

GANESH

8/9/8



**SHREE
ENTERPRISES**

**Stamp Duty &
Registration of
Property Documents**

512/8196

Wednesday, August 28, 2019

12:56 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8477 दिनांक: 28/08/2019

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: बदर16-8196-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मेसर्स स्काई होम सुपर मार्केट चे पार्टनर शैलेश गोविंद पटेल

नोंदणी फी

रु. 30000.00

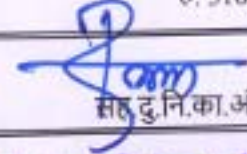
दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकूण:

रु. 31040.00


सह. दु. नि. का. अंधेरी-5

बाजार मूल्य: रु. 5987800/-

मोबदला रु. 5980000/-

भरलेले मुद्रांक शुल्क : रु. 359500/-

प्र. स. दु. दुय्यम निबंधक, अंधेरी - ५,
मुख्य इयनवर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005382281201920M दिनांक: 28/08/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1040/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2808201900020 दिनांक: 28/08/2019

बँकेचे नाव व पत्ता:

शैलेश गोविंद पटेल

registered original document
Delivery on 28/08/2019



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् 2019-2020

१. दस्ताचा प्रकार : कशरनामा अनुच्छेद क्रमांक: 25(b)
२. सादरकर्त्याचे नाव : SKY HOME SUPER MARKET
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: ओशिवरा
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- 72
६. मूल्य दरविभाग (झोन):- 50 ७. उपविभाग: 72
८. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
- प्रति चौ. मी. दर:- 1,22,200 2,75,700
९. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- 24.44 कारपेट बिल्ट अप चौ.मीटर/फूट
१०. कारपार्किंग: गच्ची: पोटमाळा:-
११. मजला क्रमांक:- तळ मजला उदवाहन सुविधा आहे/नाही
१२. बांधकाम वर्ष:- घसारा: 20%
१३. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१४. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र:- ज्यान्वये दिलेली घट / वाढ
१५. भाडेकरू व्याप्त मिळकत असल्यास:-
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) 9
२. नवीन इमारतीत दिलेले क्षेत्र:- 92
३. भाड्याची रक्कम:- 2000
१५. लिव्ह अॅन्ड लायसन्सचा दस्त :-
१. प्रतिमाह भाडे रक्कम:- —
२. अनामत रक्कम/आगावू भाडे:- —
३. कालावधी —
१६. निर्धारित केलेले बाजारमूल्य:- 59,87,800
१७. दस्तामध्ये दर्शविलेली मोबदला :- 59,80,000
१८. देय मुद्रांक शुल्क:- 3,59,500 १९. भरलेले मुद्रांक शुल्क: 3,59,500
१९. देय नोंदणी फी :- 30,000

लिपीक

सह दुय्यम निबंधक



CHALLAN
MTR Form Number-6



GRN	MH005382281201920M	BARCODE			Date	20/08/2019-21:44:36	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BDR17_JT SUB REGISTRAR ANDHERI 6					
Location				MUMBAI					
Year				2019-2020 One Time					
Account Head Details				Amount In Rs.					
0030045501 Stamp Duty				359500.00					
0030063301 Registration Fee				30000.00					
Total				3,89,500.00					
Payment Details				PUNJAB NATIONAL BANK					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		03006172019062100057 270819M86196	
Name of Bank				Bank Date		RBI Date		27/08/2019-10:41:03 Not Verified with RBI	
Name of Branch				Bank-Branch		PUNJAB NATIONAL BANK			
				Scroll No. , Date		Not Verified with Scroll			
Remarks (If Any)				PAN2-AAACC8276B-SecondPartyName=MS Country Club Hospitality And Holidays Ltd-CA=5960000-Marketval=5967800					
Amount In				Three Lakh Eighty Nine Thousand Five Hundred Rupee					
Words				s Only					



बुकर-२६
CPE 2 42

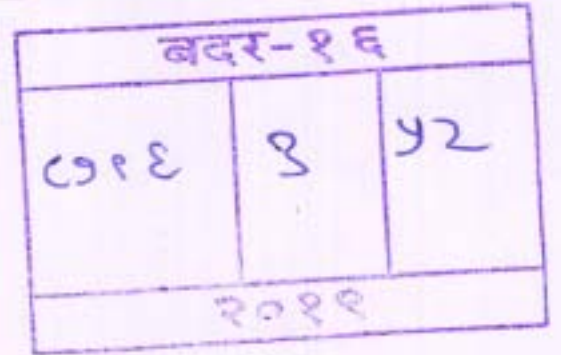
Department ID : Mobile No. : 9821323679
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन फॉर दूयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताव्याची लागू आहे. नोंदणी न करावयाच्या दस्ताव्याची सदर चालन लागू नाही.

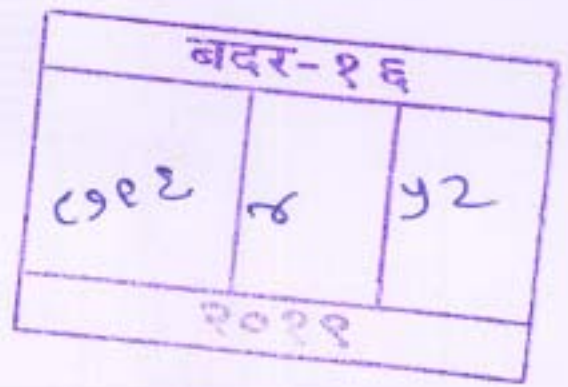
अनुमोदित आहे
अनुमोदित आहे
अश्विनी.म.पटेल

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201908281074	28 August 2019, 11:44:41 AM			
बदर 16					
मूल्यांकनाचे वर्ष	2019				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	50-अंधिवरे (अंधिवरी)				
उप मूल्य विभाग	50/240भुभाग उत्तरेस 36.60 मी रुंद वि. यो. रस्ता, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस लिंक रोड.				
सर्व्हे नंबर / न. भू क्रमांक :	सि टी एस नंबर#723				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निफसी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
122200	196500	216200	275700	196500	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	24.44 चौरस मीटर	मिळकतीचा वापर-	दुकान संकुल	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वध-	11 to 209 ^थ	मूल्यदर/बांधकामाचा दर-	Rs. 275700/-
उद्दवाहन सुविधा-	नाही	मजला -	Ground Floor/Upper Ground Floor		
Sale Type - Resale		First Sale Date - 26/03/2008			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100% apply to rate= Rs.275700/-			
<p>घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)</p> <p>= ((275700-122200) * (80 / 100)) + 122200)</p> <p>= Rs. 245000/-</p> <p>A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र</p> <p>= 245000 * 24.44</p> <p>= Rs. 5987800/-</p> <p>एकत्रित अंतिम मूल्य</p> <p>= मुख्य मिळकतीचे मूल्य + टक्केवारीचे मूल्य + सेट्टीनार्डन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस वाहन लگانे मूल्य + खुल्या जमिनीवरील वाहन लگانे मूल्य + दमरती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस बालकनी</p> <p>= A + B + C + D + E + F + G + H + I</p> <p>= 5987800 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 5987800/-</p>					



Home Print





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

Receipt of Document Handling Charges

PRN 2808201900020

Receipt Date 28/08/2019

Received from MESARS SKY HOME SUPER MARKET SHAILESH GOVIND SHAH, Mobile number 9867080813, an amount of Rs.1040/-, towards Document Handling Charges for the Document to be registered on Document No. 8196 dated 28/08/2019 at the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 1040

DEFACED

Payment Details

Bank Name IBKL

Payment Date 28/08/2019

Bank CIN 10004152019082800024

REF No. 229191500

Deface No 2808201900020D

Deface Date 28/08/2019

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

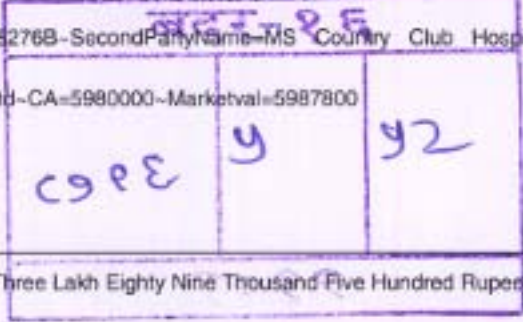




CHALLAN
MTR Form Number-6



GRN	MH005382281201920M	BARCODE			Date	20/08/2019-21:44:38	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)	ACYFS4186M					
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6	Full Name	Sky Home Super Market					
Location	MUMBAI	Flat/Block No.	Premises No.01, Ground Floor, Solitaire					
Year	2019-2020 One Time	Premises/Building						
Account Head Details		Amount in Rs.	Road/Street	Veera Desai Road				
0030045501	Stamp Duty	359500.00	Area/Locality	Andheri West, Mumbai				
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN	4	0	0	0	5 3
			Remarks (If Any)	PAN2-AAACC6276B-SecondPartyName-MS Country Club Hospitality And Holidays Ltd-CA=5980000-Marketval=5987800				
			Amount in Words	Three Lakh Eighty Nine Thousand Five Hundred Rupees Only				
Total		3,89,500.00						
Payment Details			FOR USE IN RECEIVING BANK					
PUNJAB NATIONAL BANK			Bank CIN	Ref. No.	03006172019082100057	270819M86196		
Cheque-DD Details			Bank Date	RBI Date	27/08/2019-10:41:03	Not Verified with RBI		
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID : _____ Mobile No. : 9821323679
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-512-8196	0002940898201920	28/08/2019-12:22:51	IGR553	30000.00
2	(IS)-512-8196	0002940898201920	28/08/2019-12:22:51	IGR553	359500.00
Total Defacement Amount					3,89,500.00



बदर-१६		
८७९६	६	५२
३९		

AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Mumbai on this 28th day of August 2019,

BETWEEN:

M/s. COUNTRY CLUB HOSPITALITY & HOLIDAYS Ltd., formerly known as **M/s. COUNTRY CLUB (INDIA) Ltd.**, a company registered under the Companies Act 1956, under CIN No. L70102AP1991PLC012714 and PAN CARD No. AAACC8276B having its Registered office at Amrutha Castle, 5-9-16, Saifabad, Secretariat, Hyderabad - 500 063, Telangana, India and interalia having a Branch office at 723- A, Prathmesh Complex, Off Veera Desai Road, Andheri West, Mumbai- 400 053 through its authorized representative Mr. Vijay M. Yadav , age 53 years, Occupation - Service, (**PAN No. AANPY4339H**) hereinafter referred to as the "**Shop No. 1 TRANSFERORS/SELLERS**"

सी.मो.श.क.प.सी.एल

विजय म. यादव

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विजय म. यादव श्री.मो.श.क.प.सी.एल

सी.मो.श.क.प.सी.एल

(which expression shall unless it be repugnant to the context or meaning thereof includes their Successors and assigns) of the **FIRST PART**.

AND

M/s. **SKY HOME SUPER MARKET**, (PAN No. **ACYFS4186M**), a Partnership firm through its Partners **(1) Mr. SHAILESH GOVIND PATEL**, Age-34 years, Occupation: Business, (PAN No. **AOGPP0410H**) and **(2) Mr. BHARAT GOVIND PATEL**, (PAN No. **ALBPP6622P**) Age 36 years, Occupation: Business and **(3) Mr. ARVIND GOVIND PATEL**, (PAN No. **AGGPP9361D**) Age 38 years, Occupation: Business having its Address at Shop No. 4, 'B' Wing, Dev Prestige, Azad Nagar-3, Veera Desai Road, Andheri (W), Mumbai - 400 053 hereinafter referred to as the "**Shop No. 1 TRANSFEREES/ PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS SELLERS herein are lawful owners of the said Shop bearing **Shop No. 01** on the Ground Floor in the Smaller Building of the Shopping Center known as **SOLITAIRE** admeasuring **218.53 Sq. Ft. (Carpet)**, constructed on the plot of land bearing land CTS No. 723 corresponding **Survey Nos. 48 Part and 47 Part, situate, lying and being at Village Oshiwara, Taluka Andheri, Dist. Mumbai City and Mumbai Suburban**, within the limits of Brihan-Mumbai Municipal Corporation, within the Registration District and Sub-District Mumbai City and Mumbai Suburban - PIN No. 400053, and constructed as per sanction plan sanctioned by Brihanmumbai Municipal Corporation under No. CE/4967/WS/AK dt. 15.05.2002 hereinafter referred to as the '**said Shop No. 1**' and more particularly described in the schedule written hereinafter.

AND WHEREAS The Promoter has completed the construction of the Building. The Brihan-Mumbai Municipal Corporation issued Full Occupation Certificate under No. CE/4967/WS/AK dt. 15.05.2002. The Copy of the same is annexed herewith at **Annexure 'A'**.

AND WHEREAS The Sellers have purchased the said **Shop No. 1, vide registered agreement for sale dated 26th March 2008** and registered the same with Sub-Registrar of Assurances, at Andheri-2 at **Sr. No. BDR-04-02483-2008, under Receipt No. 2506 dated 26/03/2008** hereinafter referred to as the '**Said Agreement**' from promoters M/s. SEIKO INVESTMENT Pvt. Ltd.,

Handwritten signatures and notes:
A large handwritten 'C' is written above the page number.
Below the page number, there are several handwritten signatures and notes in blue ink, including what appears to be a name and some illegible text.

36	320
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बदर-१६		
८११६	२	५२



अनुमोदित

अनुमोदित

२०१२/०३-५२७

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AND WHEREAS The **SELLERS** have paid up the consideration amount payable by them towards the said Shop No. 1 and have been absolute owners of the said Shop No. 1.

AND WHEREAS the society of the purchasers is yet to form.

AND WHEREAS The **SELLERS** are in possession of the said Shop No. 1 and have all the rights, title, and interest to deal with the said Shop No. 1 in whatever way they like.

AND WHEREAS The **SELLERS** have now agreed to sell the said Shop No. 1 to the **PURCHASERS** and the **PURCHASERS** have also agreed to purchase the same from the **SELLERS** on ownership as is where basis is.

AND WHEREAS The Promoter vide their letter dt.23.08.2019 have agreed transfer the said Shop No. 1 in favour of Purchasers by virtue of Agreement to sale dt. 26th March 2008. The Copy of the said NOC is annexed herewith at **Annexure - B**.

AND WHEREAS The Parties have agreed upon the terms and conditions in respect of the sale of the said Shop No. 1.

AND are now desirous of recording the said terms and conditions in writing.

AND WHEREAS The **SELLERS** now intend to sell all their rights, titles, interest and benefits in the said Shop No. 1 and the **PURCHASERS** agreed to purchase the same on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.

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

- 1) The **SELLERS** are the sole and absolute owners of the said Shop No. 1 and have clear title thereto free from all encumbrances, mortgage, charge, claims and demands of any nature whatsoever and that the **SELLERS** or its **Director/s** have not done any act, deed or enter into any other transaction whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the **PURCHASERS**.


श्रीमती.जी.ए.ए.ए.

श्रीमती.जी.ए.ए.ए.

२१/०९/२०१९

श्रीमती.जी.ए.ए.ए.		
७९९	१०	१२
श्रीमती.जी.ए.ए.ए.		



बदर-१६		
८९६		
६६	९९	५२



Dr. ...

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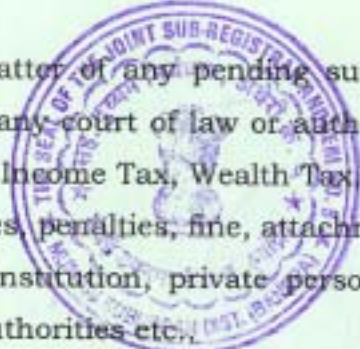
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- 2) The **SELLERS** or its **Director/s** have not agreed to sell, transfer, alienate, Mortgage or encumber in any way the said Shop No. 1 and or any part thereof and have not entered ~~into any agreement orally or in writing to sell, transfer, alienate, mortgage or encumber, the said Shop No. 1 and or any part thereof to or in favour of any other person, Bank, financial institution, etc., whomsoever.~~
- 3) The **SELLERS** or **Director/s** have not received ~~any token money, earnest money, advance money, loan amount, demand, or any amount whatsoever in respect of the said Shop No. 1 from any third party or institution either private or public..~~
- 4) There are no outstanding, mortgages, liens, charge, demand, lien and notices for acquisition in respect of the said Shop No. 1.
- 5) The said Shop No. 1 is not subject matter of any pending suit or attachment before or after judgment of any court of law or authority for recovery of any debt, denial amount, Income Tax, Wealth Tax, Gift Tax, or any other amount, by way of taxes, penalties, fine, attachment etc thereon from any Bank, financial institution, private persons/, Government, quasi-Government, local authorities etc.
- 6) There is no order of injunction or appointment of Court Receiver on the said Shop No. 1 or any part thereof issued by court of law or other Authority, tribunal, forum etc.
- 7) The said Shop No. 1 hereby agreed to be sold is free from all encumbrances, charge, lien, mortgage of any nature whatsoever and the same is not attached either before or after the judgment or at the instance of taxation authority or any other authorities and the **SELLERS** have not given any undertaking to the taxation authorities, court, tribunal, forum, Government, Quasi Government, Local authority/ies etc so as not to deal with or dispose-off right, title, and interest in the said Shop No. 1 and that the **SELLERS** have full and absolute power to deal with the same.
- 8) There are no attachment or prohibitory orders issued by the Competent Authority, Tribunal or Court of Law or any Government or Quasi-Government authority or bank, financial institution etc., prohibiting the Sellers from dealing with, or selling or transferring the said Shop No. 1 contemplated under these presents.

बंद-१६

७९९	१२	१२
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CP

श्रीराम गोपाल

(अप्राप्त/अज्ञात)

श्रीधर.००.५२१

बदर-१६		
८१२६	१३	५२
२०२९		



श्री. व. व. व. व. व.

श्री. व. व. व. व. व.

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9) If any claim, charge, lien in respect of the said Shop No. 1 from any person or persons or authority, bank, financial institution, private person/s government, Quasi government etc. pertaining to any period prior to the transfer of the said Shop No. 1 to and in the name of the **PUCHASERS** in their books/records of the society the **SELLERS** hereby agree to indemnify and keep indemnified the **PUCHASERS** against all or any such claims, charge, lien etc.


10) The **SELLERS** shall sell and the **PURCHASERS** shall purchase the said Shop No. 1 at the lump-sum price of **Rs.59,80,000/- (Rupees Fifty Nine Lakhs Eighty Thousand Only)** with all their rights, titles, shares, interest and benefits in the said Shop No. 1 and amenities as provided by the builders in the said Shop No. 1 on '**AS IS WHERE IS AND WHAT IS BASIS**' for which schedule of payment as agreed to be paid and shall be paid as under:

SCHEDULE OF PAYMENT

- a. Rs. 12,00,000 /- (Rupees Twelve Lakhs Only) paid by Bharat Govind Patel dated 01.07.2019, through HDFC Bank, Andheri West Branch, Mumbai as Part Payment of the said Shop No. 1 paid in favour of SELLERS herein.
- b. Rs, 59,800/- (Rupees Fifty Nine Thousand Eight Hundred Only) being TDS amount shall be paid on behalf of the SELLERS as per the provisions of the Income Tax Act and as further part payment of the said Shop No. 1 before registration of agreement.
- c. Balance **Rs. 47,20,200/- (Rupees Forty Seven Lakhs Twenty Thousand Two Hundred only)** to be paid as full and final payment towards the said Shop No. 1, paid in favour of Sellers herein, within 10 days from the date of registration of the present agreement .

11) In case of default of any of aforementioned installments, i.e. balance sale consideration within 10 days from the date of registration of the present agreement , the Sellers shall have the forfeit right of 10% of the total amount already paid by the Purchaser as penalty (10% Cancellation Charge) and refund the balance amount to the Purchaser. After deducting 10% Cancellation Charge, the balance 90% of the amount paid by the Purchaser towards part sale consideration shall be returned to the Purchaser within three (3) months of Termination of this Agreement to sale. Upon default by the




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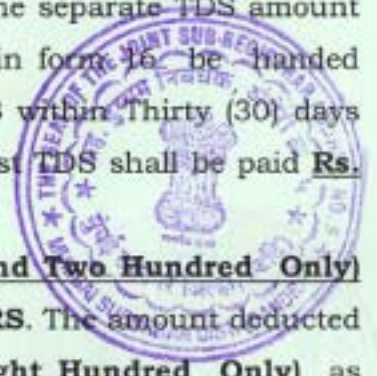
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Purchaser, the Seller is free to deal with the said Shop No. 1 as it deems fit and also the Sellers shall make aforesaid balance sale consideration of 90% only after sale of aforesaid Shop No. 1 to any third party.

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12) The **SELLERS** shall deliver full vacant, peaceful and complete possession of the said Shop No. 1 to the **PURCHASERS** on disbursement & realisation of the total sale price of **Rs. 59,80,000/- (Rupees Fifty Nine Lakhs Eighty Thousand Only)**, if the Purchaser default the aforesaid balance sale consideration, the Seller is entitle to take measure as stipulated in the Paragraph No. 11. The Purchasers is authorized to deduct TDS of Rs. 59,800/- **(Rupees Fifty Nine Thousand Eight Hundred Only)** being 1% of agreed sale price as Tax Deducted at Source under section 194 IA and same be remitted to Income Tax Dept. separately in the name of the **SELLERS** within fifteen (15) days from the end of the month of registration and the separate TDS amount paid challan/s along with TDS certificates in form 16 be handed over to the **SELLERS** by the **PURCHASERS** within Thirty (30) days after payment of TDS. The net Sale price post TDS shall be paid **Rs. 59,20,200/- (Rupees Fifty Nine Lakhs Twenty Thousand Two Hundred Only)** payable by the **PURCHASERS** to the **SELLERS**. The amount deducted 59,800/- **(Rupees Fifty Nine Thousand Eight Hundred Only)** as TDS shall form the part payment money of the agreed gross sale price of the said Shop No. 1.



13) The **SELLERS** hereby state and declare that the said Shop No. 1 is free from all encumbrances and liabilities and if any, the same will be cleared by the **SELLERS** at their own cost on the date of Agreement of the said Shop No. 1. The **SELLERS** agrees that they have paid up the Municipal Taxes, electricity charges, etc. and other charges payable by them to the concerned authorities as the same is in their possession till the date of handing over possession of the Shop No. 1.

14) The **PURCHASERS** have agreed and shall pay all the dues charges, fees, taxes, cess, maintenance charges etc. against the said Shop No. 1 from the date of taking possession of the said Shop No. 1 and the **SELLERS** shall not be responsible to meet the same from the date of such possession. **SELLERS** shall clear all the outstanding charges if any and dues prior and up to the date of possession.

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Shri. S. S. Srinivasan श्री. एस. एस. श्रीनिवास 21/12/21.09.421-2

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15) The **SELLERS** have got all the rights, title, and interest to sell, transfer and convey the said Shop No. 1 as the same is their self acquired separate property and no other person or persons have got any rights, title, or interest or claim of whatsoever nature into and upon the said Shop No. 1.

17) The **PURCHASERS** hereby declare that all the rules, Regulations, in force and bye-laws of the proposed Society will be observed by the **PURCHASERS**.

18) The **PURCHASERS** hereby declare that they had taken the inspection of the said Shop No. 1 in all respects and said Shop No. 1 is in order.

19) The **SELLERS** hereby agrees to sign the various forms as per provisions of the various acts and co-operate with the **PURCHASERS** for completing all the formalities to transfer the said Shop No. 1 to the Purchasers.

20) The **SELLERS** have agreed to deliver to the **PURCHASERS** all original documents relating to purchase of the said Shop No. 1 which is in the possession of the **SELLERS** and application/s duly signed by the **SELLERS** for transfer of the said Shop No. 1 in favour of the **PURCHASERS**.

21) The **SELLERS** shall deliver full vacant, peaceful and complete possession of the said Shop No. 1 to the **PURCHASERS** on disbursement of the total sale price of **Rs. 59,80,000/- (Rupees Fifty Nine Lakhs Eighty Thousand Only)** and TDS if any shall form the part payment money of the agreed gross sale price of the said Shop No. 1..

22) The **SELLERS** undertakes to deliver vacant and peaceful possession of the said Shop No. 1 to the **PURCHASERS** only on receipt of full and final consideration amount.

23) The **SELLERS** hereby agrees to extend their Co-operation to get the said Shop No. 1 with Electric Meter and Municipal Tax bearing Account No. KW1604981030000 duly transferred in favour of the **PURCHASERS** herein with relevant records and for this purpose the **SELLERS** herein agree to extend their Co-operation to sign and execute and/or get signed and executed all such necessary applications, forms, deeds, affidavit, declarations, Indemnity Bond

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Dr. J. K. Singh

Dr. J. K. Singh

21/11/2022

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matters, and things as may be necessary at any time in future, but at the cost for the same shall be borne by the **PURCHASERS** herein

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24) That the **SELLERS** have not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said Shop No. 1 and no other person or party have any right, title or interest, claim or demand in or upon the same either by way of mortgage, gift, trust, inheritance, lease, license or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever and further that the sellers shall so long as this agreement is valid and there is no default on behalf of the Purchasers not enter into any agreement/writing with any third party for creating any rights of whatsoever nature in respect of the said Shop No. 1.

26) That the **SELLERS** have duly complied with the payment terms and conditions of the Agreement for Sale dt. 26.03.2008 and that the Sellers have neither received any notice from the said M/s. Seiko Investment Pvt. Ltd., for or in relation to any breach of any of the terms and condition of the said agreement nor are there any actions or proceedings pending against the **SELLERS** instituted by the said M/s. Seiko Investment Pvt. Ltd., or any member of the said Building 'the Building SOLITAIRE IS CONSISTING OF G + 3 UPPER FLOOR' in respect of the said Shop No. 1 including any notice or action for termination of the agreement in favour of **SELLERS**.



27) That the **SELLERS** have not received any notice for acquisition or requisition in respect of the said Shop No. 1.

28) That the **SELLERS** herein does agree hereby indemnify and keep indemnified the Purchasers against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said Shop No. 1 or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions.

29) The **SELLERS** shall bear and pay all outgoing in respect of the said Shop No. 1 including all rates, taxes and charges for consumption of

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electricity etc. and all dues and charges payable to the said SEIKO INVESTMENT Pvt. Ltd., till the date of completion and the Purchasers shall bear and pay all such outgoing, dues and charges to the said M/s. Seiko Investment Pvt. Ltd., from the date of completion of sale and receiving possession of the said Shop No. 1.

30) The **SELLERS** undertakes, declares and confirms that they till the Sale deed they will bear and clear the Brihanmumbai Municipal Tax bearing Account No. KW1604981030000 and any other outgoing to the Government, Quasi Government and local authority.

31) The **PURCHASERS** have applied for loan to the financial institution/s and the **SELLERS** have agrees to co-operate in availing and handing over the various documents, NOC, declarations, necessary Board Resolutions if any in required format by **PURCHASERS** and agreements required for loan.

32) The **SELLERS** shall bear transfer charges payable to Promoter/Builder as applicable for transfer NOC.

33) The **PURCHASERS** shall bear the amount to be spent towards Stamp duty, Registration fee, shares transfer fee as applicable. This amount is in addition to the sale consideration as agreed between the parties.

34) The **SELLERSS** state, declare and confirm that they have not taken any loan from financial institution or Bank. The Original Title Deeds are with them. If any loan is taken by them against the said Shop No. 1 and the said Shop No. 1 is mortgaged with the financial institution or Bank then they will repay the said loan and will submit the original Loan clearance certificate from the concern financial instauration or Bank.

35) This Agreement is made subject to The Maharashtra Ownership Act, 1963 and the rules made there under.

SCHEDULE OF THE PROPERTY

All that piece and parcel of **Shop No. 01** on the Ground Floor in the Smaller Building in the Shopping Center known as **SOLITAIRE** admeasuring **218.53 Sq. Ft. (Carpet)**, constructed on plot of land bearing land CTS No. 723 corresponding **Survey Nos. 48 Part and 47 Part, admeasuring 9000 Sq. Mtrs. or thereabout situate, lying and**

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मालमत्ता पत्रक

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मुंबई
नगर भूमापन अधिकारी
अंधेरी

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बदर-१६		
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Seiko Investment Pvt. Ltd.

Ararat Building, 3rd Floor, Fort, Mumbai - 400 023.

Tel. : +91-22-2265 8725 / 26/27

Fax : +91-226631/7889

23.08.2019

To,

M/s. COUNTRY CLUB HOSPITALITY & HOLIDAYS Ltd.,

Formerly known as M/s. COUNTRY CLUB (INDIA) Ltd.,

having its Registered office at -

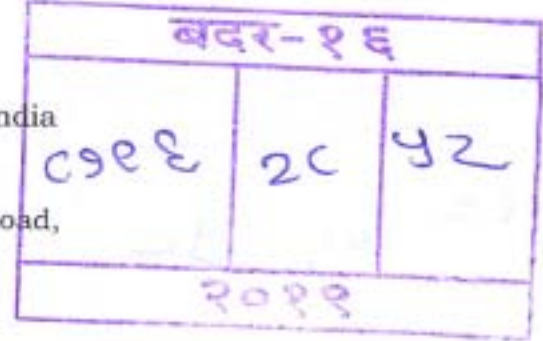
Amrutha Castle, 5-9-16, Saifabad,

Secretariat, Hyderabad - 500 063, Telangana, India

And having a Branch office at-

723- A, Prathmesh Complex, Off. Veera Desai Road,

Andheri West, Mumbai- 400 053



Sub:- NOC to transfer the Shop No. 1, admeasuring 218.53 Sq. ft. (carpet area) on the Ground floor, in the Building SOLITAIRE, constructed on plot of land bearing CTS No. 723 corresponding Survey Nos. 48 Part and 47 Part, admeasuring 9000 Sq. Mtrs. or thereabout situate, lying and being at Village Oshiwara, Taluka Andheri, Dist. Mumbai City and Mumbai Suburban, within the limits of Brihan-mumbai Municipal Corporation, within the Registration District and Sub-District Mumbai City and Mumbai Suburban, PIN No. 400053,

Dear Sir/s,

We have sold the subject Shop No. 1 in SOLITAIRE Building to you vide registered agreement for sale dated 26th March 2008 and registered the same with Sub-Registrar of Assurances, at Andheri-2 at Sr. No. BDR-04-02483-2008, under Receipt No. 2506 dated 26/03/2008, for valid consideration. We state and confirmed that the SOLITAIRE Building is constructed as per sanction plan sanctioned by Brihnamumbai Municipal Corporation. We further confirmed that you have paid entire consideration amount against the said shop to us. We state that on receiving the consideration amount from you we put you in possession of the said Shop.

We state and confirm that the society of the Solitaire Building is not formed till date. We further confirmed that you are maintaining the said



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Seiko Investment Pvt. Ltd.

Ararat Building, 3rd Floor, Fort, Mumbai - 400 023.

Tel. : +91-22-2265 8725 / 26/27

Fax : +91-226631/7889

shops by paying municipal Tax, Water Bill, Maintenance Bill, Electricity Bill, property Tax etc to the respective offices.

We acknowledged your letter dt. 09.08.2019, requesting us to issue permission to transfer the subject Shop to M/s. SKY HOME SUPER MARKET, (PAN No.ACYFS4186M), a Partnership firm through its Partners (1) Mr. SHAILESH GOVIND PATEL, Age-34 years, Occupation: Business, (PAN No. AOGPP0410H) and (2) Mr. BHARAT GOVIND PATEL, (PAN No. ALBPP6622P) Age 36 years, Occupation: Business and (3) Mr. ARVIND GOVIND PATEL, (PAN No. AGGPP9361D) Age 38 years, Occupation: Business having its Address at Shop No. 4, 'B' Wing, Dev Prestige, Azad Nagar-3, Veera Desai Road, Andheri (W), Mumbai - 400 053

You further confirm that the said Unit is not mortgaged, hypothecated, transferred, rented or lien created on the said unit and that there is no charge on the said property and if any you shall keep us indentified against the same. We hereby accord our permission to transfer the subject shop to you. You have to submit one copy of the Registered Agreement for our record. On submitting the Copy of Registration Agreement, with our office we will change our record accordingly.

After transferring the said Shop to M/s. SKY HOME SUPER MARKET, (PAN No.ACYFS4186M), a Partnership firm through its Partners (1) Mr. SHAILESH GOVIND PATEL, Age-34 years, Occupation: Business, (PAN No. AOGPP0410H) and (2) Mr. BHARAT GOVIND PATEL, (PAN No. ALBPP6622P) Age 36 years, Occupation: Business and (3) Mr. ARVIND GOVIND PATEL, (PAN No. AGGPP9361D) Age 38 years, Occupation: Business having its Address at Shop No. 4, 'B' Wing, Dev Prestige, Azad Nagar-3, Veera Desai Road, Andheri (W), Mumbai - 400 053, they have to maintain the said Shop.

Thanking you,

Yours Faithfully

(SEIKO INVESTMENT Pvt. Ltd..)

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MUNICIPAL CORPORATION OF GREATER MUMBAI
 NO. CE/4967/WR/AK of 15 MAY 2002
 FULL OCCUPANCY CERTIFICATE

To, Shri. Amit J. Dholkia, C.A. To Owner, Ex. Engineer Bldg. Proposal (H. and - K Wards:-
 89, Ararath Nagindas Master Road, Municipal Office, R. K. Patkar
 Fort, Badra, West), Mumbai-400023.

Sir, The full development work i.e. Part Ground + 2 upper floors and Part Shops + 3 Upper floors of building on pl bearing C.T.S.No. 723/A to A of Village Oshiwara, situated Veera Desai Road, Andheri (West), completed under the supervision of Shri. Milind G. Sambhare, Architect/ Licen No. CA/76/3098 may be occupied on the following conditions :

- 1) That the Cft. under section 270-A of R.M.C. shall be obtained from H.E. and a certified true copy of same shall be submitted to this office within three months from the date of issue of occupants cft.
- 2) This occupancy cft. is granted without prejudice any action initiated under section 353-A/471 of B.M.C. Act.
- 3) That all Terms and Conditions of the layout approved under NO. CE/1401/BSII/LOKWN shall be complied with.
- 4) That the R.G. shall be handed over in consultation with D.P. Deptt.

A set of certified completion plan is attached herewith.

Yours faithfully,

[Signature]
 Executive Engineer, (Bldg. Proposal)
 Western Sub. K/W & P. Wards.

[Signature]



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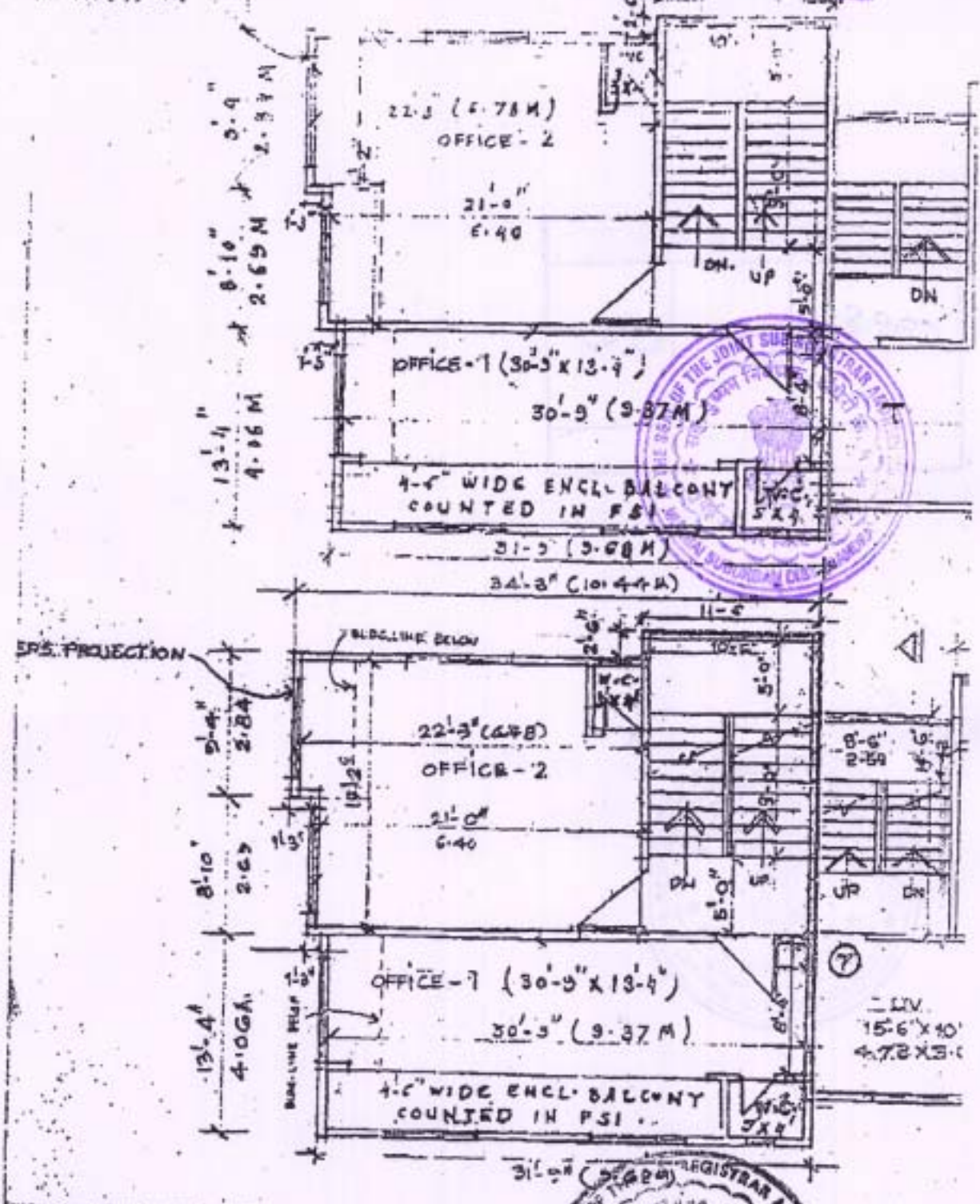
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PLAN : SHIPING AND CO

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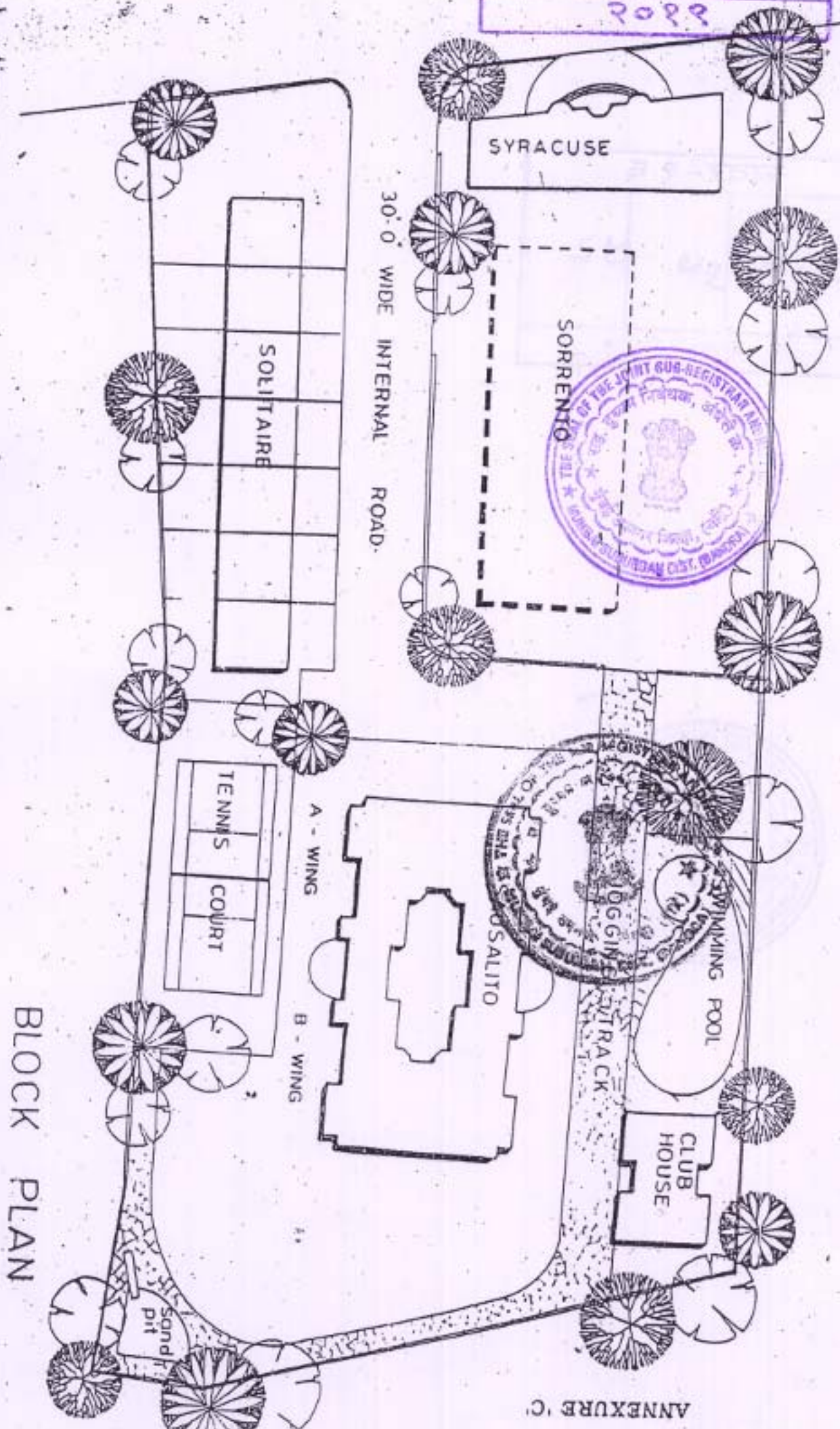
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90'0" WIDE D.P. ROAD



BLOCK PLAN

ANNEXURE 'C'



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मुंबई उपनगरीय जिल्हा



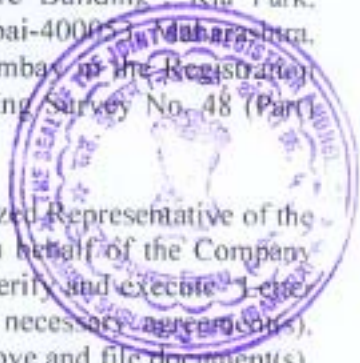
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CERTIFIED TRUE EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/s. COUNTRY CLUB HOSPITALITY & HOLIDAYS LIMITED HELD ON THURSDAY 27TH JULY, 2019 AT 4.00 P.M AT THE CORPORATE OFFICE OF THE COMPANY AT COUNTRY CLUB KOOL, #6-3-1219, 4TH & 5TH FLOOR, BEGUMPET, HYDERABAD – 500016

AUTHORIZATION TO MR. VIJAY M. YADAV TO EXECUTE LETTER OF INTENT / AGREEMENT FOR SALE / SALE DEED / ANY OTHER DOCUMENTS IN RESPECT OF THE PROPERTY:

“RESOLVED THAT the Company do enter into Letter Of Intent / Agreement for Sale / Sale Deed with respect to sale of the property Situated at Office No.101, 102, 201, 202, 301, 302 & Shop No.1 in the Building Known as “Solitaire Building” Kia Park, Prathmesh Complex, Veera Desai Road, Andheri (West), Mumbai-400057 Maharashtra, situated at Village- Oshiwara, Taluka - Andheri in Greater Bombay in the Registration District and Sub -District of Bombay City and Suburban Bearing Survey No. 48 (Part) and Survey No.47 (Part) bearing CTS No. 723.



RESOLVED FURTHER THAT Mr. Vijay M. Yadav, Authorized Representative of the Company be and is hereby severally authorized to represent on behalf of the Company with the concerned Party / Authority, negotiate, finalize, sign, verify, and execute “Letter Of Intent” / “Agreement for Sale” / “Sale Deed” and other necessary agreements, document(s), deed(s), paper(s) and to correspond, make, sign, move and file document(s), to accept service of notice, to produce and take back documents, to apply for and take delivery of copies, as may be required and to do all ancillary, incidental, consequential acts, deeds and things as may be required or necessary for the abovementioned purpose.

RESOLVED FURTHER THAT a copy of this resolution be forwarded to the Concerned Department/person or appropriate authorities or their authorized representatives duly signed by any of the Directors or Company Secretary or Chief Financial Officer of the Company for they being acted upon.”

// CERTIFIED TRUE COPY //

For COUNTRY CLUB HOSPITALITY & HOLIDAYS LIMITED

COLOUR XEROX



COUNTRY CLUB HOSPITALITY & HOLIDAYS LIMITED
(Formerly known as Country Club (India) Limited)

Corporate Office : Country Club Kool, #6-3-1219, 4th & 5th Floor, Begumpet, Hyderabad -16, Ph: 040 6684 8888, Fax : 040 6636 0609
Reg. Office : Amrutha Castle, 5-9-16, Saifabad, Secretariat, Hyderabad - 500 063. CIN NO. L70102AP1991PLC012714

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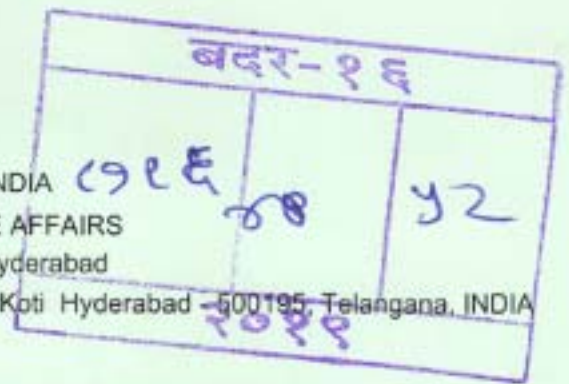




सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Hyderabad

2nd Floor , CPWD Building , Kendriya Sadan , Sultan Bazar, Koti Hyderabad - 500195, Telangana, INDIA



**Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]**

Corporate Identification Number (CIN): : L70102AP1991PLC012714

I hereby certify that the name of the company has been changed from COUNTRY CLUB (INDIA) LIMITED to Country Club Hospitality & Holidays Limited with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name AMRUTHA INNS PRIVATE LIMITED

Given under my hand at Hyderabad this Twenty Seventh day of November Two Thousand Fourteen.

Signature Not Verified
Digitally signed by N
KRISHNA MURTHY
Date: 2014.11.27
13:51:55 GMT+05:30

Varaha Santoshi Jagirdar
Assistant Registrar of Companies
Registrar of Companies
Hyderabad

Mailing Address as per record available in Registrar of Companies office:

Country Club Hospitality & Holidays Limited
AMRUTHA CASTLE, 5-9-16, , SAIFABAD, SECRETARIAT, ,
HYDERABAD,
Andhra Pradesh, INDIA



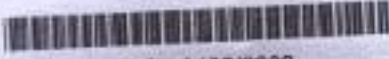
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भारत के संविधान के अन्तर्गत संघीय लोकतान्त्रिक गणतन्त्र भारत में
 भारत सरकार (विदेश विभाग) का कार्यालय, नई दिल्ली

बदर-१६		
C9PE	63	92
१९९२		





दस्तावेजांक व वर्ष: 2483/2008

Monday, July 15, 2019

6:36:35 PM

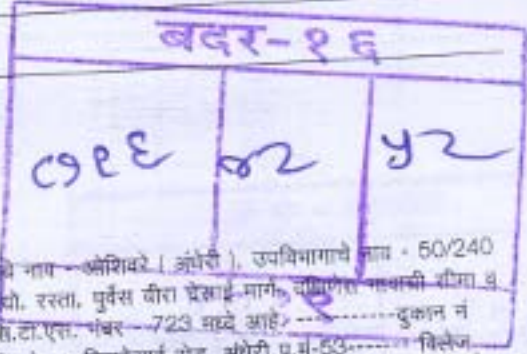
दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

नॉदणी 83 म.

Page: 83 m.s.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : परिघाखार



(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,500,000.00 बा.भा. रु. 2,932,800.00

(2) मू-मापन, पोटहिस्ता व धरळमांक (असल्यास)

(1) सिटिएस क्र.: 723 बळक विभागाचे नाव - ओशिवरे (अंधेरी), उपविभागाचे नाव - 50/240 - मूमाग: उत्तरेस 38.60 मी. कंद वि.सो. रस्ता, पुर्वेस वीरा घेसाई मार्ग, दक्षिणेस लक्ष्मी वीगा व परिधनेस लिंक रोड, सदर मिल्कत सि.टा.एत. नंबर - 723 बळक आहे. दुकान नं 1, तळमजला, सांलीटेअर, प्रथमेश कॉम्प्लेक्स, विरादेसाई रोड, अंधेरी प.मु-53 विलेज ओशिवरे (1) सांलीट मिल्कतची क्षेत्रफळ 24.44 चौ.मी. आहे.

(3) क्षेत्रफळ

(4) आकारणी किंवा जुकी देण्यात असेल तेव्हा

(1)-

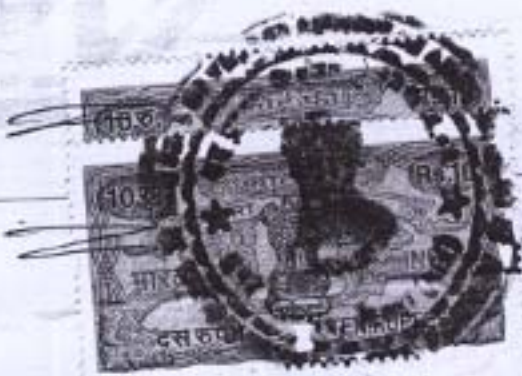
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) सिटी इन्व्हेस्टमेंट प्रा.लि.चे संचालक अमीत जे डोलकीया यांच्या नावे संपत्तीवर विक्रीचा एन सीआर - - धर/प्लॉट नं: 89, आखरत, लखीनदास मान्टर रोड, 408 म.मु-53, पत्ता नं: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; जिल्हा: -; पिन नंबर: - AAAC55811L.

(6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) कंटीकल्व इंडीया लि. चे संचालक डी कृष्णगुमार राव - धर/प्लॉट नं: 723-ए, प्रथमेश कॉम्प. विरादेसाई रोड, अंधेरी प.मु-53; गल्ली/रस्ता: -; इमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; जिल्हा: -; पिन नंबर: - AAAC82788.

- (7) दिनांक करून दिल्याचा 26/03/2008
- (8) नोंदणीचा 26/03/2008
- (9) अनुक्रमांक, खर्च व पृष्ठ 2483 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 175000.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 30000.00
- (12) शेरा



खरी प्रत
सह. दुय्यम निबंधक, अंधेरी क्र. २,
मुंबई उपनगर जिल्हा.



श्री/मि. लक्ष्मण सासुरे
यांना त्यांचे दि. 15/03/19 च्या पावती क्र. 8197
अर्जांनुसार नक्कल दिली
दि. 15/03/2019
19

बदर-१६

८९२६ ४३ ५२



बदर-१६		
८९६	७४	५२
२०१९		



२५-११-१९९८	३१०
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Ready



50	20	3000

बदर-१६		
८९६	४५	४२
२०९		



भारत सरकार



विजय मोतीचंद यादव
Vijay Motichand Yadav
जन्म तारीख/ DOB: 10/06/1966
पुरुष / MALE

4910 9026 1930

बदर-१६		
७२६	४६	५२
२०१९		

माझे आधार, माझी ओळख

राष्ट्रीय विशिष्ट पहचान प्राधिकरण
भारत सरकार

पत्ता: Address:

वडिलांचे/आईचे नाव: S/O: Motichand Yadav, Flat No.
मोतीचंद यादव, फ्लॉट नं. D-206, Plot No. 29 B And C, M/S
30डी- 206, प्लॉट नं. 29 बी Green Park C 4S LTD, sector 06,
आंड सी, एम/एम ग्रीन पार्क: Navi Mumbai, Thane,
को. ऑ. ली. मोसायटी Maharashtra - 400708
लिमिटेड, सेक्टर 06, नवी
मुंबई, ठाणे,
महाराष्ट्र - 400708



1980 300 1947
1980 300 1947
www.uidai.gov.in
P.O. Box No. 1947
Bangalore-560 007



७२६

आयकर विभाग
INCOME TAX DEPARTMENT
SKY HOME SUPER MARKET

भारत सरकार
GOVT. OF INDIA



08/12/2015

Permanent Account Number

ACYFS4186M

29122015

For SKY HOME SUPER MARKET

श्रीमती गोविंद पटेल
PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



SHAILESH GOVIND PATEL

GOVIND KARAMSHI PATEL

12/05/1985

Permanent Account Number

AGGPP0410H



29122015

श्रीमती. गो. पटेल

बदल २६
श्रीमती गोविंद पटेल
८९६ ४४ ५२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



ARVIND GOVIND PATEL

GOVIND KARAMSI PATEL

06/05/1981

Permanent Account Number

AGGPP9381D



29122015

श्रीमती गोविंद पटेल



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



BHARAT GOVIND PATEL

GOVIND KARAMSHI PATEL

06/04/1983


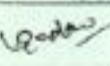
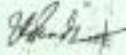
Permanent Account Number

ALBPP6622P



श्रीमती गोविंद पटेल

बदर-१६		
८९६	६८	५२
२०१९		

	PERMANENT ACCOUNT NUMBER AANPY4339H
	नाम / NAME VIJAY MOTICHAND YADAV
	पिता का नाम / FATHER'S NAME MOTICHAND YADAV
	जन्म तिथि / DATE OF BIRTH 10-06-1966
हस्ताक्षर / SIGNATURE 	 आयकर अधिकारी, पुणे Commissioner of Income-tax I, Pune

Qadys



बदर-१६

२०१९

१२

२०१९

भारत सरकार
GOVERNMENT OF INDIA

कुशल मोटरम चिप्प
Kushal Motiram Chippe



जन्म वर्ष / Year of Birth: 1976
पुंज / Male

2184 1299 2456

आधार - सामान्य माणसाचा अधिकार



राष्ट्रीय विशिष्ट-ओलख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : 1/0, मोटरम चिप्प, फ्लॉट नं. 15+1 व फ्लॉट 15, सेंट्रल प्रॉब्लेम हॉटेल, वीर टॉवर
15, आनंदी विधा वडवाने, वीर टॉवर प्रॉब्लेम हॉटेल, वॉरी डेस्ट. जॉय, मुंबई
400012

Address: 1/0 Motiram Chippe, Flat No: 15+1 Wing 15th Floor
RAMMOJI HQT, VEERA DESAI ROAD, JEHRUO CHANDI SPRING TOWER NEAR
NATHAN MANDIR, ANANDI WEST, Andheri, Mumbai, Maharashtra, 400012

Aadhaar - Samanya Maansacha Adhikaar

(Handwritten signature)

(Handwritten signature)

DL No: **MH02 2910002444** DO: **17-06-2008**
 Valid Till: **16-06-2026 (NT)** **29-05-2016 (TR)**
DLR 29-05-2016 (TR)

AUTHORITY TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV: **DOV**
 LHM-TR: **16-01-2010**
 MCHG: **17-06-2008**

DOB: **23-05-1984** **9G**

Name: **GANESH KAMBLE**
 S/D/W of **BHODAS KAMBLE**
 A/C: **HANUMAN CHAWL, K NO. 18, JAWAHAR NAGAR,**
KHAR (E),
MUMBAI
400 005

Signature of Issuing Authority: **MH02 2913372** **colour xerox** *(Signature of Holder)*



512/8196
बुधवार, 28 ऑगस्ट 2019 12:56
म.नं.

दस्त गोषवारा भाग-1

बदर16
दस्त क्रमांक: 8196/2019

दस्त क्रमांक: बदर16 /8196/2019

बाजार मूल्य: रु. 59,87,800/- मोबदला: रु. 59,80,000/-

भरलेले मुद्रांक शुल्क: रु.3,59,500/-

दु. नि. सह. दु. नि. बदर16 यांचे कार्यालयात
अ. क्रं. 8196 वर दि.28-08-2019
रोजी 12:21 म.नं. वा. हजर केला.

पावती:8477 पावती दिनांक: 28/08/2019
सादरकरणाचा नाव: मेसर्स स्काई होम सुपर मार्केट चे
पार्टनर शैलेश गोविंद पटेल

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1040.00

पृष्ठांची संख्या: 52

एकुण: 31040.00

दस्त हजर करणाऱ्याची सही:

सह. दु. नि. का. अंधेरी-5,
सह. दु. नि. का. अंधेरी - ५,
मुंबई उपनगर जिल्हा
दस्ताचा प्रकार: करारनामा

सह. दु. नि. का. अंधेरी-5,
सह. दु. नि. का. अंधेरी - ५,
मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विकास प्रा. अधिकाऱ्याच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 28 / 08 / 2019 12 : 21 : 12 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28 / 08 / 2019 12 : 22 : 33 PM ची वेळ: (फी)

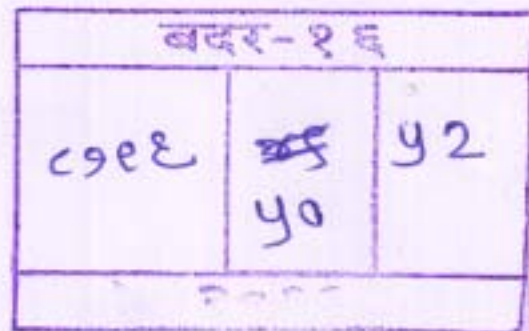
प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीदारक जे मुद्रांक जबाबदार राहतील

लिहून देणारे (दिनांकासहोत स्वाक्षरी)

शैलेश गोविंद पटेल
मेसर्स स्काई होम सुपर मार्केट
पार्टनर

लिहून देणारे (दिनांकासहोत स्वाक्षरी)





दस्त गोषवारा भाग-2

बदर16

दस्त क्रमांक:8196/2019

28/08/2019 12 56:16 PM

दस्त क्रमांक :बदर16/8196/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स कंटी क्लब हॉस्पिटॅलिटी अँड हॉलिडेज लिमिटेड (फॉर्मली नोन एंज मे/- कंटी क्लब (ई) लिमिटेड) चे डायरेक्टर विजय एम.पादव पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अमृता कॅस्टल, ब्लॉक नं: हैद्राबाद, रोड नं: 5-9-16, सैफाबाद, सेक्रेटेरियट, तेलंगना, आंध्र प्रदेश, HYDERABAD. पॅन नंबर:AAACC8276B	लिहून घेणार वय :-53 स्वाक्षरी:-		
2	नाव:मेसर्स स्काई होम सुपर मार्केट चे पार्टनर शैलेश गोविंद पटेल पत्ता:प्लॉट नं: 1015, माळा नं: -, इमारतीचे नाव: साई दत्त बिल्डींग, ब्लॉक नं: कोलडोंगरी, अंधेरी पूर्व, मुंबई, रोड नं: एन.एस.फडके मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर:ACYFS4186M	लिहून घेणार वय :-34 स्वाक्षरी:-		
3	नाव:मेसर्स स्काई होम सुपर मार्केट चे पार्टनर भरत गोविंद पटेल पत्ता:प्लॉट नं: 1015, माळा नं: -, इमारतीचे नाव: साई दत्त बिल्डींग, ब्लॉक नं: कोलडोंगरी, अंधेरी पूर्व, मुंबई, रोड नं: एन.एस.फडके मार्ग, साई वाडी, महाराष्ट्र, MUMBAI. पॅन नंबर:ACYFS4186M	लिहून घेणार वय :-36 स्वाक्षरी:-		
4	नाव:मेसर्स स्काई होम सुपर मार्केट चे पार्टनर अरविंद गोविंद पटेल पत्ता:प्लॉट नं: 1015, माळा नं: -, इमारतीचे नाव: साई दत्त बिल्डींग, ब्लॉक नं: कोलडोंगरी, अंधेरी पूर्व, मुंबई, रोड नं: एन.एस.फडके मार्ग, साई वाडी, महाराष्ट्र, मुंबई. पॅन नंबर:ACYFS4186M	लिहून घेणार वय :-38 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 08 / 2019 12 : 55 : 17 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:गणेश कांबळे
वय:34
पत्ता:साईबाबा रोड, खार पूर्व, मुंबई
पिन कोड:400051

स्वाक्षरी



- 2 नाव:कुशल चिप्या
वय:40
पत्ता:वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई
पिन कोड:400053

स्वाक्षरी



शिक्का क्र.4 ची वेळ:28 / 08 / 2019 12 : 55 : 53 PM

सह. दुय्यम निबंधक, अंधेरी-5

सह. दुय्यम निबंधक, अंधेरी - E-payment Details.
मुंबई उपनगर जिल्हा

sr. Epayment Number
1 MH005382281201920M
2 2808201900020

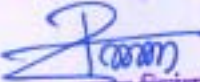
Defacement Number
0002940898201920
2808201900020D



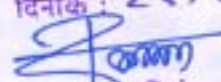
Know Your Rights as Registrants

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

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण ५२ पाने आहेत

सह. दुय्यम निबंधक, अंधेरी क्र.-५,
मुंबई उपनगर जिल्हा



बंदर-१६/ ८९६ १२०१९
पुस्तक क्रमांक १, क्रमांक ८९६
नोंदला.
दिनांक : २८/०१/२०१९

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

बंदर-१६		
८९६	५२	५२
२८१९		



29/08/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5

दस्त क्रमांक : 8196/2019

नोंदणी :

Regn:63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5980000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5987800
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: शॉप नं.01, माळा नं: तळ मजला, इमारतीचे नाव: सॉलिटॅर, ब्लॉक नं: अंधेरी पश्चिम मुंबई 400053, रोड : वीरा देसाई रोड((C.T.S. Number : 723 ;))
(5) क्षेत्रफळ	1) 24.44 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:- मेसर्स कंटी क्लब हॉस्पिटॅलिटी अँड हॉलिडेज लिमिटेड (फॉर्मली नोन ऍज मे/- कंटी क्लब (ई) लिमिटेड) चे डायरेक्टर विजय एम. यादव वय:-53; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अमृता कॅस्टल, ब्लॉक नं: हैद्राबाद, रोड नं: 5-9-16, सेफाबाद, सेक्टरियट, तेलंगना, आंध्र प्रदेश, HYDERABAD. पिन कोड:-500063 पॅन नं:-AAACC8276B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेसर्स स्काई होम सुपर मार्केट चे पार्टनर शैलेश गोविंद पटेल वय:-34; पत्ता:- प्लॉट नं: 1015, माळा नं: -, इमारतीचे नाव: साई दत्त बिल्डींग, ब्लॉक नं: कोलडोंगरी, अंधेरी पूर्व, मुंबई, रोड नं: एन.एस.फडके मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-ACYFS4186M 2): नाव:- मेसर्स स्काई होम सुपर मार्केट चे पार्टनर भरत गोविंद पटेल वय:-36; पत्ता:- प्लॉट नं: 1015, माळा नं: -, इमारतीचे नाव: साई दत्त बिल्डींग, ब्लॉक नं: कोलडोंगरी, अंधेरी पूर्व, मुंबई, रोड नं: एन.एस.फडके मार्ग, साई वाडी, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-ACYFS4186M 3): नाव:- मेसर्स स्काई होम सुपर मार्केट चे पार्टनर अरविंद गोविंद पटेल वय:-38; पत्ता:- प्लॉट नं: 1015, माळा नं: -, इमारतीचे नाव: साई दत्त बिल्डींग, ब्लॉक नं: कोलडोंगरी, अंधेरी पूर्व, मुंबई, रोड नं: एन.एस.फडके मार्ग, साई वाडी, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-ACYFS4186M
(9) दस्तऐवज करून दिल्याचा दिनांक	28/08/2019
(10) दस्त नोंदणी केल्याचा दिनांक	28/08/2019
(11) अनुक्रमांक, खंड व पृष्ठ	8196/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	359500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला



मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. मुंबई उपनगर जिल्हा आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 28/08/2019) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.