

Keem
URMIL

AGREEMENT FOR

12
2019

SALE

BETWEEN

2

MR. MANSUKHBHAI S. YADAV

MR. KALPESH M. YADAV

...TRANSFERORS

AND

MR. JAYANTILAL KANJI GADA

MRS. KASTURBEN JAYANTILAL GADA

... TRANSFEREES

Flat No. 003, Ground Floor, Country Park Phase III, Wing
L, Building no. 3, Opp. Tata Steel, Near Central Parbhu
Hotel, Dattapada Road, Borivali (East), Mumbai - 400066.

PREPARED BY ADVOCATE URMIL JADAV.
B. COM . LLB

पावती क्र. : 92
दिनांक : 05/01/2011

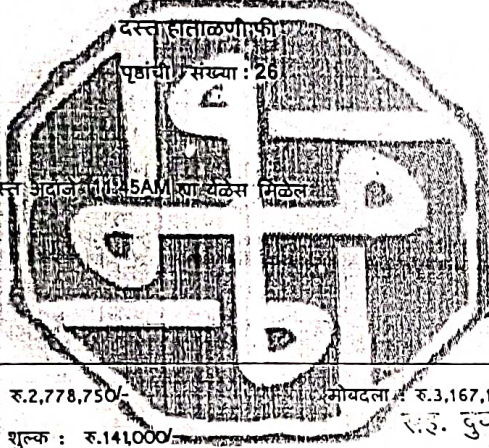


नाय : सागाठाणे
यजाचा अनुक्रमांक : वदर16 - 89 - 2011
यजाचा प्रकार : करारनामा
करणा-याचे नाय : जयंतीलाल .कानजी गडा

नोंदणी फी : ₹.30,000.00
दस्तावेजातळणी फी : ₹.540.00

पृष्ठांची संख्या : 26

एकुण ₹.30,540.00



म. दु. नि. बोरीवली 7

र मुल्य : ₹.2,778,750/- मोबदला : ₹.3,167,100/-
ते मुद्राक शुल्क : ₹.141,000/- र.इ. दुज्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

यकाचा प्रकार :By Demand Draft रक्कम: ₹.30,000
डी/ घनादेश क्रमांक :000997 दिनांक :03/01/2011
केचे नाव व पत्ता :एच डी एफ सी बँक
यकाचा प्रकार :By Cash रक्कम: ₹.540

महाराष्ट्र राज्य
Kalpesh



5222 मममिसा

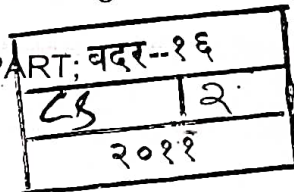
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Mumbai, this ^{31st} day of ~~July~~ Dec 2010, BETWEEN MR. MANSUKHBHAI S. YADAV aged 55 years and

MR. KALPESH M. YADAV aged 31 years, Adults, Indian Inhabitants of Mumbai, owners of and residing at Flat No. 003, ground Floor in the building known as Country Park Phase III, Wing 'L', Building no. 3, Opp. Tata Steel

Near Central Parbhu Hotel, Dattapada Road, Borivali (East), Mumbai - 400066, hereinafter referred to as "THE TRANSFERORS" (Which expression shall unless it be repugnant to the context or meaning thereof include their

heirs, executors and administrators) of the ONE PART; वदर-१६



AND

MR. JAYANTILAL KANJI GADA aged 45 years and MRS. KASTURBEN JAYANTILAL GADA aged 40 years, adults, Indian Inhabitants of Mumbai

address at Rama Shankar Jang Bahadur Ramesh Pandey Chawl, 1st Floor, Carter Road no.4, Opp. Mangal Kunj Society, Borivali (East), Mumbai - 400066., hereinafter referred to "The TRANSFEREES" (which expression shall

unless it be repugnant to the context or meaning thereof include their heirs, executors and administrators) of the OTHER PART.

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महाराष्ट्र राज्य
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For the Registrar
Authorized Signatory
The Kalyan Co-operative Socy. Ltd.
Borivali, Branch Bhamburda - Borivali,
S.V. Road, Borivali (W),
Mumbai-400 052
C.R. 1061/99/05-2-10-5-2008
192569
410001-PB5498
12:08
AUG 14 2010
MAHARASHTRA

WHEREAS: -

(A) Kanakia Spaces Private Limited a company incorporated under the provisions of the Companies Act 1956 and having its Office at 349, Business Point, Western Express Highway,- Andheri (East), Mumbai-400069., hereinafter referred to as "the Developers" had sold Flat No. 003 admeasuring 437.13 sq. ft. in carpet area on ground Floor in the Society known as Country Park Phase III Co-operative Housing Society Ltd., Wing L, Building no. 3, Opp. Tata Steel, Near Central Parbhu Hotel, Dattapada Road, Borivali (East), Mumbai – 400066, hereinafter referred to as "the said Flat" which is more particularly described in the Schedule hereunder written, on what is known as ownership basis to Mr. Mansukhbhai S. Yadav and Mr. Kalpesh M. Yadav, the Transferors herein vide Agreement duly stamped and registered dated 30th day of December 2008 vide Serial no. Badar5-00190-2009 dated 07/01/2009 on certain terms and conditions contained therein and since then the Transferors herein are the sole owners of the said Flat and otherwise are well and sufficiently entitled to the said Flat.



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(B) The Transferors have acquired and are allotted and holds Flat No. 003 on ground Floor, L Wing, Building no. 3 of the said Society's Building known as "COUNTRY PARK PHASE III. CO-OPERATIVE HOUSING SOCIETY LTD.," having Registration no.

मसुखबाई यादव
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जयशंकर यादव
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MUM/WR/HSG/TC/14844/2010-2011 / YEAR - 2010; Hereinafter referred to as the "said Society".

(C) The Transferors are not restrained from transferring their rights, title, interest and benefits in the Capital/Property of the said Society under any law;

(D) The Transferors have assured, and represented to the Transferees, that all their rights, title and interest in the said Flat in the Capital/Property of the said Society are free from encumbrances and that presently they have not mortgaged/hypothecated the said Flat and not created any Third party rights in Flat No. 003 on ground Floor, L Wing, Building no. 3 or in any part thereof and that there are no litigation or court order against in respect of the said Flat in the Capital/Property of the said Society and that they are in exclusive use, and possession of the said Flat.

(E) Relying on the said assurances and representation of the Transferors, the Transferees entered into the transaction herein and executed this Agreement for Sale.

(F) The Transferors herein have agreed to sell and transfer their rights title and interest to the Transferees in respect of the said Flat and the Transferees have agreed to purchase and acquire from the



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Transferors the said Flat at or for the lump sum consideration of Rs. 31,67,100/- (Rupees Thirty One Lakhs Sixty Seven Thousand One Hundred Only).

(G) The said Society has not issued any shares in respect of the said Flat. The Transferors further states that the Transferees will be fully entitled to the said shares when issued by the said Society.

(H) The Transferors have agreed to transfer and sell the said Flat and all their rights, title, interest and benefits in the Capital/Property of the said Society free from all encumbrances and Transferees have agreed to acquire and purchase from the Transferors, the said Flat on the terms and conditions hereinafter mentioned.

NOW THIS AGREEMENT FOR SALE WITNESSETH AND THE PARTIES HERETO HEREBY MUTUALLY AGREE WITH EACH OTHER AS FOLLOWS:

1) The Transferors have agreed to sell and transfer to the Transferees the said Flat and all their rights, title, interest and benefits in the said Capital/Property of the said Society and the Transferees have agreed to purchase and acquire from Transferors all the said rights, title, interest and benefits in the said Flat No. 003 on ground Floor, L Wing, Building no. 3 free from all encumbrances for a total consideration of Rs. 31,67,100/- (Rupees Thirty One lakhs Sixty Seven Thousand One Hundred Only).



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2011

2) The Transferees have agreed with the Transferors for the following terms of payment, which are as under:-
मूल्य 31,67,100/-
Kalyan.

31/07/2011
52-22-94/11/2011

Rs. 31,67,100/- (Rupees Thirty One lakhs Sixty Seven Thousand One Hundred Only) will be paid by the Transferees to the Transferors on or before the execution of the said Agreement for Sale.

The Transferors do hereby for themselves and their heirs, executors and administrators covenant with the Transferees as follows:

- a) That the Transferors shall discharge in full, the debts and liabilities of any nature pertaining to the said Flat including the Municipal outgoings, taxes and Maintenance charges etc. payable to the concerned authorities upto the date of execution of this Agreement for Sale;
- b) That the Transferors are absolutely entitled to the said Flat and are in exclusive possession, enjoyment and occupation of the said Flat and that except them no other person or persons has/have any right, title and interest, claim or demand into, upon or over the said Flat;
- c) That notwithstanding any act, deed, matter or thing, whatsoever, committed by the Transferors, any person or persons lawfully and equitably claiming by, from, through or under, in trust for them, the Transferors have in them the power and absolute authority in their own right to transfer the said Flat in favour of the transferees;
- d) That neither the Transferors nor any one on their behalf has committed or omitted any act, deed, matter or thing whereby peaceful possession, occupation and enjoyment of the said Flat and all other rights, privileges,



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rights, title and interest in respect of the said Flat as contemplated under these presents.

The Transferors shall execute Transfer Form and all other deeds and documents in the prescribed manner as required by the said Society in favour of the Transferees in respect of the transfer of the said Flat and all their rights, title, interest and benefits in the said Flat.

The Transferors shall hand over to the Transferees vacant possession of the said Flat immediately after receiving full and final consideration.

The Transferors hereby covenant with the Transferees that the Transferees from the date of possession of the said Flat shall quietly and peacefully possess and occupy and enjoy the said Flat without any interruption or obstruction from the Transferors or any other person or persons lawfully or equitably claiming through or under or in trust for the Transferors.

The Transferors shall pay and discharge all the Arrears, if any, of the Municipal Taxes, Maintenance charges and other outgoings in respect of the said Flat that shall become due and payable till the date of handing over possession of the said Flat to the Transferees.



Handwritten signature and date in a box. The signature appears to be 'CS' and the date is '2022'.

The Transferees shall pay all the Taxes and Maintenance Charges and other outgoings to the said Society/Developers in respect of the said Flat, which shall become due and payable after receipt of the possession of the said Flat.

Handwritten signature and date. The signature is 'Kalyan' and the date is '5-2-22'.

Handwritten text: 2022/02/05

Handwritten signature: Kalyan

The Transferors shall handover to the Transferee all the original deeds, documents, Agreements, Possession Letter in their possession in respect of the said Flat at the time of execution of Agreement for Sale.

0) The Transferors agrees and undertakes to indemnify and keep indemnified the Transferees, their successors and assignees against all claims, demands and proceedings by any person or persons claiming lawfully or equitably through the Transferors in respect of the said Flat.

1) The Deposits standing to the credit of the Transferors in the books of the said Society/Developers including Sinking Fund contribution or any other contribution in respect of the said Flat if any shall stand transferred to the credit of the Transferees and that the Transferors shall not claim any refund or compensation for the same.

2) The Transferees shall immediately apply for the Membership of the said Building after realization of the balance full final consideration amount by the transferors and on admission shall observe and abide by the Rules, Regulation and Bye- Laws of the said Society.

13) The Stamp Duty payable on this Agreement, Registration Charges, if any and all other incidental and consequential expenses thereto shall be paid and borne by the Transferees.



Handwritten signature: *Madhavi S. Nishu*

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Handwritten text: *गजान गिरी*
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Handwritten signature: *Kalpusi*

- 4) The Transfer Charges payable to the said Society with respect of the said Flat shall be paid and borne by the Transferors and Transferees equally.
- 5) The Transferors and the Transferees agree and undertake to execute and to do all other deeds, documents, acts and things for more effectually transferring the said Flat and all the said rights, title, interest and benefits in the said Flat and in the capital/property of the said Society.
- 6) The Transferors are aware that the Transferees have agreed to Purchase the said Flat and pay the consideration thereof relying on the correctness of the statements made by them herein, and the Transferors declare and confirm that the aforesaid declarations are true and correct to their personal knowledge and that ~~the said statements are~~ false or incorrect.
- 7) This Agreement for Sale is subject to the Maharashtra Co-ownership Flats (Regulation of Promotion of construction, Sale, Management & Transfer) Act 1936 and Maharashtra Co-operative Societies Act 1960 with rules made there under.



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THE SCHEDULE ABOVE REFERRED TO:

Plot No. 003 admeasuring 437.13 sq. ft. in carpet area on ground Floor in the building known as Country Park Phase III Co-operative Housing Society Ltd., Wing L, Building no. 3, Opp. Tata Steel, Near Central Prabhu Hotel, Dattapada Road, Borivali (East), Mumbai – 400066, constructed on a Property situate in the Revenue Village Magathane, Taluka Borivali within the Registration District and sub district of Mumbai City and Mumbai Suburban bearing C.T.S. No. 62/B, and having Year of Construction – 2008.

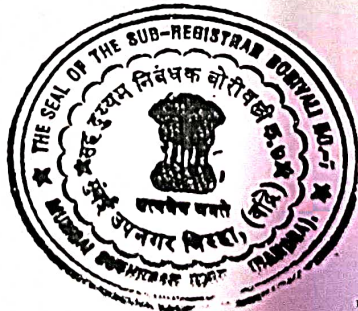
The Said Building consists of Ground plus Eight Upper Floors with Lift.

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WITNESS WHEREOF the parties hereinabove have set and subscribed their respective hands hereunto the day the year hereinabove-written.

SIGNED, SEALED AND DELIVERED BY)

THE WITHINNAMED TRANSFERORS)

MR. MANSUKHBHAI S. YADAV)



Mansukhbhai S. Yadav



PAN NO -)

MR. KALPESH M. YADAV)



Kalpesh



PAN NO -)

In the presence of 21/8 9/8 21/8-11)



SIGNED, SEALED AND DELIVERED BY)

THE WITHINNAMED TRANSFEREES)

MR. JAYANTILAL KANJI GADA)



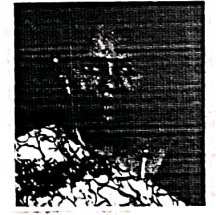
जयंतिलाल कान्जी गडा



PAN NO -)

MRS. KASTURBEN JAYANTILAL GADA)

कस्तूरबेन जयंतिलाल गडा



PAN NO -)

In the presence of *Kasturben*)

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RECEIPT

RECEIVED from the Transferees within named a sum of Rs. 31,67,100/-
Rupees Thirty One lakhs Sixty Seven Thousand One Hundred Only).
Being full and final payment hereinabove:-

Date	Cheque No.	Amount	Drawn on
13/7/2010	334672	1,00,000/-	Dena Bank, Borivali (E) Br.
26/7/2010	334675	67,000/-	Dena Bank, Borivali (E) Br.
26/7/2010	035245	50,000/-	HDFC Bank, Borivali (E) Br.
27/7/2010	334676	1,00,000/-	Dena Bank, Borivali (E) Br.
27/7/2010	901355	1,00,000/-	Dena Bank, Borivali (E) Br.
28/7/2010	334677	1,00,000/-	Dena Bank, Borivali (E) Br.
4/8/2010	035246	1,00,000/-	HDFC Bank, Borivali (E) Br.
4/8/2010	334679	1,00,000/-	Dena Bank, Borivali (E) Br.
4/8/2010	901357	1,00,000/-	Dena Bank, Borivali (E) Br.
5/8/2010	901356	1,00,000/-	Dena Bank, Borivali (E) Br.
5/8/2010	334678	1,00,000/-	Dena Bank, Borivali (E) Br.
9/8/2010	901359	1,00,000/-	Dena Bank, Borivali (E) Br.
10/8/2010	901360	1,00,000/-	Dena Bank, Borivali (E) Br.
9/8/2010	035251	50,000/-	HDFC Bank Ltd, Borivali (E) Br.
9/8/2010	419821	1,00,000/-	Dena Bank, Borivali (E) Br.
9/8/2010	035250	1,00,000/-	HDFC Bank Ltd, Borivali (E) Br.
9/8/2010	901358	1,00,000/-	Dena Bank, Borivali (E) Br.
23/9/2010	419822	2,50,000/-	Dena Bank, Borivali (E) Branch.
23/9/2010	035256	3,50,000/-	HDFC Bank Ltd., Borivali (E) Br.
23/9/2010	507107	1,50,000/-	HDFC Bank Ltd., Borivali (E) Br.



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Handwritten signature and stamp at the bottom center of the page.

Date	Cheque No.	Amount	Drawn on
23/9/2010	790783	2,50,000/-	Dena Bank, Borivali (E) Branch.
28/9/2010	035259	1,50,000/-	HDFC Bank Ltd.; Borivali (E) Br.
4/10/2010	419823	1,75,000/-	Dena Bank, Borivali (E) Br.
4/10/2010	790784	1,75,000/-	Dena Bank, Borivali (E) Br.
4/1/2011	813963	1,00,100/-	Dena Bank, Borivali (E) Br.

WE SAY RECEIVED

MR. MANSUKHBHAI S. YADAV

MR. KALPESH M. YADAV

(TRANSFERORS)

no. 114

Ka

Witnesses: -

218, 115, 116-11

115, 116, 117, 118

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सत्यामेव जयते

- : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक एमयुएम/डब्ल्युआर/एचएसजी/टिसी/१४८४४/२०१०-११/सन

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
कॅन्ट्री पार्क फेस III को-ऑप.हौसिंग सोसायटी लिमिटेड
सी.टी.एस. नं.१६२/बी, व्हिलेज मागाठणे,
बोरीवली (पूर्व), मुंबई ४०० ०६६.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदणी
आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम २२(२) अन्वये व महाराष्ट्र
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्था
वर्गीकरण " गृहनिर्माण संस्था "

असून उप-वर्गीकरण " भाडेकरू सहभागिदारी गृहनिर्माण संस्था "

आहे.
कार्यालयीन म



सही (एस्.एम.पाटील)

हुद्दा उपनिबंधक,
सहकारी संस्था, आर विपान, मुंबई.

स्थळ : मुंबई

दिनांक : १८ / १० / २०१०

FOR COUNTRY PARK PH - III CHS. LTD.

SECRETARY

Secretary

Treasurer

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises.



BILL OF SUPPLY
RESIDENTIAL

JAYANTILAL K GADA & KASTURBEN J
GADA
L-003 COUNTRY PARK PH - III CHS LTD
OPP TATA SPECIAL STEEL
W.E.HIGHWAY BORIVALI (EAST)
MUMBAI 400066
Mobile No. 98*****41
Email ID
Connected Load 3.00KW

To update your email id and mobile number, call us on 19122 or 1800 200 2020.



ACCOUNT NO. 151395285
BILL MONTH FEB-19
DUE DATE 13-03-2019

DUE AMOUNT
1230.00

NEW
Maharashtra Govt's tax on sale of electricity has increased by 10 paise/unit (refer the back of the bill for more details).

DISCOUNTED BILL AMOUNT
Round sum bill payable (after discount of ₹ 10,21) on or before discount date 27-02-2019 : ₹ 1220.00

LATE PAYMENT BILL AMOUNT
Round sum bill payable (including DPC of ₹ 15.31) after due date 13-03-2019 ₹ 1240.00

ANIL BENDALE
Business Head
(North Division)

If paying by cheque, please remember:

- Cheque should be Account Payee of local clearing and not post-dated
- Always attach payment slip. Do not staple.
- Mention A/c No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.

Round sum payable: ₹ 1230.00
Discounted amount: ₹ 1220.00
Due date: 13-03-2019

Ref. No.: R2324V5055V5055-76699
b/r (₹) : 8.87



Amount after due date: ₹ 11,400.00
Discount date: 27-02-2019

Adani Electricity Ltd. For cheque, T for cash, E for credit. Considered stamp duty paid by order no. CSO/06/2018/119/18 dated 10 08 2018

adani Electricity

2700
on payment/get up to

CASHBACK
on payment/get up to

Scan QR code to avail offer

Bookings, Flight, Movie Tickets, Bus Tickets, Supermarkets

TRACK YOUR CONSUMPTION (UNITS)

Jan-19	149
Feb-19	157
Mar-18	221
Apr-18	299
May-18	300
Jun-18	302
Jul-18	293
Aug-18	455
Sep-18	339
Oct-18	280
Nov-18	230

IMPORTANT MESSAGE:

Install earth leakage protection device for sanctioned load and above to prevent harmful electric shock. Additional security deposit demanded along with March 2019 bill still unpaid Rs.1210.00. Tentative meter reading date for your Mar-19 bill is 16/03/2019. Please check/update your PAN number by visiting nearest Customer Care Center or email to helpdesk.mumbai@adani.com with copies of PAN for verification. If already submitted & correctly printed on the bill, please ignore this message.

order ID 7472979485
PAY TM
date 26/2/19

YOUR CURRENT CONSUMPTION

Tariff	7439618
Meter number	29403.00
Multiplying Factor (MF)	29248.00
Present reading	155.00
Previous reading (Unit kWh)	569.10
Energy consumption	95.00
Energy charge (₹)	569.10
Fixed charge (₹)	95.00
Total	95.00

Bill No. 101952380820 Bill Date 20-02-2019 Type of Supply SINGLE PHASE
Bill Distribution No. NORTH/N24-BORIVALI (E) /01/406/006/006/004 Cycle No. 01

24x7 Powerline 19122
We're listening.

For power interruption, complaint or restoration, SMS POWER <9 digit account no.> to 7065313030 from any mobile no. Give us a missed call on 1800 532 9998 from your registered mobile no. For other queries: WhatsApp on 9022 81 3030 (9am to 8pm)

Join us on:
www.adanilectricity.com
helpdesk.mumbai@adani.com

adani Electricity

SCAN CODE TO PAY YOUR BILL VIA UPI

Use any bank / UPI App

CUSTOMER CARE CENTRE/
INTERNAL ADVANCE REDRESSAL CELL (0000)
369 D, S.V. Road, Kandivall (W), Mumbai - 400 042

30 NOV 2007

COMMENCEMENT CERTIFICATE

To: SHE. R.B. Kanakia,
C.A. to Owner.

With reference to your application No. 9680 dated 03.11.2002 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 34 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Building No. 3

C.T.S. No. 162/B
premises at Street _____
Village Magathane
situated at Borivali (East) Plot No. _____
The Commencement Certificate/Building Permit is granted on the following

- 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 and 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 in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted are contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him of such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
- 7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

30/11/07
198

15/11/07

The Municipal Commissioner, Greater Mumbai, Shri S.N. Abhang
Executive Engineer to exercise his powers under Section 45 of the said Act.
This C.C. is restricted for use of _____



F - Gr. + 4 upper floors
up to plinth level.

FOR
Building Proposal (W. S.)
'R' Wards

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CHE/3098/B/C(100)/TR

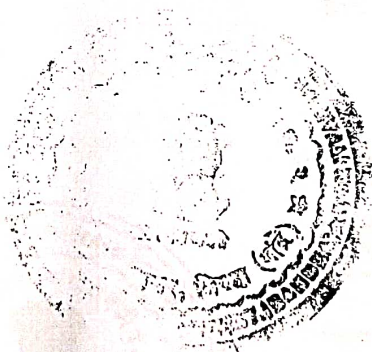
is now further extended for with A, B, C, & upper floors on the approved plans dated 18/11/2007

7 JAN 2008

71108
EXHIBIT ENGINEER,
SUBMITTED PROPOSAL (W.S.) U-ward

CERTIFIED TRUE COPY

H. A. MEHTA, B.E. (C), A.M.I.C.E.
Architects & Engineers



बदर-१६
८५ / १७०
२०११

बदर-१५
१८८ / १६०
२००९

Handwritten notes on the right margin, including the word 'Tambour'.

COUNTRY PARK, PHASE-III COOPERATIVE HOUSING SOCIETY LTD.
Regn No. MUM/WR/HSG/TC/14844/2010-11/YR-10
(Opp. Tata Steel), Dattapada Road, Borivli (E), Mumbai- 400 066

TO WHOMSOEVER IT MAY CONCERN

NOC in connection of registration of flat no. 003 in L "wing".

With reference to above it is stated that Shri. Mansukhbhai S. Yadav is the owner of the above Flat. Further as per information it is stated that there is no Litigation against this flat i.e. L/003 "Country Park, Phase-III".

Shri. Mansukhbhai S. Yadav is a member of our society and said flat is possessed by him. Share Certificate is not yet issued by the society. Further Society has no objection to the prospective Shri. Jayantilal Kanji Gada and Smt. Kasturiben Jayantilal Gada of this flat.

In case financing Bank requires share certificate the same can be collected by them by handing over the Authority letter addressed to the society after the certificate is ready.

This information is given at the Express request of Shri. Mansukhbhai S. Yadav and Shri. Sheshu M. Yadav.


For COUNTRY PARK PH - III CHS. LTD.

Chairman Secretary Treasurer



वदर-१६	
CS	196
२०११	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAGPY1559A



नाम / NAME
MANSUKH SHAMJIBHAI YADAV

पिता का नाम / FATHER'S NAME
SHAMJIBHAI YADAV

जन्म तिथि / DATE OF BIRTH
01-06-1951

हस्ताक्षर / SIGNATURE
Mansukh

आयकर अधिकारी (कंप्यूटर केंद्र)
 Commissioner of Income-tax (Computer Operations)

Transfers



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAMPY6177A

नाम / NAME
KALPESH MANSUKHBHAI YADAV

पिता का नाम / FATHER'S NAME
MANSUKHBHAI SAMALJIBHAI YADAV

जन्म तिथि / DATE OF BIRTH
13-10-1979

हस्ताक्षर / SIGNATURE
Kalpesh

आयकर अधिकारी (कंप्यूटर केंद्र)
 Commissioner of Income-tax (Computer Operations)

वदर-१६
८९ १९९
२०११

RS
CE
o-
el,

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGEPG6072C



नाम / NAME
KASTURBEN JAYANTILAL GADA

पिता का नाम / FATHER'S NAME
MEPSHI RAYSHI SATRA

जन्म तिथि / DATE OF BIRTH
30-05-1970

हस्ताक्षर / SIGNATURE
Kasturben Jayantilal Gada

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

PAG

Transferees



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEHPG0822P



नाम / NAME
JAYANTILAL KANJI GADA

पिता का नाम / FATHER'S NAME
KANJI AKHABHAI GADA

जन्म तिथि / DATE OF BIRTH
10-06-1966

हस्ताक्षर / SIGNATURE
Jayantilal Kanji Gada

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

PAG

बदर--१६
८३ - १२०
२०११

KOTISINGH CHAWL Room No. 3 Borivali (E)
Mumbai - 400 066.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHUPAT KARSANDAS VAGHELA
KARANDAS VAGHELA

13/12/1971

AHWPV8071B

रुम ३, वाघेला



Witness

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
ABQPN5761L



नाम / NAME
DEVJI DHANJI NISHAR

पिता का नाम / FATHER'S NAME
DHANJI PETHABHAI NISHAR

जन्म तिथि / DATE OF BIRTH
03-03-1957

बदर-१६	
८५	२७
२०११	

हस्ताक्षर / SIGNATURE

देवजी धनंजय नीशर

अध्यापक निदेशक (पत्राचार)
DIRECTOR OF INCOME TAX (CORRESPONDENCE)

B-101, Airirudh co-op. Society
Carter Rd No: 3, Borivali (E) Mumbai - 400 066.



८९
२०११

मुंबई (उपनगर)

उत्तरेस गाव (बोरीवली)

३६/३७७ मुंबई उत्तरेस गाव सीमा, पूर्वेस द्रुतगती महामार्ग, दक्षिणेस राजद्रुतगती रस्त्यावरील ३६.६० मी. वि.या. रस्ता व पश्चिमेस रेल्वे लाईन.

मुंबई (उपनगर)

निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
५२०००	७२,०००	८७,१००	५८,८००

४८.७५
निवासी सदनिका
०.१०२

(Rule 5)

बांधकामाचे वर्गीकरण
उदयाहन सविधा
मजला

१-आर सी सी
आहे
Ground Floor

(Rule 5 or 8)

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * घसारा टक्केवारी

$$= 57,000.00 * 100.00 / 100$$

$$= 57,000.00$$

(Rule 19 or 20)

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ

$$= 57,000.00 * 48.75 * 100.00 / 100$$

$$= 2,778,750.00$$

मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + पोटमाळ्याचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + वयदिस्त वाहन तळाचे मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य

$$= A + B + C + D + E + F + G + H$$

$$= 2,778,750.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00$$

$$= 2,778,750.00$$



बदर-१६
८९ १२३
२०११

असे नियेदीत करतात की ते दस्तऐवज करून देणा-यानां
ओळखतात, व त्यांची ओळख पटविताना

ओळखीचे नाव व पत्ता

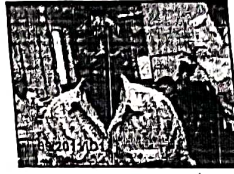
नाव: भुपत - याधेला

वय: 39

पत्ता: 3 कोतासिंग चाळ बोरीवली पू

पिन कोड: 400066

217 2 लव चाधेला

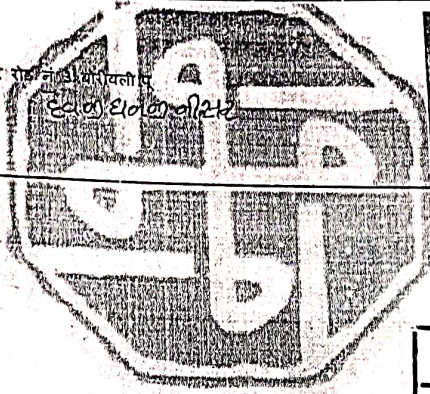


नाव: देवजी - निशार

वय: 53

पत्ता: भी-101 गिरीरथ सोसा कार्टर रोड नि. 3, बोरीवली पू

पिन कोड: 400066



89 / 2011

बदर-१६

८९ | २४

२०११



दस्त गोपवारा भाग-1

वदर 16
दस्त क्रमांक : 89/2011

January 5, 2011

वदर 16 / 89 / 2011

रु. 2,778,750/-

क शुल्क: रु. 14,1000/-

मोबदला: रु. 3,167,100/-

वली 7 (बोरीवली) यांचे कार्यालयात

दि. 05/01/2011

4:02:000AM वा. हजर केला.

पावती

सादर करणाराचे नाव: जयंतीलाल कानजी गडा

रु. 30,000.00

रु. 540.00

नोंदणी फी:

दस्त हाताळणी फी:

पृष्ठांची संख्या: 24

एकुण

रु. 30,540.00

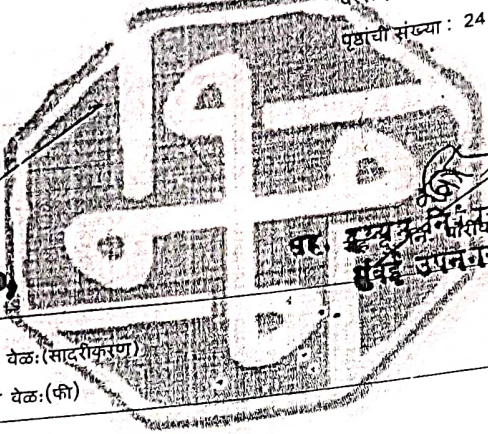
015)

करण-याची सही :-

सह मुख्यम निवर्धक बोरीवली-७,
मुंबई उपनगर जिल्हा.

1 Jan 5 2011 11:24AM ची वेळ: (सादरीकरण)

2 Jan 5 2011 11:25AM ची वेळ: (फी)



वदर-१६
६६/२५
२०११



प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण २५ पाने आहेत.

वदर... १६/६६/२०११

पुस्तक क्रमांक १, क्रमांक..... वर

नोंदला. 5 JAN 2011

दिनांक:

सह मुख्यम निवर्धक, बोरीवली क्र. ७,
मुंबई उपनगर जिल्हा.

सूची क्र.2

दुय्यम निबंधक : बोरीवली 7 (बोरीवली)

दस्त क्रमांक : 89/2011

नोंदणी 63
Regn. 63m

वित्त्याचा प्रकार

गावाचे नाव : मागाठाणे

नोंदवत्ता

करारनामा

बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार
आकारणी देतो की पट्टेदार ते नमुद करावे)

रु.3,167,100/-

भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

रु.2,778,750/-

नेत्रफळ

सि.टी.एस. नंबर-162 बी पॉलिकेचे नाव: मुंबई सयब इतर वर्णन : सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ऑप हौ सोसा लि, एल विंग, वि नं 3 टाटा स्टील समोर, दत्तपाडा रोड बोरीवली प. मुं-66.
48.75 चौ.मीटर

आकारणी क्विया जुडी देण्यात असेल तेव्हा.

दस्तऐवज करून देणा-या पक्षकाराचे नाव

क्विया द्याणी न्यायालयाचा हुकुमनामा क्विया आदेश असल्यास, प्रतियादिचे नाव व पत्ता.

1) नाव:- मनसुखभाई एस यादव ; वय: 55; पता :- सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ऑप हौ सोसा लि, एल विंग, वि नं 3 टाटा स्टील समोर, दत्तपाडा रोड बोरीवली प. मुं-66. पिन कोड:- 400066 पं नंबर:- AAGPY1559A

2) नाव:- कल्पशंकरम यादव ; वय: 31; पता :- सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ऑप हौ सोसा लि, एल विंग, वि नं 3 टाटा स्टील समोर, दत्तपाडा रोड बोरीवली प. मुं-66. पिन कोड:- 400066 पं नंबर:- AAMPY6177A

दस्तऐवज करून घेणा-या पक्षकाराचे व क्विया

द्याणी न्यायालयाचा हुकुमनामा क्विया आदेश असल्यास, प्रतियादिचे नाव व पत्ता

1) नाव:- जयतीलाल कानजी गडा ; वय: 45; पता :- रामा शंकर जंग बहादूर रमेश पांडे चाळ पहिला मजला, कार्टर रोड नं 4 बोरीवली प. पिन कोड:- 400066; पं नं:- AEHPG0822P;

2) नाव:- कस्तुरयन जयतीलाल गडा ; वय: 40; पता :- रामा शंकर जंग बहादूर रमेश पांडे चाळ पहिला मजला, कार्टर रोड नं 4 बोरीवली प. पिन कोड:- 400066; पं नं:- AGEPG6072C;

दस्तऐवज करून दिल्याचा दिनांक

12/31/2010

दस्त नोंदणी केल्याचा दिनांक

01/05/2011

नुक्रमांक, खंड व पृष्ठ

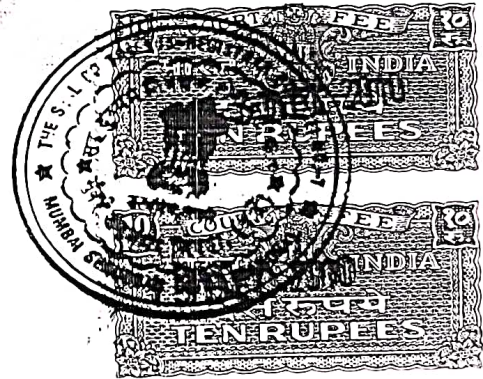
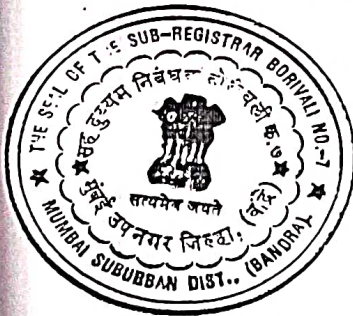
89/2011

जारमायाप्रमाणे मुद्रांक शुल्क

रु.141,000/-

जारमायाप्रमाणे नोंदणी शुल्क

रु.30,000/-



खरी प्रत

ख. दुय्यम निबंधक, बोरीवली क्र. 7,
मुंबई उपनगर जिल्हा.

DATED 31st DECEMBER
DAY OF ~~JULY~~, 2010.

S/T
5/11/11
12.12

BETWEEN

MR. MANSUKHBHAI S. YADAV

MR. KALPESH M. YADAV

... TRANSFERORS

AND

MR. JAYANTILAL KANJI GADA

MRS. KASTURBEN JAYANTILAL GADA

... TRANSFEREES

AGREEMENT FOR SALE

ADVOCATE URMIL JADAV.

B. COM. LLB.

D/8, SHREE KRUPA SOCIETY.

KASTURBA ROAD NO.5,

BORIVALI (EAST),

MUMBAI -- 400 066.