५९
२०१९		

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7. It is agreed between the parties that if there is any delay or default on the part of the Transferors in performing their part of the contract then the Transferee shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the Transferors.

8. It is agreed that if the Transferee fails to make the payment of consideration price within the stipulated time aforesaid, the Transferee shall be liable to pay to the Transferors the interest at the rate of 18% per annum on the delayed payment.

9. On receiving the balance consideration, the Transferors shall immediately put the Transferees in vacant possession of the said Flat and shall surrender their right, title and interest in favour of the Transferee and the Transferee shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said Flats together with the fittings, fixtures and other amenities provided by the developers absolutely without any let or sub-let.

10. The Transferors have obtained the necessary permission from the said society to transfer all their rights, title, claim, interest and benefits whatsoever enjoyed by the Transferors including the shares, deposits, if any, in favour of the Transferee and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Transferors in respect of the said Flats unto the Transferee for exclusive use of Transferee thereof as aforesaid.

11. The Transferors further state and declare that they have paid the full consideration in respect of the said Flats and nothing is due and payable by them.



वरल - ५७		
५२०८	२९	५९
२०१७		

12. The Transferors covenant with the Transferee that only they are the absolute owners of the said Flats and the said shares hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the said shares and in the said Flats whether by way of sale, charge, mortgage, lien, gift, trust inheritance, lease, licences, easement or otherwise howsoever and they have good right, full power and absolute authority to transfer and sell the same to the Transferee.

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13. The Transferors further covenant with the Transferee that they have not created any charge or encumbrance of whatsoever nature on the said shares or the said Flats nor are the same or any of them the subject matter of any litigation or stay order nor are the same or any of them the subject matter of any attachment whatsoever (whether before or after judgement) or any prohibitory order and they have not created any adverse right whatsoever in favour of any of one in respect of the same or any of them.

14. The Transferors hereby undertake to indemnify and keep indemnified the Transferee against all losses, harms, damages, charges, claims, demands, proceedings, costs and expenses in connection with any liability which the Transferee may have to suffer or incur due to the defect in the title of the Transferors or any adverse claims from society charge, mortgage, lien in respect of the said Flats or due to any arrears of Govt. authorities, Stamp authority, Sub-Registrar, competent authorities and/or any third party relating to the said Flats sustained prior to the execution of these presents.

15. The Transferors shall hand over to the Transferee all those relevant papers, documents in their possession and control relating to the said Flats immediately on receiving the balance consideration amount and shall also sign such other papers, applications, forms and declarations as may be required by the said Transferee from time to time for effectual transfer of the said Flats in the name of the Transferee.



The Transferors hereby declare that the said Flats is the self acquired property of themselves and that no one else except them have any right, title and interest in respect of the said Flats and the Transferee shall after payment of full consideration quietly and peacefully possess and occupy and enjoy the said Flats without any let, hindrance, denial, demand, interruption or eviction by the Transferors or any other person lawfully or equitably claiming through, under or in trust for the Transferors.

17. That after receiving the full and final payment as aforesaid from the Transferee, neither the Transferors nor their legal heirs, executors and administrators shall and will have any right, title, interest or claim to the said Flats.

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[Handwritten signature]

बरेल - ५/		
५२०८	१२	११
२०१७		

18. The Transferors hereby covenant with the Transferee that they shall pay to the said society all their shares of taxes and outgoing etc. up to handing over the possession of the said Flats to the Transferee.

19. The Transferee shall become the member of the said society and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the said society and shall regularly pay the monthly maintenance charges in respect of the said Flats to the said society without any default.

20. It is specifically agreed by and between the parties that the transfer charges of the said society shall be borne and paid by the Transferee.

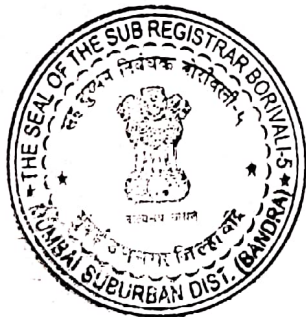
21. The Transferee shall lodge the present agreement before the concerned Registrar of Assurances and the Transferor shall admit their signature on the said agreement before the said authority within the prescribed time limit as per law.

22. Neither the Government nor any public authority has issued any order under Income Tax Act, Wealth Tax Act, Maharashtra Land Revenue Code or under any statute restraining the Transferors from selling or disposing of the said Flats or any part thereof in any manner whatsoever.

23. It is specifically agreed by and between the parties that once the entire consideration amount of the said Flats is paid to the Transferors, this agreement shall be deemed to be treated as Sale Deed.

24. That the Transferors have not received any notice from the Municipal Corporation of Greater Mumbai and/or Government and/or any other statutory body or authority for acquisition or requisition of the said Flats.

25. It is also agreed by and between the parties that the Stamp Duty and registration charges in respect of the present agreement shall be borne and paid by the Transferee.



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बल - ५१		
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२४५९		

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

RECEIPT

RECEIVED of and from the withinnamed Transferee **MR. PURSHOTTAM C. BHANUSHALI** a sum of Rs.51,00,000/- (Rupees Fifty one lacs only) being the **Part Consideration** amount in respect of the said Flats viz. Flat Nos.2002/2003, Building No.5, 20th floor, Wasabi Grove Bldg. No.5 Co-operative Housing Society Ltd., situated at Chikuwadi, Borivli (West), Mumbai 400 092, we have agreed to sell as per the terms of the present agreement.

The said amount is received by us in the following manner.

Amount	Cheque No./transfer	Date	Banker's Name and Branch
51,00,000/-	000579	16.4.2017	HDFC Bank

We say received Rs.51,00,000/-



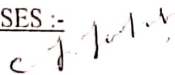
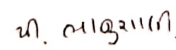
(MRS. NALINI M. PATEL)



(MR. MAHENDRAKUMAR NAGINBHAI PATEL)

TRANSFERORS

WITNESSES :-

1. 
2. 



वरल - 41		
4205	99	49
२०१७		

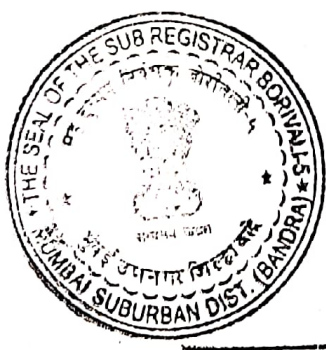
ANNEXURE - 'C'

APP. No. 1078

EXTRACT FROM THE PROPERTY REGISTERED CARD
 CITY SURVEY ३७४ व/३३ TALUKA : BORIVALI Dist. : BOMBAY SUBURBAN DIST.

City Survey	Area Sq. Mtrs.	Tenure	Particulars of accessment for rent paid to Government and when due for revision
३७४ व/३३	४३३६२-३	C.	-
Easement			
Holder In Origin of the title so far as traced			
Other Encumbrances			
Other Remarks			

Date	Transaction	Vol No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
२९/५/६६	न. भू. नं.	SI	पोटविभाजन आदेशानुसार न. भू. ३७४ व/३३ ची नव्विन मिळकत पत्रिका उघडून त्यास ४३३६२-३ चौ. मी. क्षेत्र दाखल केले. सन १९६६ मध्ये मुळ मिळकत पत्रिके प्रमाणे सी. नोंदवून धारक मे. सी. को. ही मिळकत प्रा. लि.	सह १०१ १९६६ १९६६
२९/५/६६	ध. म. प. र. २	२		
२९/५/६६	२९/५/६६	१-५०		
२९/५/६६	२९/५/६६			
२९/५/६६	२९/५/६६			



५२०८	१६५९
२०१७	

११२४८	२२
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सुभानगर नगरपालिका, मुंबई
 MUNICIPAL CORPORATION OF GREATER MUMBAI.

NO.CHE/A-3624/BP(WS)/AR of

FULL OCCUPATION

06 APR 2013

To,
 M/S. Kanti Builders Pvt. Ltd.
 Owner

Sub: Permission to occupy the completed Building No.5 on Plot bearing C.T.S. No.374B, 11 Village Eksar, Chikuwadi at Borivali (west), Mumbai.

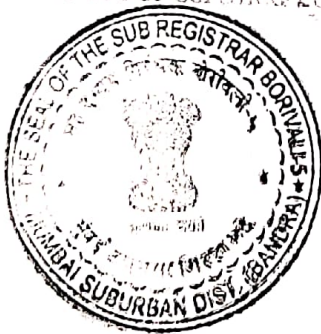
Ref:- Your letter dated 12/12/2012.

Sir,

The development work of Building NO.5 comprising of Basement + Ground floor (pp)/Silt (pt) + 1st Car parking Level + 1st Floor + 1st to +2nd to 21st upper floors on plot bearing C.T.S. No.374-B, 11 Village Eksar, Chikuwadi at Borivali (west), Mumbai, is completed under the supervision of Shri B. R. Gandhi, Architect having Lic. No.CA/89/5713, Shri Gireesh M. Rajadhyaksha, Lic. Structural Engineer having Lic. No. STR/R/28 and Lic. Site Supervisor Shri Shailesh D. Satam having Lic. No. S /650/SS may be occupied on the following conditions.

1. That certificate under Sec. 270A of M.M.C. Act will be obtained from H.E.'s Department regarding adequacy of water supply.

A set of certified compliance plans returned herewith.



Yours faithfully,

For En. Eng. (Bldg. Prop.) W.S. 'R' Ward

बल - ५/		
५२०८	१८	५९
२०१७		

COMMENCEMENT CERTIFICATE

To,
 M/s. KANTI BUILDERS INT. LTD.,
 OWNER.

Sir,

With reference to your application No. 1051 dated 08.02.2005 for
 Development Permission and grant of Commencement Certificate under section 45 & 69 of the
 Maharashtra Regional and Town Planning Act 1986, to carry out development and building
 permission under section 346 of the Bombay Municipal Corporation Act 1908 to erect a
 building to the development work of Proposed bldg. No. 5 in Sector I-C,
 C.T.S. No. 374/B/11
 at premises at Street _____
 Village Eksar Plot No. _____
 situated at Borivili (West) Ward B/Central

The Commencement Certificate/Building Permit is granted on the following conditions:

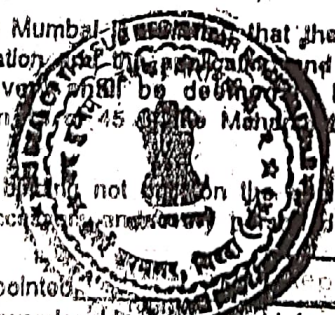
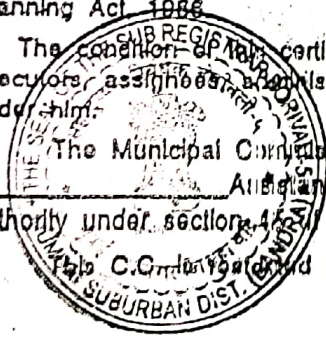
1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
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 renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not accordance with the sanctioned plans.
 (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened.

(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of sections 45 of the Maharashtra Regional and Town Planning Act 1986.

7. The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors deriving title through or under him.

The Municipal Commissioner has appointed _____ Assistant Engineer to exercise the powers and functions of the Planning Authority under section 45 of the said Act.



Page	20	59
Corr.	20	19

Slab	1
Level	39

For and on behalf of Local Authority
 Brihanmumbai Mahanagarpalika

20/6/05
 Asst. Engineer, Building Proposal (West. Sub.)
 W/S 'H' Wards
 FOR
 MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

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CHE/A36241 BP1 (W.S.) / AR

⑧ This c.c. is now granted for work upto Top of Basement slab level as per approved plan dtd 1.9.2006.

21 DEC 2006

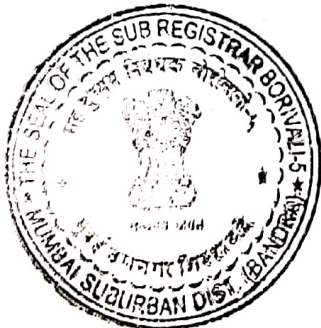
Handwritten signature
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) R-Ward

⑨ This C.C. is now valid and extended for entire works for the building U/Raj i.e. Basement + Still (Part) + 2 Floors for parking + 2 upper floors. as per approved plans dtd. 14.08.2007.

5 DEC 2007

Handwritten signature
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) R-Ward

Ch Patel



बदर - ५/		
११२०८	३२	
२०१०		

जरल - ५/		
४२०८	२२	५९
२०१७		



भापर जिल्हाधिकारी व सक्षम प्राधिकारी (नागरी क्षेत्र कमाल धारणा)
प्रासासकीय इमारत, ५ वा मजला, चेतना कॉलेज जवळ, शासकीय, वसाहत, बांद्रा (पूर्व)

क्र. सी/युएलसी /डे-३/से-२०/बी-१८१
दिनांक : १.१.२००९

9 JAN 2009

कार्यकारी अधिकारिता,
इमारत प्रस्ताव, पी व आर बॉर्ड,
युनिसेपल मार्केट, कांदिवली (पश्चिम)
मुंबई ४०००६७

- विषय : नागरी जमीन कमाल धारणा कायद्याच्या कलम २० नुसार मौजे एकसर येथील न.भू.क्र. ३७२ आणि ३७४ या जमिनीवर मंजूर झालेल्या योजनेतील सेक्टर I-C इमारत क्र.१,५,६ आणि ७ ह्या इमारतीस भोगवटा दाखला मिळणेबाबत
- संदर्भ क्र.१) शासनाचे योजना मंजूरीचे आदेश क्र. एचडब्ल्यूएस-१०८४/१७७ / (१०४३) डी-१३ दिनांक १.२.१९९१
 - २) उक्त आदेशास ह्या कार्यालयाचे सम क्रमांकाची शुध्दीपत्रके दिनांक २३.७.२००१ आणि दिनांक २३.४.२००७
 - ३) ह्या कार्यालयाचे सम क्रमांकाची दिनांक १४.७.२००४ आणि १२.२.२००८ रोजीची आपणास पत्रे
 - ४) ह्या कार्यालयाचे सम क्रमांकाचे दिनांक २५.१०.२००५ चे पत्र
 - ५) मे. कांती बिल्डर्स प्रा.लि. यांचे दिनांक ८.१२.२००८ चे पत्र

मौजे एकसर न.भू.क्र.३७२ व ३७४ या आंतरिकत घोषित जमिनीवर संदर्भित पत्र क्र.१ अन्वये शासनाच्या इरादापत्रान्वये दिनांक १.२.१९९१ रोजी योजना मंजूर झाली. त्यानुसार या



कार्यालयाने संदर्भ क्र. दोन दिनांक २.७.२००६ आणि २३.४.२००७ च्या इरादापत्रान्वये शुध्दीपत्रके जारी केली आहेत. सदर शुध्दीपत्रकाच्या विकासकाने योजनेतील

बरेल - ५/		
५२५	२५	५९
२०१७		

अनुसूचित बांधकाम अधिनियम १९४७ च्या अन्वये दिनांक ६८४१.२९ चौ.मी. इतके क्षेत्र ११० सदनिकांच्या स्वरूपात



अध्यापपर्यंत संदर्भित पत्र क्र.३ व ४ अन्वये एकूण ४१४ सदनिकांच्या स्वरूपात शासनास

सदनिकांच्या स्वरूपात शासनास		
२२२४	३३	
४ इमारती, सेक्टर ३ मधील दोन		
२२१०		

प्रत्यापित केले आहे. ह्या कार्यालयाने सेक्टर ३ बी मधील दोन इमारती, सेक्टर ID मधील कामे

कक्ष बी १, बी २ इमारत अे कक्ष अे-१, अे-२, सेक्टर ४ बी मधील इमारत बी ५ आणि सेक्टर १ ए इमारत क्र. १ आणि २ ह्या इमारतींना एकूण ५८०२५.१५ चौ.मी.

बांधीव क्षेत्रासाठी भोगवटा दाखला देण्याकरिता ना हरकत प्रमाणपत्रे यापूर्वीच वेळोवेळी दिली आहेत.

योजनेतील अन्य कोणत्याही इमारतीस भोगवटा दाखला देण्यात येऊ नये. तसेच भोगवटा प्रमाणपत्र देणेपूर्वी जागेवर झालेले बांधकाम हे मंजूर नकाशानुसारच असलेची खात्री महानगर पालिकेने करणे आवश्यक राहिल.

सेक्टर I-C मधील इतर इमारतींचे बांधकाम पूर्ण झाल्यानंतर FSI व Transfer of Development Rights प्रमाणे हया कार्यालयाकडून भोगवटा दाखला देण्याबाबतची कार्यवाही करणेत वेईल. I-C सेक्टर मधील उक्त इमारत क्र.१,५,६ आणि ७ व्यतिरिक्त प्रस्तावित इमारतीमध्ये शासन नामनिर्देशित व्यक्तिकरीता विकासकाने सदनिका राखीव ठेवल्या असल्याचे हया कार्यालयास कळविले आहे तरी सदर बांधकाम नकाशे मंजूर करताना त्या सदनिका नकाशावर दर्शविल्या असल्यानंतरच तसेच योजनेखालील इतर इमारतीमध्ये

नामनिर्देशित व्यक्ति करीता राखीव सदनिका असल्याबाबत शहानिशा करूनच इमारतीस बांधकाम मंजूरी देण्यात यावी.



आपला



(एस.आर.जाधवे)

अपर जिल्हाधिकारी व स.प्रा.

(ना.क्षे.क.म.) बृहन्मुंबई

प्रत,

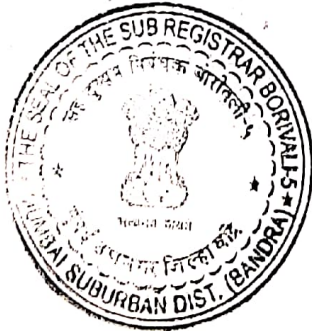
१) मं. कांती बिल्डर्स प्रा.लि.,

५०१ कॉम्पस हाऊस, १४० एन.एम.रोड, फोर्ट, मुंबई ४०००२३

प्रत माहितीसाठी सादर

२) मा. प्रधान सचिव, नगर विकास विभाग, मंत्रालय, मुंबई ३२

३) निवड नस्ती



बदल - ५/		
५२७८	२८	५९
२०१७		

बदल - ५/	
९९२८८	३५
२०१०	

WASABI GROVE BLDG. NO. 5 CO-OP. HSG. SOC. LTD.

Regd. No. : MUM/WR-N/HSG/TC/15481/2014-15/2014
Garden Grove Complex, Chikwadi, Borivall (West), Mumbal - 400 092.

SHARE CERTIFICATE

Mem. Register No. 076

Certificate No. 076

This is to certify that Mrs. Nalini M. Patel ✓
Mr. Mahendra Kumar Naginbhai Patel is / are the Registered Holder/s of Ten fully paid - up

shares of Rs. Fifty each Numbered 751 to 760 (both inclusive) in the above named

WASABI GROVE BLDG. No. 5 Co-Op. Hsg. Soc. Ltd Subject to the Provisions of the Bye-laws
of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.


Given under the Common Seal of the said society, this 20th day of September 2014.


Rs. **500/-**

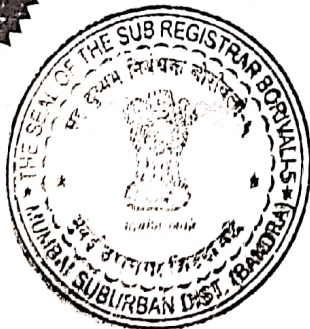


Flat No. : 2002


Hon. Chairman


Hon. Secretary


Authorised Managing Committee



बरल - ५/		
५२०५	३०	५९
२०१७		

Memorandum of Transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Reg. No. 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



बरल - ५/
 ५२०८ ३९ ५९
 २०१७

WASABI GROVE BLDG. NO. 5 CO-OP. HSG. SOC. LTD.

Regd. No. : MUM/WR-N/HSG/TC/15481/2014-15/2014
Garden Grove Complex, Chikwadi, Borivali (West), Mumbai - 400 092.

SHARE CERTIFICATE

Mem. Register No. 077

Certificate No. 077

This is to certify that Mrs. Nalini M. Patel & ✓
Mr. Mahendra Kumar Naginbhai Patel is / are the Registered Holder/s of Ten fully paid - up
shares of Rs. Fifty each Numbered 761 to 770 (both inclusive) in the above named

WASABI GROVE BLDG. No. 5 Co-Op. Hsg. Soc. Ltd Subject to the Provisions of the Bye-laws
of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the Society, this 20th day of September 2014

Rs. 500/-



Flat No. : 2003

[Signature]
Hon. Chairman

[Signature]
Hon. Secretary

[Signature]
Authorised Managing Committee

बरल - ५/		
५२०८	३२	५९
२०१७		

Memorandum of Transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Reg. No. 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



बरल - ५/

५२०८	३३	५९
२०२७		

VASABI GROVE BLDG. NO. 5 CO-OP. HSG. SOC. LTD.

Regd. No. MUM/WR-N/HSG/TC/15481/2014-15/2014

Garden Grove Complex, Chikwadi, Borivali (West), Mumbai-400 092.

Date: 25.04.2017

Ref No: N17_127

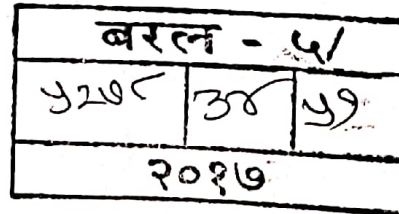
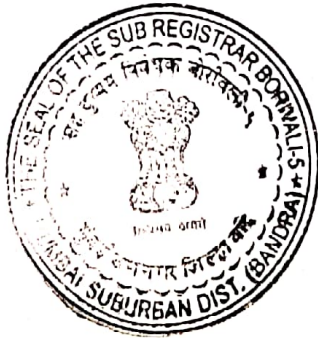
TO WHOSOEVER IT MAY CONCERN

Reg: Flat No. 2002-2003 of Mrs. Nalini M. Patel & Mr. Mahendrakumar NaginBhai Patel in the Society named Wasabi Grove Bldg No 5 CHS Ltd situated at Garden Grove Complex, Chikwadi, Borivali (west), Mumbai-400092

1. Mrs. Nalini M. Patel & Mr. Mahendrakumar NaginBhai Patel are the Members of the Society and the owner of Flat No 2002-2003 in the Society named Wasabi Grove Bldg No 5 CHS Ltd.
2. Mrs. Nalini M. Patel & Mr. Mahendrakumar NaginBhai Patel have cleared the Society Maintenance Dues upto December- 2016.
3. The Members have informed the Society about their intentions to sell the said flat No. 2002-2003 to Mr. Purshottam. C. Bhanushali.
4. The Society will have no objection to Mrs. Nalini M. Patel & Mr. Mahendrakumar NaginBhai Patel selling the said flat to Mr. Purshottam. C. Bhanushali subject to the following:
 - a. Completion of all transfer forms and formalities as per the Byelaws and rules of the Society.
 - b. Approval of the Managing Committee.
5. This is a subjective NOC being issued without prejudice at the instance of Mrs. Nalini M. Patel & Mr. Mahendrakumar NaginBhai Patel.

For Wasabi Grove Bldg No 5 CHS Ltd

Hon. Chairman / Hon. Secretary





रात्यमेव जयते

- : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक : एमयुएम/डब्ल्युआर-उ/एचएसजी/टिसी/१५२८//२०१४-१५/२०१४

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

वसावी ग्रोव्ह बिल्डींग नं.५ को-ऑपरेटीव्ह हॉसिंग सोसायटी लि,
सी.टी.एस.नं.३७४/बी/११(पार्ट), व्हिलेज एक्सप्रेस गार्डन ग्रोव्ह,
चिकुवाडी, बोरीवली (पश्चिम), मुंबई - ४०० ०९२.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात
आलेली आहे .

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे
वर्गीकरण " गृहनिर्माण संस्था "
असून उप-वर्गीकरण " भाडेकरू सहभागिदारी गृहनिर्माण संस्था "
आहे.

कार्यालयीन मोहर



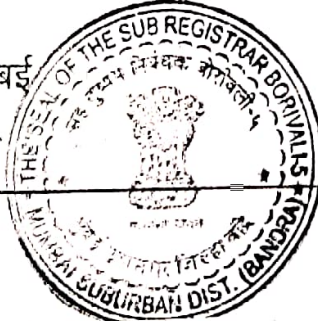
सही (राजकुमार पाटील)

हुद्दा

१५/११/२०१४

स्थळ : मुंबई

दिनांक :



वरदान - ५१		
५२७८	३८	५९
२०१७		



दस्तावेज क्रमांक व वर्ष: 11248/2010

दुय्यम निबंधक: बोरीवली 2 (कांदिवली)

Friday, December 31, 2010

5:12:36 PM

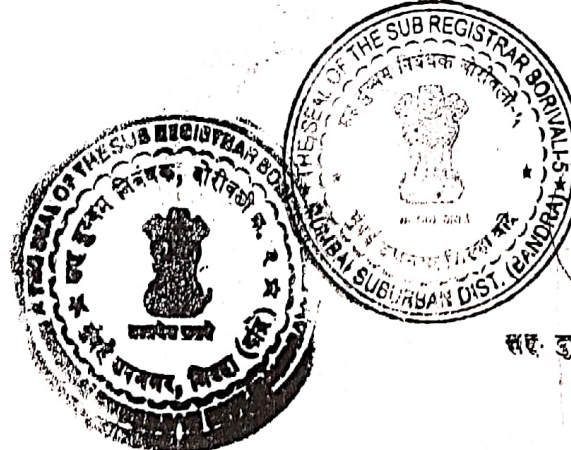
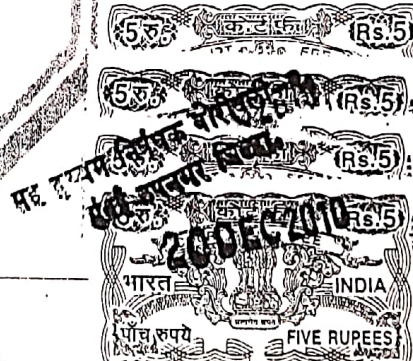
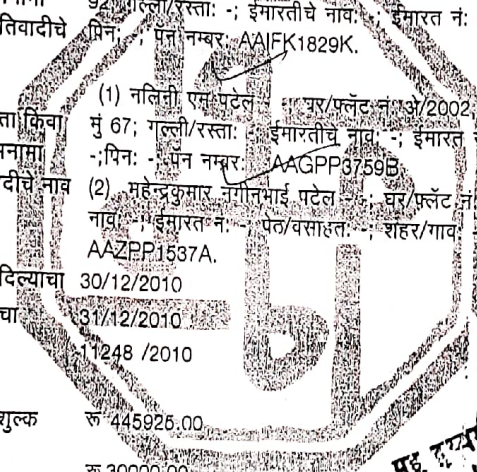
सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : एक्सर

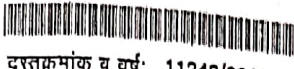
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,600,000.00 वा.मा. रु. 9,266,253.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 374/बी/11 (पार्ट) वर्णन: सदनिका क्र 2002/2003, 20 वा मजला,बिल्डिंग नं-5,बासावी चिकुवाडी बोरीवली प मुं 92,सोबत 2 स्टिक्ट कार पार्किंग स्पेस नं-12 व 13
- (3) क्षेत्रफळ (1) 156.00 चौ मी विल्टअप
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) नै:- काजल एन्टरप्रायझेस चे भागीदार लेखराज एस कावेडी तर्फे मुखत्यार बी आर शाह - ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्ता नम्बर: AAIFK1829K.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) नलिनी एम् पटेल - ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्ता नम्बर: AAGPP3759B
(2) महेंद्रकुमार जेगीनभाई पटेल - ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्ता नम्बर: AAZPP1537A.
- (7) दिनांक करून दिल्याचा 30/12/2010
- (8) नोंदणीचा 31/12/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 11248 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 445925.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 300000.00
- (12) शोरा



खरी प्रत

सह. दुय्यम निबंधक बोरीवली- 2.
मु.प.स. उपनगर सिडहा

खरल - ५/		
५२०८	३८	५९
२०१०		



दस्तावेज क्रमांक व वर्ष: 11249/2010

दुय्यम निबंधक: बोरीवली 2 (काविवली)

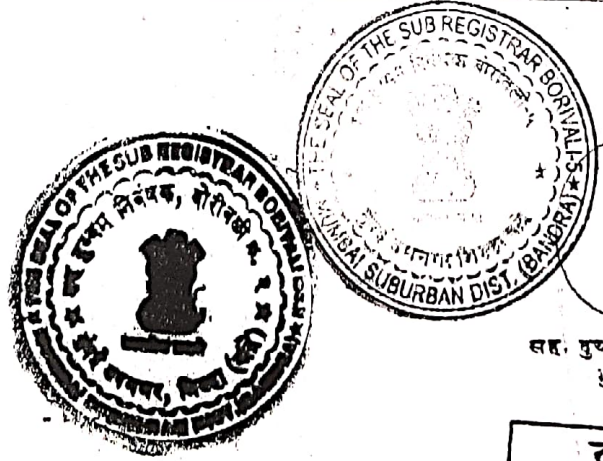
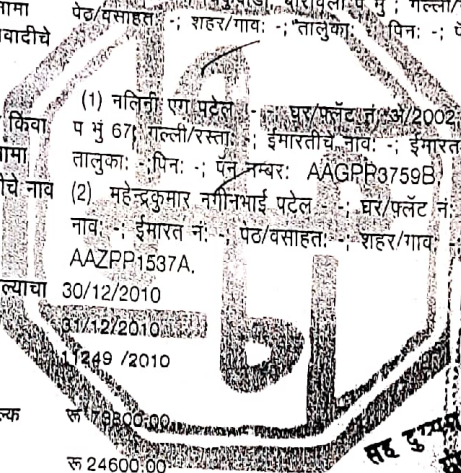
Friday, December 31, 2010
5:21:11 PM

नोंदणी 63 म.
Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

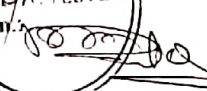
गावाचे नाव : एकसर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,460,000.00 वा.भा. रु. 0.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: दस्त.क्र. बदर-5/11248/2010 दि 31/12/2010 वायत अतीरोक्त सुविधांचा करार
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री कॉर्पोरेशनचे भागीदार वी.आर.शाह - ; घर/फ्लॅट नं: कांति पार्क लेआऊट ऑपो दर्शन हाईटस थिल्डिंग, चिऊराडी, बोरीवली, प.मु. ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: ABHFS0401R.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) नलिनी एग.पटेल - ; घर/फ्लॅट नं: 3/2002, पंचशील हाईटस, महावीर नगर, काविवली प.मु. 67 ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AAGPP3759B.
(2) महेंद्रकुमार नगिनभाई पटेल - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AAZPP1537A.
- (7) दिनांक करून दिल्याचा 30/12/2010
- (8) नोंदणीचा 31/12/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 1249 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 78800.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 24600.00
- (12) शेर

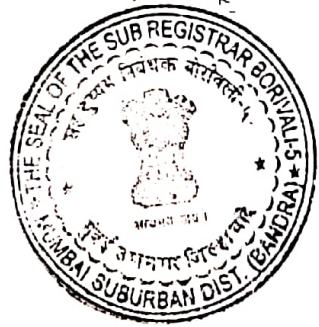


खरी प्रत
सह. दुय्यम निबंधक बोरीवली - 2.
मु.प. उपनगर जिल्हा

दस्तावेज क्र. - 51
3205 80 39
2010

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 MAHENDRAKUMAR M PATEL
 NAGINBHAI BHAGABHAI PATEL
 08/09/1964
 Permanent Account Number
 AAZPP1537A
 Sign: 

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 NALINI M PATEL
 KISHOREBHAI CHABILDAS RATHOD
 04/02/1967
 Permanent Account Number
 AAAGPP3759B
 Sign: 



बदल - ५/		
५२०	४२	५९
२०१७		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURSHOTTAM C BHANUSHALI

C P BHANUSHALI

14/09/1970

Permanent Account Number

AABPB8555A

Signature



बरेल - ५/		
५२०८	००	५९
२०१९		



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17723/04164

To,
 चेतन जमनादास जनमाली
 Chetan Jamnadas Jansali
 ROOM NO 31/32, SITARAM SINGH CHAWL,
 D.N.DUBE ROAD
 NEAR PAKISTAN GARAGE
 DAHISAR EAST
 Mumbai
 Maharashtra 400068
 9022651762

Ref: 20 / 10E / 37974 / 39900 / P



UE435340990IN



आपला आधार क्रमांक / Your Aadhaar No. :

6344 3140 3003

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



चेतन जमनादास जनमाली
 Chetan Jamnadas Jansali
 जन्म वर्ष / Year of Birth : 1978
 पुरुष / Male



6344 3140 3003

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA

CHE TAN JAMNADAS JANSALI
 JAMNADAS MOHANLAL JANSALI

08/12/1978
 Permanent Account Number
ADSPJ5682L

Signature:

THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20110014005 DOI : 10-02-2011
 Valid Till : 07-12-2028 (NT)

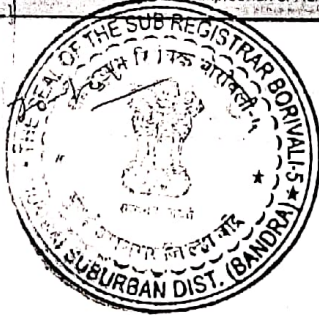
AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 10-02-2011

DOB : 08-12-1978 BG : B+

Name : CHETAN JANSALI
 S/D/W of JAMNADAS JANSALI
 Add. RM. 31/32, SITARAM SINGH CHAWL,
 D.N.DUBE RD., AMBAWADI, DAHISAR (E),
 MUMBAI.
 PIN : 400068
 Signature & ID of Issuing Authority: MH02 2011333

Signature/Thumb Impression of Holder:

SELF ATTESTED
 Sign.:



वरल - ५/
 ५२०८ ०६ ५९
 २०१७

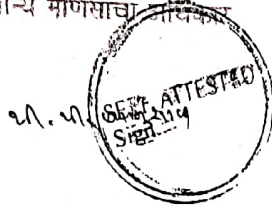


भारत सरकार
GOVERNMENT OF INDIA
 भारत सरकार की पहचान
 Unique Identification (Bharatmatra)
 जन्म ति. - Year of Birth: 1972
 लिंग - Female



2505 3904 1930

सामान्य प्रमाणपत्र - सामान्य प्रमाणपत्र



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: ई-202, शांति नगर, नवी मुंबई
 महाराष्ट्र, भारत
 पोस्टल कोड: ४०००६६

Address: E-202, Shaanti Palace
 Bandra (West), Mumbai
 Maharashtra - 400066



1941
 1930 1931 1932



1933 1934 1935



1936 1937 1938



1939 1940 1941
 1942 1943 1944



बरल - ५१		
५२०८	४८	५९
२०१७		

Summary I (GoshwaraBhag-1)

मंगळवार, 02 मे 2017 11:08 म.पू.

दस्त गोपवारा भाग-1

बरल-5

४२

दस्त क्रमांक: 5278/2017

दस्त क्रमांक: बरल-5 /5278/2017

बाजार मूल्य: रु. 2,91,96,000/- मोबदला: रु. 3,85,00,000/-

भरलेले मुद्रांक शुल्क: रु.19,25,000/-

दु. नि. सह. दु. नि. बरल-5 यांचे कार्यालयात

पावती:5712

पावती दिनांक: 02/05/2017

अ. क्र. 5278 वर दि.02-05-2017

सादरकरणाऱ्याचे नाव: पुरपोत्तम सी. भानुशाली

रोजी 11:02 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकुण: 31020.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-बोरीवली5

सह दु.नि.का-बोरीवली5

दस्ताचा प्रकार: करारनामा

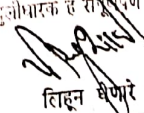
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

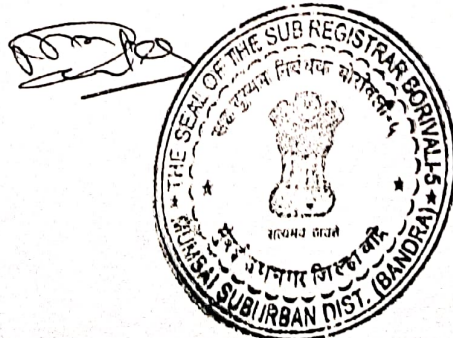
शिक्का क्र. 1 02 / 05 / 2017 11 : 01 : 30 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 05 / 2017 11 : 03 : 06 AM ची वेळ: (फी)

प्रतिज्ञापत्र







* मद्र दरतऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस द्यावले जाई. * दस्तातील संपूर्ण मजकूर, विप्यादक च्याती, साधोदार व सोप्या जोडलेल्या कागदपत्रांची सत्यता साधोदार आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसह दस्त विप्यादक व मद्रसोप्यादक हे साधोदार अबाधित राहतील.

लिहून देणारे :  लिहून घेणारे :



दस्त क्रमांक :वरल-5/5278/2017





दस्ताचा प्रकार :-कारारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नलिनी एम. पटेल पत्ता:प्लॉट नं: ए/2002, माळा नं: -, इमारतीचे नाव: पंचशील हाईटस, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: महावीर नगर, महाराष्ट्र, मुम्बई. पॅन नंबर:AAGPP3759B	लिहून देणार वय :-50 स्वाक्षरी:- <i>M Patel</i>		
2	नाव:महेंद्रकुमार नगीनभाई पटेल पत्ता:प्लॉट नं: ए/2002, माळा नं: -, इमारतीचे नाव: पंचशील हाईटस, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: महावीर नगर, महाराष्ट्र, मुम्बई. पॅन नंबर:AAZPP1537A	लिहून देणार वय :-53 स्वाक्षरी:- <i>M Patel</i>		
3	नाव:पुरपोत्तम सी. भानुशाली पत्ता:प्लॉट नं: वी/202, माळा नं: -, इमारतीचे नाव: धरम पॅलेस को. ऑ. हौ. सो. लि., ब्लॉक नं: बोरीवली पूर्व, रोड नं: शांतीवन, महाराष्ट्र, मुम्बई. पॅन नंबर:AABPB8555A	लिहून देणार वय :-46 स्वाक्षरी:- <i>M Patel</i>		

वरील दस्तऐवज करून देणार तथाकथित कारारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:02 / 05 / 2017 11 : 05 : 23 AM

ओळख:-

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

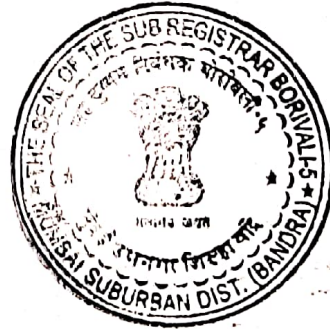
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा	
1	नाव:प्रेमिला पी भानुशाली वय:44 पत्ता:वी-202 धरम पॅलेस शांतीवन बोरीवली पूर्व पिन कोड:400066	स्वाक्षरी <i>पी. पी. भानुशाली</i>		
2	नाव:चेतन जे जनसाली वय:39 पत्ता:रूम नं 31/32 सीताराम सिंह चाळ डी एन दुवे रोड दहिसर पूर्व पिन कोड:400068	स्वाक्षरी <i>C. J. Janasali</i>		

शिक्का क्र.4 ची वेळ:02 / 05 / 2017 11 : 06 : 16 AM

शिक्का क्र.5 ची वेळ:02 / 05 / 2017 11 : 06 : 35 AM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का-बोरीवली5

EPayment Details.



Sr. Epayment Number
1 MH000861160201718E

Defacement Number -
0000575179201718

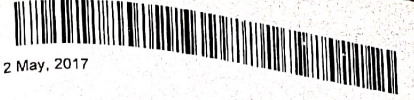
5278 / 2017

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

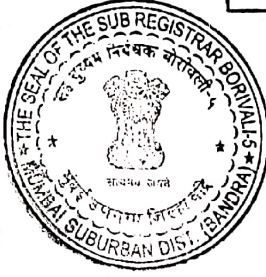
For feedback, please write to us at feedback.isarita@gmail.com

2 May, 2017



- (1) विलेखाचा प्रकार गावाचे नाव : एकसर
- (2) मोबदला करारनामा
- (3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु.38,500,000/-
रु.29,196,000/-
- (4) भू-मापन, गोटहिऱ्या व घरक्रमांक(अमल्याम) 374/B/11, पालिके मजला, इमारतीचे नं. 092, रोड : चिऱुवा 156.00 चौ.मीटर
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात अमेव तेऱ्हा.
- (7) दस्तऐवज करून देणा-या/लिऱून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेरा
- 1) नाव:- तलिन पत्ता :- प्लॉट नं. नगर , महाराष्ट्र पिन कोड:- 4 पिन नंबर: AA
- 2) नाव:- महेंद्र पत्ता :- प्लॉट नं. नगर , महाराष्ट्र पिन कोड:- 4 पिन नंबर: A
- 1) नाव:- पुर पत्ता:- प्लॉट नं. शांतीवन , म पिन कोड:- पिन नं:- AA
- 28/04/2017
- 02/05/2017
- 5278/2017
- रु.1,925,0
- रु.30,000.

वरल - ५/		
५२७८	५९	५९
२०१७		



प्रमाणित करणेत येते वी, या दस्तामध्ये एकूण...५९...पाने आहेत

सह दुय्यम निबंधक, बोरीवली क्र. ५, मुंबई उपनगर जिल्हा

वरल - ५/५२७८/२०१७
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. 02 MAY 2017
दिनांक :

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.

मुद्र्यांकनामाठी विचारात घेतलेला तपशील:- Null

मुद्रांक शुल्क आकारताना निवडलेला अनुक्रमांक





2 May, 2017

सूची क्र.2

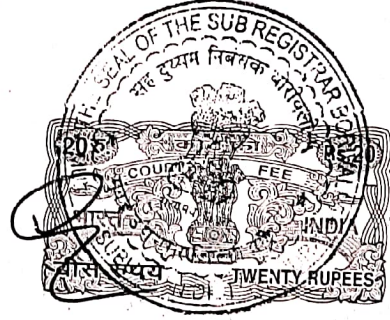
दुय्यम निबंधक : गह.पु.नि. बोरीवली 5

दस्ता क्रमांक : 5278/2017

नोंदणी 63

Regn. 63m

गावाचे नाव : एतगर	
(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	रु.38,500,000/-
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	रु.29,196,000/-
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	374/B/11, पालिगेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2002/2003,विन्डींग नं.5, माळा नं: 20 व मजला, इमारतीचे नाव: वागावी घोव विन्डींग नं.5 फो. ऑ. ही. मो. लि., ब्लॉक नं: बोरीवली(पश्चिम),मुंबई 400 092, रोड : चिबूवाडी, इतर माहिती: दोन स्टील्ड कार पार्किंग स्पेस नंबर. 12/13 महित 156.00 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात अगेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- नलिनी एम. पटेल ;वय: 50; पत्ता :-प्लॉट नं: ए/2002 , माळा नं: -, इमारतीचे नाव: पंचशील हार्डटम , ब्लॉक नं: कादिवली पश्चिम , रोड नं: म नगर , महाराष्ट्र, मुम्बई. पिन कोड:- 400067 पॅन नंबर: AAGPP3759B 2) नाव:- महेंद्रकुमार नगीनभाई पटेल ;वय: 53; पत्ता :-प्लॉट नं: ए/2002 , माळा नं: -, इमारतीचे नाव: पंचशील हार्डटम , ब्लॉक नं: कादिवली पश्चिम , रोड नं: म नगर , महाराष्ट्र, मुम्बई. पिन कोड:- 400067 पॅन नंबर: AAZPP1537A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- पुरयोत्तम सी. भानुशाली ; वय:46; पत्ता:-प्लॉट नं: बी/202 , माळा नं: -, इमारतीचे नाव: धरम पॅलेस को. ऑ. ही. मो. लि. , ब्लॉक नं: बोरीवली पूर्व , शांतीवन , महाराष्ट्र, मुम्बई.; पिन कोड:- 400066; पॅन नं:- AABPB8555A;
(9) दस्तऐवज करून दिल्याचा दिनांक	28/04/2017
(10) दस्त नोंदणी केल्याचा दिनांक	02/05/2017
(11) अनुक्रमांक,खंड व पृष्ठ	5278/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,925,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	




मुल्यांकनामाठी विचारात घेतलेला नपथील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुबंध within the limits of any Municipal Corporation or any Cantonment area annexed to it.



द्वयी प्रत

 का. दुय्यम निबंधक बोरीवली क. ५
 मुंबई उपनगर, जेन्ना.

#####

On this ____ day of April, 2017

#####

BETWEEN

MRS. NALINI M. PATEL &

MR. MAHENDRAKUMAR N. PATEL

....Transferors

AND

MR. PURSHOTTAM C. BHANUSHALI

....Transferee

11.56
2-5-2017

AGREEMENT FOR SALE

Flat Nos.2002/2003, Building No.5, 20th
floor, Wasabi Grove Bldg. No.5 C.H.S. Ltd.,
Situating At C.S. Road, Chikuwadi, Borivli
(West), Mumbai 400 092.

SHRI SATISH SHARMA

Advocate, High Court,

1/B, Poonam C.H.S. Ltd.,

Daulat Nagar, Road No.3,

Borivli (East), Mumbai 400 066.

Tel: 2 891 50 34

email-advocatesharma_05@yahoo.co.in

(July 2416)

