

URMIL

AGREEMENT FOR SALE

3

BETWEEN

MR. JAYANTILAL KANJI GADA

MRS. KASTURBEN JAYANTILAL GADA

...TRANSFERORS

AND

MR. KALPIT GIRISH NAGRECHA

... TRANSFEREE

Flat no. 003 on Ground Floor of L wing in Country Park Phase III Co-operative Housing Society Ltd., situated at Opp. Tata Steel, Dattapada Road, Borivali-East, Mumbai - 400066.

PREPARED BY ADVOCATE URMIL JADAV.

B. COM . LLB

Office Address : D/8, Gr. Floor, Shree Krupa C. H. S. Ltd.,
Kasturba Road no. 5, Borivali (East), Mumbai - 400066.
M-9892247657 / 9224432782.

Email id: urmiljadav@yahoo.com

368/5372

Friday, May 31, 2019
5:38 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5897 दिनांक: 31/05/2019

गावाचे नाव: मागाठाणे

दस्तऐवजाचा अनुक्रमांक: वरल-3-5372-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कल्पित गिरीश नागरेचा तर्फे कुलमुखत्यार ज्योती गिरीश नागरेचा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकूण:

रु. 30960.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:04 PM ह्या वेळेस मिळेल.

१२/६/१९

सह दु.नि. बोरीवली ३

बाजार मुल्य: रु.5596500/-

मोबदला रु.9500000/-

भरलेले मुद्रांक शुल्क : रु. 570000/-

सह दुय्यम निबंधक, बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002141408201920E दिनांक: 31/05/2019

वकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3105201906259 दिनांक: 31/05/2019

वकेचे नाव व पत्ता:

Jyoti - G. Nagarecha.

मुळ दस्त परत

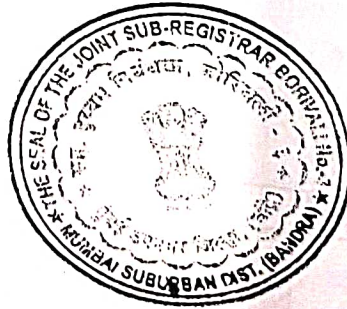
केल्याचा दिनांक

21 JUN 2019

re-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201905314654	31 May 2019,05:33:36 PM			
मूल्यांकनाचे वर्ष	2019	बरल-3			
जिल्हा	मुंबई(उपनगर)				
मुल्य विभाग	86-मागाठाणे (बोरीवली)				
उप मुल्य विभाग	86/389भुभाग: उत्तरेस राजेंद्रनगर समोरील 36.60 मी.वि.पो. रस्ता, पूर्वेस द्रुतगती मार्ग, दक्षिणेस.गावाची सीमा व पश्चिमेस रेल्वे लाईन				
सर्व्हे नंबर /न. भू क्रमांक :	इतर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
55400	114800	157300	210100	114800	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	48.75चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.114800/-
उद्दवाहन सुविधा-	आहे	मजला -	Ground floor		
Sale Type - Resale	First Sale Date - 31/12/2010				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा.पानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-पानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (((114800-55400) * (100 / 100))+55400)				
	= Rs.114800/-				
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 114800 * 48.75				
	= Rs.5596500/-				
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 5596500 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.5596500/-				

Home Print



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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 3105201906259 Date 31/05/2019

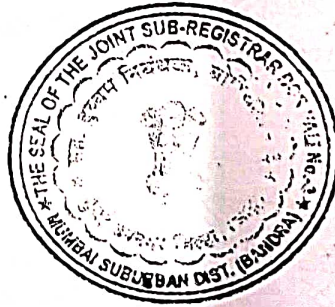
Received from Mr Kalpit Girish Nagrecha , Mobile number 8097410306, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.

Payment Details

Bank Name ANDB Date 31/05/2019

Bank CIN 100041520190531279199 REF No. 0033800898

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



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

Receipt of Document Handling Charges

PRN 3105201906259 Receipt Date 31/05/2019

Received from Mr Kalpit Girish Nagrecha , Mobile number 8097410306, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 5372 dated 31/05/2019 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.

DEFACED

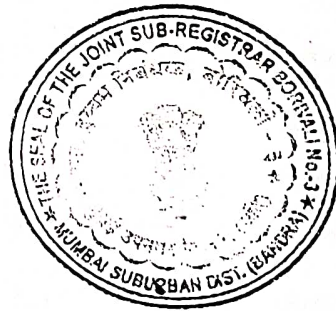
₹ 960

DEFACED

Payment Details

Bank Name ANDB	Payment Date 31/05/2019
Bank CIN 100041520190531279199	REF No. 0033800898
Deface No 3105201906259D	Deface Date 31/05/2019

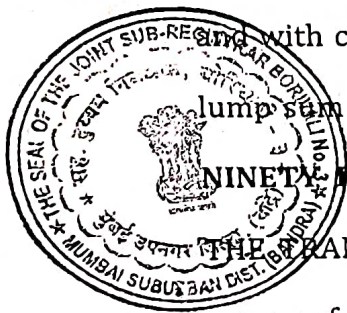
This is computer generated receipt, hence no signature is required.



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any consideration from any third party whosoever either in cash or in kind or created or agreed to create any third party right and/or inducted or agreed to induct any third party claim, use and/or possession of the Said Flat.

F) Upon the strength of the aforesaid representations made by THE TRANSFERORS to THE TRANSFEREE believing the same to be true and correct, honest and bonafide the parties entered in to an oral negotiation and pursuant thereto THE TRANSFERORS herein have agreed to sell to THE TRANSFEREE and THE TRANSFEREE have agreed to purchase and acquire from the said THE TRANSFERORS the said Flat together with all rights, title, interest, benefits, shares, sinking fund, etc.



with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of Rs. 95,00,000/- (RUPEES NINETY FIVE LAKHS ONLY) subject to THE TRANSFERORS putting THE TRANSFEREE in possession or agreeing to co-operate to get the names of THE TRANSFEREE to which THE TRANSFERORS have agreed to do so and upon certain other terms and conditions hereinafter

व appearing /mutually presents. 4308 8C 2009

agreed by and between the parties to these

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

- 1) THE TRANSFERORS has agreed to sell, transfer and assign to THE TRANSFEREE and THE TRANSFEREE have agreed to purchase and acquire the said Flat together with all rights, title, interest, benefits at the lump sum price or consideration of Rs. 95,00,000/- (RUPEES NINETY FIVE LAKHS ONLY).
- 2) In consideration of the above amount the said TRANSFERORS shall assign and transfer all their rights, title and interest in respect of the said Flat including their Tenancy, Occupancy, possession, ownership, rights, title and interest in respect of the said Flat in favour of the TRANSFEREE and thereafter the TRANSFERORS will have no right, title and interest therein.
- 3) THE TRANSFERORS doth hereby admit and acknowledge to have received from THE TRANSFEREES the sum of Rs. 39,05,000/- (RUPEES THIRTY NINE LAKHS FIVE THOUSAND ONLY) as per particulars mentioned in the receipt appearing hereon before execution of this Agreement for Sale.
- 4) As per the provisions of newly inserted section 194 IA in Finance Act 2013, THE TRANSFEREES have to deduct tax at source @ 1% on behalf of THE TRANSFEROR in case purchase consideration exceeds Rs. 50,00,000/-.



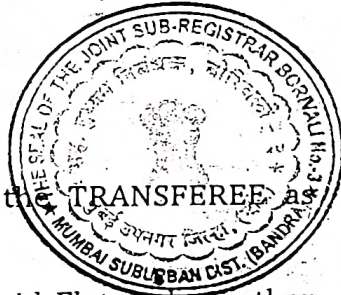
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8) THE TRANSFERORS hereby declares that there is no Prohibitory Order by any Government and/or Authority, which may prohibit THE TRANSFERORS from transferring the said Flat. THE TRANSFERORS further declares that no attachment has been levied on the said Flat.

9) THE TRANSFERORS hereby confirms that they have not created any encumbrances of whatsoever nature on the said Flat & they are not aware of any prohibitory order from any competent court of law/local authority and/or any central or state Government restraining the transfer of the said Flat. THE TRANSFERORS hereby further declares that they have full power and absolute authority to sell, transfer and assign the said Flat in favour of THE TRANSFEREE free from all claims, encumbrances and/or demand of whatsoever nature.



10) The TRANSFERORS do hereby covenants with the TRANSFEREE as follows:

a] The TRANSFERORS are absolute owners of the said Flat and no other person or persons has or have any right, title, claim or interest of any nature whatsoever unto or upon the said Flat either by way of lien, sale, mortgage, gift, trust, inheritance, lease, assignment or otherwise and it has good, title, full power and absolute authority to sell and transfer the said Flat to the TRANSFEREE under these presents.

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b] The said Flat is free from all encumbrances and charges and the same are not the subject matter of any litigation or dispute, nor are the same liable for the attachment in execution of decree of any civil court of any government or semi-government Authority.

Handwritten notes in Devanagari script: ७२११११११, ५२२२२२२२२२२२

Handwritten signature: Jhoti - U. Vaghekar

c] Prior to execution of this Agreement the TRANSFERORS have not received any prohibitory order from any Government or Local Authority or injunction order from any court restraining them from transferring/selling the said Flat in favour of the TRANSFEREE.

d] The TRANSFERORS has clear and marketable title in respect of the said Flat.

e] The TRANSFERORS have represented that they are entitled to sell and transfer aforesaid Flat to any person..

f] The TRANSFERORS shall whenever required to do so from time to time and at all times, execute and sign or cause to be executed and signed all such letters, form, Applications, Affidavits, declarations, power of attorney deeds or documents for perfectly securing and effectually transferring the said Flat unto the TRANSFEREE forever in the records of Government and Semi-Government authorities.

g] The TRANSFERORS do hereby agree to transfer after receipt of full and final consideration amount all the amounts standing to its credit in the books of Reliance Energy Ltd., / Adani Authorities or other concerned authorities in favour of the TRANSFEREE with respect to the said Flat.



h] The TRANSFERORS agree to execute necessary Sale Deed and or any other Agreement in favour of the TRANSFEREE on completion of entire deal and also agree to remain present in Sub Registrar of Assurances for registration of Sale Deed or any other Document.

i] The TRANSFERORS has paid all the dues upto date and the TRANSFERORS will indemnify and keep indemnified the TRANSFEREE against any claim made for any period with respect to the said Flat.

~~j] Neither any order of attachment against the said Flat is in existence upto date nor any suit, decrees for proceedings are pending in any Court or otherwise.~~

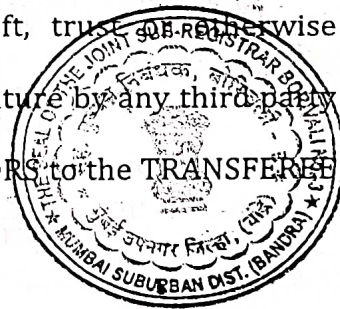
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k] The said Flat is not acquired by Municipal Authorities, Government or any Revenue Authorities and no notice of the acquisition is received by the TRANSFERORS under the provisions of Land Acquisition or otherwise.

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- l) The said Flat is not affected by any LIS PENDENS or insolvency proceeding or any prohibitory orders in any manner and whatsoever from anybody whosoever including Department of Income Tax, Sales Tax, Central and / or State Excises, Customs or any other Taxation Department, Local Authorities or other Institutions, Banks, Courts and / or Tribunals restraining the TRANSFERORS from transferring, dealing with or disposing off the said Flat.
- m) The TRANSFERORS have not created any other mortgage, Loan, Agreement, charge or any encumbrance, liability on the said Flat.
- n) The TRANSFERORS have not entered into any Agreement with any persons in respect of the above Flat.
- o) The TRANSFERORS have not transferred and assigned their right, title and interest in respect of the above said Flat to any other person.
- p) The TRANSFERORS declares that except TRANSFERORS no other persons have any right, title and interest in the said Flat.
- 11) The TRANSFERORS hereby agree and undertake to indemnify and keep indemnified the TRANSFEREE and his heirs, executors, administrators, successors or assigns in the event they suffer any loss or damage due to any demands or claim by way of tenancy, sub-tenancy, sub-tenancy license, lease, inheritance, sale, exchange, possession, gift, trust or otherwise howsoever being brought forward at any time in future by any third party due to the wrong representation of the TRANSFERORS to the TRANSFEREE or any other person claiming through them.



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12) THE TRANSFERORS further hereby declare that there is no charge claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims and encumbrances and should there be any claim from any person or persons against the said Flat then in such an event the TRANSFERORS hereby agree and undertake to indemnify the TRANSFEREE against such claims.

13) The TRANSFEREE after the payment of the total full and final consideration amount is entitled to become the members of the said Society, if any as per bye-laws of the said society and subject to bye-laws of the society.



14) The TRANSFERORS agree and undertake to sign and execute all Acts and Deeds including Agreement For Sale, Sale Deed, Affidavit, Declarations Undertakings Transfer papers, etc. in favour of the TRANSFEREE and shall cooperate the TRANSFEREE to transfer their names in the records of the Society for the effectual transfer of the said Flat with all the deposits and meters in respect of the said Flat to the names of and in favour of the

TRANSFEREE.

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15) The TRANSFERORS covenant to the TRANSFEREE that should there be any claim or demand by the concerned Authority in respect of the deficit Stamp duty or Registration Fees payable in respect of the previous

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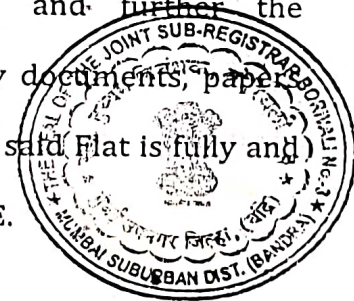
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agreements/transactions in respect of the said Flat then in such an event the TRANSFERORS shall indemnify and keep harmless the TRANSFEREE in respect of such claim.

16) The TRANSFEREE also agrees to pay the necessary Stamp duty and registration fees as leviable by the concerned Government Authority on this Agreement.

17) THE TRANSFERORS shall pay to the said society and all the concerned authorities the monthly outgoings and all other dues in respect of the said Flat upto the date of possession and obtain complete discharge of the same. The TRANSFEREE shall be liable to pay outgoings and dues from the date of Possession.

18) The TRANSFERORS agrees to co-operate with the TRANSFEREE at all reasonable times as and when required to be done in getting the said Flat transferred in the name of the TRANSFEREE and further the TRANSFERORS agree to execute any other necessary documents, papers and applications etc in favour of the TRANSFEREE till said Flat is fully and effectually transferred in the name of the TRANSFEREE.



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S. S. K. S. S. S. S.

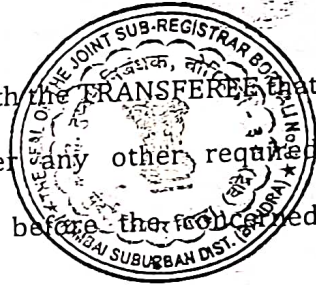
बरल - ३/		
4309	92	80
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TRANSFERORS or any other person or persons lawfully or equitable claiming through or under or in trust for the TRANSFERORS.

22) That the TRANSFERORS assures the TRANSFEREE that the said Flat is free from all kinds of encumbrances such as prior sale, gift, Mortgage, Will, Trust, Exchange, Lease, Legal flaw, claims, prior Agreement to sell, Loan, Surety, Security, Lien, Court Injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever.

23) It has been further decided that if any legal defect in the ownership and title of the TRANSFERORS are found the TRANSFERORS will be liable and responsible to make good the loss suffered by the TRANSFEREE and keep the TRANSFEREE saved, harmless and indemnified against all such losses and damages suffered by the TRANSFEREE.

24) The TRANSFERORS hereby further covenant with the TRANSFEREE that the TRANSFERORS shall present and handover any other required documents in respect of the above said Flat before the concerned authorities during or after registration.



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ज्योति G. Vamcha

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25) The TRANSFEREE hereby covenant with The TRANSFERORS as Follows:-

- a) That the TRANSFEREE from the date they are put in possession of the said Flat, shall regularly pay to the said Society and all the concerned authorities the monthly outgoings and all the dues payable in respect of the said Flat.
- b) The TRANSFEREE shall observe, perform and abide by the Bye-laws, rules and regulations of the Building from time to time in force.

26) THE TRANSFERORS hereby declares that after the receipt of the balance full and final consideration amount neither they nor any of their legal heirs, family members, successors, legatees, etc. shall have or claim to have any right, title, interest and/or claim of whatsoever nature in the said Flat.



27) The TRANSFERORS has complied with all rules and regulations of the said society and that he has done nothing by which they could be disentitled to make this sale.

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28) This Agreement shall be deemed to be the Sale Deed or Deed of Transfer upon payment of the said full and final consideration amount by THE TRANSFEREE and upon handing over the vacant and peaceful physical possession of the said Flat by THE TRANSFERORS to THE TRANSFEREE.

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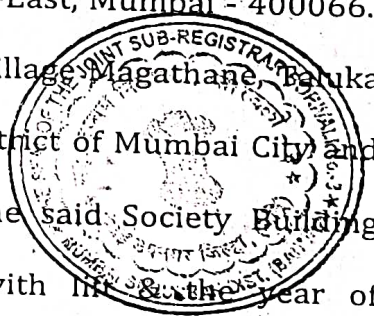
Jyoti S. Varnade

29) On payment of the full and final consideration amount as specified above, THE TRANSFEREE shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy the said Flat for and unto the use and benefit of THE TRANSFEREE, his heirs, executors, administrators and nominees forever and without any let, hindrance, denial, eviction, claim, charge, interest, demand or lien of THE TRANSFERORS or any person or persons lawfully or equitably claiming through, under or in trust for THE TRANSFERORS.

30) This Agreement shall always subject to the provisions contained in The Maharashtra Co-op. Societies Act & The Maharashtra Ownership Flat Act 1963.

PROPERTY SCHEDULE

Flat no. 003 admeasuring 437.13 Sq. Feet in Carpet area on Ground Floor of L wing in Country Park Phase III Co-operative Housing Society Ltd., situated at Opp. Tata Steel, Dattapada Road, Borivali-East, Mumbai - 400066., constructed on a Property situate in the Revenue Village Magathane, Borivali within the Registration District and Sub district of Mumbai City and Mumbai Suburban bearing C. T. S. No. 162/B. The said Society Building consisting of ground Plus Eight upper Floors with in the year of construction of the Said Society in 2008.



गुणित २१५१
५२२ गुणित २१५१

गुणित. म. गुणित

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

SIGNED, SEALED AND DELIVERED by the)

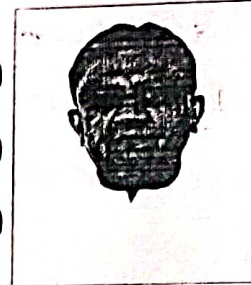
Within named THE TRANSFERORS)

MR. JAYANTILAL KANJI GADA)

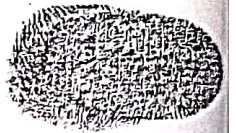
PAN NO. AEHPG0822P)

MRS. KASTURBEN JAYANTILAL GADA)

PAN NO. AGEPG6072C)



Handwritten signature of Mr. Jayantilal Kanji Gada



Handwritten signature of Mrs. Kasturben Jayantilal Gada



In the presence of

- 1 Sukhman
- 2 Amore

SIGNED, SEALED AND DELIVERED by the)

Within named THE TRANSFEREE)

MR. JYOTI GIRISH NAGRECHA)

PAN NO. AEPPN0703G)

Through its Constituted Attorney)

SMT. JYOTI GIRISH NAGRECHA)

PAN-NO. ACRPN4813B)



Handwritten signature of Mr. Jyoti Girish Nagrecha



In the presence of

- 1 Sukhman
- 2 Amore

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२०१९		

RECEIPT

RECEIVED with thanks the sum of Rs. 39,05,000/- (RUPEES THIRTY NINE LAKHS FIVE THOUSAND ONLY) as per following particulars from MR. KALPIT GIRISH NAGRECHA being part consideration amount for the sale of the said Flat no. 003 on Ground Floor of L wing in Country Park Phase III Co-operative Housing Society Ltd., situated at Opp. Tata Steel, Dattapada Road, Borivali-East, Mumbai - 400066., as within mentioned.

Sr No.	DATE	AMOUNT	CHQ. NO.	DRAWN ON
1.	17/05/19	1,00,000/-	000016	Andhra Bank Borivali East Branch
2.	29/05/19	23,05,000/-	000017	Andhra Bank Borivali East Branch
3.	31/05/19	15,00,000/-	000019	Andhra Bank Borivali East Branch

131-1110/1/2019-20-25
SIC 01/28

WE SAY RECEIVED

०२/०६/१९
५२२२१५७७५५५५५५

MR. JAYANTILAL KANJI GADA

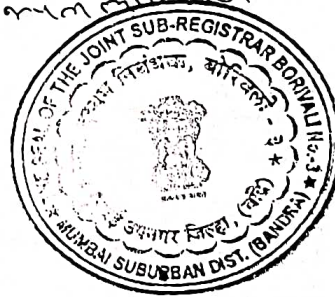
MRS. KASTURBEN JAYANTILAL GADA

THE TRANSFERORS

WITNESSES:-

1. Smita

2. Amrap



बरल - ३/		
५३०५	१५	४८
२०१९		



COUNTRY PARK PHASE III CO-OPERATIVE HOUSING SOCIETY LTD.

(Registration No. MUM/WR/HSG/TC/14844/2010-11 YR 10)

DATTAPADA ROAD, OPP TATA SPECIAL STEEL, WESTERN EXPRESS HIGHWAY, BORIVALI (EAST), MUMBAI-400 066.

DATE -22/05/2019

To Whomsoever it may concern

Mr. Jayantilal Kanji Gada & Mrs. Kasturben J Gada are the owner of the said flat L/003' Country Park Phase III CHS LTD. Dattapada Road, Borivali (E) Mumbai - 400 066.

As Per our records of the society there is no outstanding dues pending towards Maintenance charges as on 22.05.2019 against your above mentioned flat.

Further the society has no objection to sale of this flat.

Thanking You,

COUNTRY PARK PHASE-III CHS LTD.

Secretary.



बरल - ३१		
५३०५	२०	४८
२०१९		

COUNTRY PARK PHASE-III CO-OPERATIVE HOUSING SOCIETY LTD.

Regn No. MUM/WR/HSG/TC/14844/2010-11/YR-10
Opp. Tata Steel, Dabhpada Road, Borivli (East), Mumbai- 400 066.

Mem. Register No. 123

Share Certificate

Pat No. L-003

This is to certify that MANSUKHBHAI YADAV & KALPESH YADAV

is / are the Registered Holder / s of _____ 10

fully paid - up shares Numbered 1281 to 1290

both inclusive of Rupees 50 each in the above named
COUNTRY PARK PHASE-III CO-OPERATIVE HOUSING SOCIETY LTD.

Subject to the Bye-laws thereof.

Given under the Common Seal of
the said society, this 1st
day of January, 2012

₹ 500/-

[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
AUTHORISED SIGNER



Handwritten stamp: 4309, 2012, 2012

of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	2	3	4	5	6
1	9/1/11	JAYANTIAL KANJI GADA KASTURBEN JAYANTIAL-GADA.	129	07	Hon. Chairman Hon. Secretary <i>T. K. Kanwal</i> AUTHORISED MEMBER.
2					Hon. Chairman Hon. Secretary Hon. Treasurer
3					Hon. Chairman Hon. Secretary Hon. Treasurer
4					Hon. Chairman Hon. Secretary Hon. Treasurer



बरल - ३/		
4302	30	86
२०११		



सत्यमेव जयते

- : नोंदणीचे प्रमाणपत्र :-

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

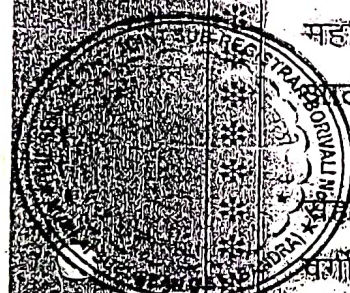
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
कंट्री पार्क फेस III को-ऑप.हौसिंग सोसायटी-लिमिटेड
सी.टी.एस. नं.१६२/बी, व्हिलेज मागाठणे,
बोरीवली (पूर्व), मुंबई ४०० ०६६.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम
महाराष्ट्र सहकारी संस्थांचे नियम १९६१ चे नियम ५ अन्वये
जारी झालेली आहे.

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

आसात/उप-वर्गीकरण "भाडेकर सहभाषिकाद्वारे गृहनिर्माण
आहे.

कामांदायीनपणे



सही (ए.एम.पॉल)
हुधा
उपनिवेशक
सहकारी संस्था, आर.टी.एस.

बरल - ३७		
स्थळ	मुंबई	४८
दिनांक	१६/१२/२०१०	

FOR COUNTRY PARK PH - III
Secretary

उपरोक्त जांचकृत इमारत (प्रस्ताव, 4.3.2009) Country Park 2003
महापालिका इमारत, सी विंग,
संस्कृती कॉम्प्लेक्स, १० फुट डी.पी. रोड,
सेंट लॉरेन्स शाळेजवळ, कांदिवली (पूर्व),
मुंबई ४०० ००१

BRIHANMUMBAI MAHANAGARPALIKA
NO.CHE/A-3098/EP (WS)/AR

16 JUL 2009

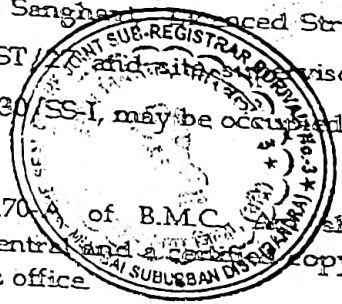
To,
Shri R.B.Kanakia
C.A. to Owner.

Subject: Permission to occupy the completed bldg. No. 3
on plot bearing C.T.S. No. 162-B of village
Magathane, situated at Dattapada Road, Borivali
(East).

Reference: Your Arch's letter No.E-2367 dated 15.04.2009.

Sir,

The development work of building No. 3 comprising of Wings
'A', 'B', 'C' & 'E' with Ground + 8 upper floors and Wing 'D' with
ground floor only on plot bearing C.T.S. No162-B of village
Magathane, situated at Dattapada Road, Borivali (East) is completed
under the supervision of Shri H.A. Mehta, Licenced Architect
having Lic. No. M/53, Shri Suresh Sanghavi, Licenced Structural
Engineer, having Licence No.STR/ST/170 and Shri Sanjay Sanghavi
Sanjay Sanghavi having Lic. No. S/330/SS-I, may be occupied on the
following conditions:-



1. That the certificates U/s 270-A of B.M.C. shall be obtained from A.E.W.W. R/Central and a copy of the same shall be submitted to this office.
2. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
3. That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

4302 33 8C

978-880 : 437 1000
 'मा भा' /

Wednesday, January 5, 2011
 10:15 am

सूची क्र.2 दुप्यम निबंधक : बोरीवली 7 (बोरीवली)
 दस्त क्रमांक : 89/2011
 नोंदणी 63
 Regn. 63th

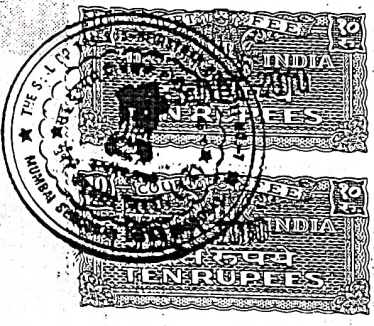
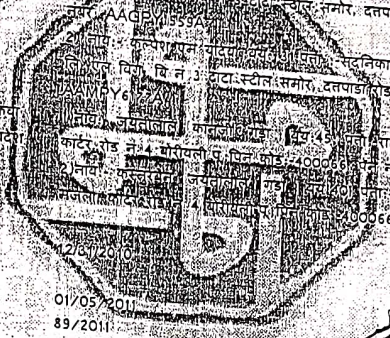
दिल्याचा प्रकार
 मोचदना
 बाजारमाय (भाडेपट्ट्याच्या बायतितपट्टाकार
 आकारणी देतो की पट्टेदार ते नमूद करावे)
 मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
 क्षेत्रफल
 आकारणी कित्या जुडी देण्यात असेल तेव्हा.
 दस्तरेवज करून देणा-या पक्षकाराचे नाय
 कित्या दियाणी न्यायालयाचा हुकुमनामा कित्या
 आदेश असल्यास, प्रतियादिचे नाय व पत्ता.

गायाचे नाय : मागाठाणे
 कारनामा
 रु.3,167,100/-
 रु.2,778,750/-

सि.टी.एस. नंबर-162 ची पॉलिचेचे नाय: मुंबई सव्य इतर वर्णन : सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ओप ही सोसा लि, एर विंग, वि नं 3 दाटा स्टील समोर, दत्तपाडा रोड बोरीवली पू. मुं-66. पिन कोड:- 400066 पॅन नंबर: 48.75 चौ.मीटर

दस्तरेवज करून घेणा-या पक्षकाराचे य कित्या
 दियाणी न्यायालयाचा हुकुमनामा कित्या आदेश
 असल्यास, प्रतियादिचे नाय व पत्ता
 दस्तरेवज करून दिल्याचा दिनांक
 दस्त नोंदणी घेतल्याचा दिनांक
 मूक्रमांक, खंड व पृष्ठ
 बाजारमायप्रमाणे मुद्रांक शुल्क
 बाजारमायप्रमाणे नोंदणी शुल्क

1) नाय: मनसखे गावाचे नाय: 55; पत्ता 1-सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ओप ही सोसा लि, एर विंग, वि नं 3 दाटा स्टील समोर, दत्तपाडा रोड बोरीवली पू. मुं-66. पिन कोड:- 400066 पॅन नंबर: 48.75 चौ.मीटर
 2) नाय: मनसखे गावाचे नाय: 55; पत्ता 1-सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ओप ही सोसा लि, एर विंग, वि नं 3 दाटा स्टील समोर, दत्तपाडा रोड बोरीवली पू. मुं-66. पिन कोड:- 400066 पॅन नंबर: 48.75 चौ.मीटर
 3) नाय: मनसखे गावाचे नाय: 55; पत्ता 1-सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ओप ही सोसा लि, एर विंग, वि नं 3 दाटा स्टील समोर, दत्तपाडा रोड बोरीवली पू. मुं-66. पिन कोड:- 400066 पॅन नंबर: 48.75 चौ.मीटर
 4) नाय: मनसखे गावाचे नाय: 55; पत्ता 1-सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ओप ही सोसा लि, एर विंग, वि नं 3 दाटा स्टील समोर, दत्तपाडा रोड बोरीवली पू. मुं-66. पिन कोड:- 400066 पॅन नंबर: 48.75 चौ.मीटर
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 6) नाय: मनसखे गावाचे नाय: 55; पत्ता 1-सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ओप ही सोसा लि, एर विंग, वि नं 3 दाटा स्टील समोर, दत्तपाडा रोड बोरीवली पू. मुं-66. पिन कोड:- 400066 पॅन नंबर: 48.75 चौ.मीटर
 7) नाय: मनसखे गावाचे नाय: 55; पत्ता 1-सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ओप ही सोसा लि, एर विंग, वि नं 3 दाटा स्टील समोर, दत्तपाडा रोड बोरीवली पू. मुं-66. पिन कोड:- 400066 पॅन नंबर: 48.75 चौ.मीटर
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 9) नाय: मनसखे गावाचे नाय: 55; पत्ता 1-सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ओप ही सोसा लि, एर विंग, वि नं 3 दाटा स्टील समोर, दत्तपाडा रोड बोरीवली पू. मुं-66. पिन कोड:- 400066 पॅन नंबर: 48.75 चौ.मीटर
 10) नाय: मनसखे गावाचे नाय: 55; पत्ता 1-सदनिका क्र 003 तळमजला, कंदीपार्क फेज-3 को.ओप ही सोसा लि, एर विंग, वि नं 3 दाटा स्टील समोर, दत्तपाडा रोड बोरीवली पू. मुं-66. पिन कोड:- 400066 पॅन नंबर: 48.75 चौ.मीटर



खरी प्रत

दुप्यम निबंधक, बोरीवली 7
 मुंबई उपनगर जिल्हा.



बसल - 3/
 4304 34 8C
 2011

021222-2230 : 422

222222-11

adan
Electricity



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, BORIVLI (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 3030.

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



ACCOUNT NO.
151395285



BILL MONTH
FEB-19



DUE DATE*
13-03-2019*

DUE AMOUNT

1230.00

THE SEAL OF THE JOINT SUB-REGISTRAR

Maharashtra Govt. Dept. of Electricity has increased by 1% the rate of electricity supply from 1st Feb 2019. The bill for more details.

DISCOUNTED BILL AMOUNT

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

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
(Mumbai Division)



24x7 Powerline 19122 We're listening.

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 813030 (8am to 8pm)

CUSTOMER CARE CENTRE/
INTERNAL GRIEVANCE REDRESSAL CELL
369 D. S.V. Road, Kandivalli (W), Mumbai

www.adanlelectricity.com
helpdesk.mumbai@adanlelectricity.com

Join us on
Facebook
Twitter
LinkedIn
Instagram

Bill No. 101952380820 Bill Date 20-02-2019 Type of Supply SINGLE PHASE
Bill Distribution No. NORTH/NZ4-BORIVILI (E) /01/406/006/006/004 Cycle No. 0

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Energy consumption		Energy charge (₹)	
			Present reading	Consumption (Unit kWh)		
L1Y1(B)	7439618		29403.00	155.00	569.10	
Total					155	569.10

TRACK YOUR CONSUMPTION (UNITS)

Month	Consumption (Units)
Jan-19	149
Dec-18	157
Nov-18	221
Oct-18	299
Sep-18	300
Aug-18	302
Jul-18	293
Jun-18	455
May-18	339
Apr-18	280
Mar-18	230

IMPORTANT MESSAGE

- Install earth leakage protection device for safety and above to prevent harmful electric shocks.
- Additional security deposit demanded along with bill still unpaid Rs.1210.00.
- Tentative meter reading date for your March bill is 15-02-2019.
- Please check/update your PAN number by visiting Customer Care Center or email to helpdesk.mumbai@adanlelectricity.com with correct verification. If already submitted & correctly verified, please ignore this message.

order ID
747297948
PAY TM
date 26/2/19

Paytm CASHBACK

Pay your Electricity Bill on Paytm App. Get up to

2700
Cashback

Abbr. in receipt for cheques, ₹ for cash. E&O E. Consolidated stamp duty paid by order no. CSD/106/2018/119/10 dated 10.08.2018

- Flight Bookings
- Movie Tickets
- Bus Tickets
- Supermarkets

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.
- Make cheque payable to Adanl Electricity Mumbai Ltd, A/C No. : 151395285

015139528540000123010332019000012400000122027022019	Ref. No. : R2324\5055\5055-76699	01/406/006/004
Round sum payable: ₹1230.00	b/f (₹) : B.87	
Feb-19 151395285/4/	Due date : 13-03-2019	Discounted amount : ₹1220.00
		Discount date : 27-02-2019
		Amount after due date : ₹110.00

घोषणापत्र

mt. Jyoti Girish Nagrecha याद्वारे घोषित करतो की, दुय्यम निबंधक
3 यांचे कार्यालयांत Aft. for sale या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला
हे. श्री Mr. Kalpit Girish Nagrecha इ. यांनी दि. 4/9/18 रोजी मला दिलेल्या
मुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून
बुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून लिहून देणार यांनी कुलमुखत्यारपत्र रद्द
लेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा
न्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून
आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहिन याची मला
जाणीव आहे.

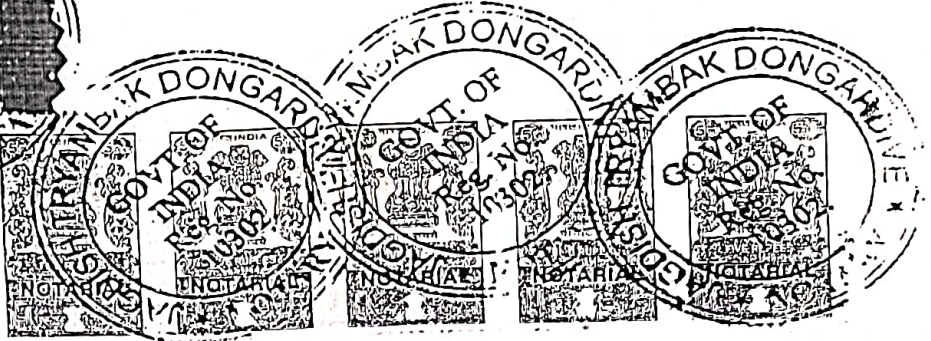
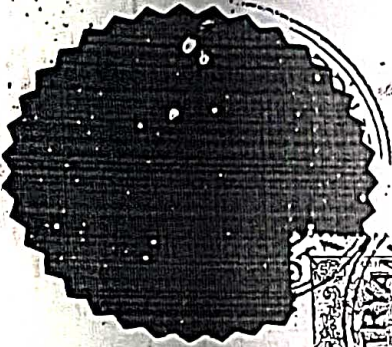
दिनांक: 31/5/19

Jyoti G. Nagrecha
कुलमुखत्यारपत्राचा नाव व सही



बरल - ३१/		
५३०९	३०	४८
२०१९		

500/-



NOTARY
REG. SER. NO
2862/18



POWER OF ATTORNEY

To all to whom presents shall come MR. KALPI GIRISH NAGRECHA, an adult, presently residing at 333, Lancaster Ave Apt 415, Malvern PA 19355 - 1825, SEND GREETINGS,

For CITIZENCREDIT CO-OP. BANK LTD
Borivali Branch
BANK LTD., I.C. COLONY,
BORIVALI (W),
MUMBAI-400 103.
Authorised Signatory (V)/CR.1009/15/
05/208-211

शुद्धी 61706
110613
R.00005001-PB5481
SPECIAL
ADHESIVE
MAY 19 2018
16:37

बिल - ३/		
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2022		

x /
x Boti S. Nagrecha.

INDIA
STAMP DUTY
MAHARASHTRA



WHEREAS I intend to purchase an immovable Property viz. Flat, Shop, Office, Gala or any other Immovable Property in Mumbai City., hereinafter referred to as "the Said Property" from said Vendors /Sellers.

And since I am out of India I am desirous of appointing my Mother SMT. JYOTI GIRISH NAGRECHA, an adult, Indian Inhabitant, residing at Room no. 11, Desai Chawl, Carter Road no. 3, Borivali (East), Mumbai - 400 066., as my true and lawful Attorney to do the following formalities for purchase of the said Property.

NOW KNOW YE AND THESE PRESENTS WITNESS that I MR. KALPIT GIRISH NAGRECHA do hereby nominate, constitute and appoint SMT. JYOTI GIRISH NAGRECHA as my true and lawful attorney to act in, conduct, manage and look after all my affairs relating to the purchase of said Property and I hereby irrevocable confer upon my attorney the following amongst other power and authorities:

1. To make, sign and execute, Agreement for Sale/Sale Deed, Deed of Transfer, Transfer Forms and other writings Affidavits, declarations, applications and all other writings assurances in respect of the said Property and to do all necessary things / things and execute all documents, writings etc. as effectively aforesaid to transfer the said Property in my name.

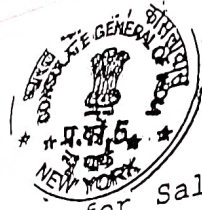
2. To pay appropriate Stamp Duty and Registration Fees on the above said Agreement for Sale/Sale Deed and or any other document.



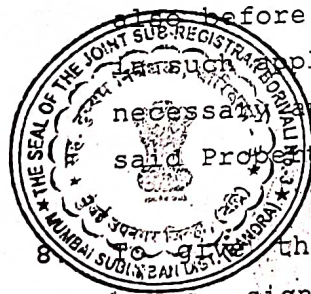
4300		
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2022		

Jyoti G. Nagrecha.

[Handwritten signature]



3. To present and lodge Agreement for Sale/Sale Deed and other writings and documents as also assurances for registration in the offices of the Sub-Registrar of Assurances and to admit execution thereof and to do all the formalities for Registration of the said Agreement for Sale/Sale Deed.
4. To Collect Original Agreement for Sale/Sale Deed from Sub-Registrar Office & keep the same.
5. To make full payment to the Builders/Vendors/Sellers, with respect to the said Property on my behalf and take the receipts for the same.
6. To pay transfer fees and other payments to the Society.
7. To appear and represent me before the Managing Committee, the Office bearers, administrator and also before the general body of Society and to put such applications, papers and writings as may be necessary and required by them for transfer of the said Property in my name.



4302 82 82
Sub Registrar
the

8. To give the said Property on Leave and License basis, sign the Leave & License Agreement on my behalf and to present & to lodge the Original Leave License Agreement & any other writings as also assurances for registration in the Offices of the Sub Registrar of Assurances & to admit execution thereof

* Jouti G. G. G. G.

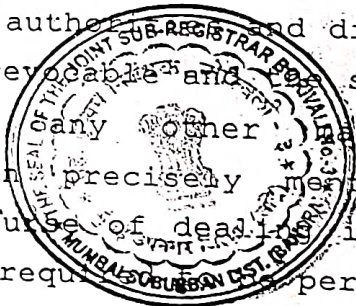


9. To do all the formalities of taking Loan and or Mortgage Loan against the said Property from Bank, Nationalised or Co-operative, Financial Institutions and or any other Institutions.

10. To pay the necessary charges, outgoings and other dues and duties payable in respect of the said Flat to the Society and/or any other authority and also to receive bills, notices and all other communications and proceedings from the Society and to deal with the same accordingly.

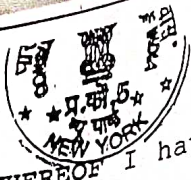
11. To make all necessary applications to Reliance Energy for transfer of Electric meters on my name and to sign and execute all necessary documents, writings, applications, etc. required for the same.

12. In general to do all other acts, deeds, matters and things whatsoever with respect to the said Property either particulars or generally described as effectually to all intents and purposes as I could have done myself and for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the Powers hereby granted I hereby declare that the Powers authorities and discretions hereby conferred are irrevocable and the same shall in always extend to any other matters or transactions not herein precisely mentioned or defined which in the course of dealing in respect of the said Property is required to be performed.



[Handwritten signature]

* 1956 - 31		
4302	B	SC
2088		



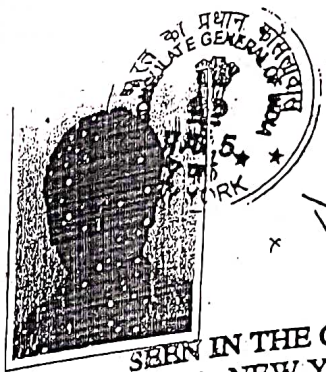
IN WITNESS WHEREOF I have put my hands to this writing on this _____ Day of May 2018.

SIGNED AND DELIVERED

By the within named

MR. KALPIT GIRISH NAGRECHA

In the presence of



SEEN IN THE CONSULATE GENERAL INDIA, NEW YORK, USA

NO. USANC 0843018 DATE: AUG THE CONSULATE DOES NOT BE RESPONSIBILITY ABOUT THE OF THE DOCUMENT.

I accept the power..

SMT. JYOTI GIRISH NAGRECHA

In the presence of Attorney BEFORE ME

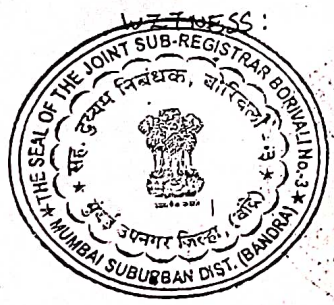


SIGNATURE OF KALPIT GIRISH NAGRECHA - NAGRECHA

Suman Bala Assistant Consular Officer Consulate General of India New York

JAGDISH TRYAMBAK DONGARVE Advocate & Notary, (Govt. Of India) Saraswati Chawl, Kramti Nagar, Zopadpatti, Akurli Road, Kandivall (E), Mumbai-400 101 (Maharashtra)

4 SEP 2018



WITNESS: VIRAS MEHTA 1 BRITTON ST APT C3, JERSEY CITY NJ - 07306

KINJAL MEHTA 1 BRITTON ST APT C3, JERSEY CITY NJ - 07306

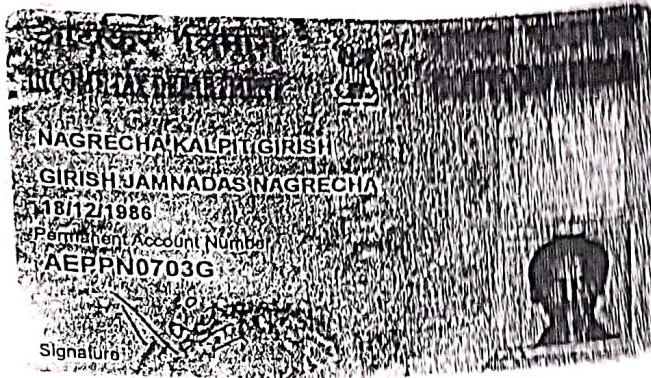
8/26/18

8/26/18

बदल - ३/		
4302	88	82
2018		

8/26/18

ROCEL M. VASQUEZ Notary Public of New Jersey Commission No. 50028045 Commission Expires December 2, 2020



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACRPN4813B



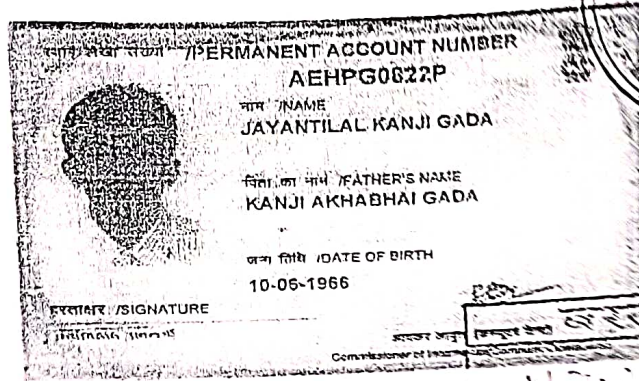
नाम / NAME
JYOTI GIRISH NAGRECHA

पिता का नाम / FATHER'S NAME
RAMNIKLAL BHAGWANJI VASANI

जन्म तिथि / DATE OF BIRTH
15-10-1964

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (अनुसूचित क्षेत्र)
Commissioner of Income Tax (Computer Operation)



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEHPG0822P



नाम / NAME
JAYANTILAL KANJI GADA

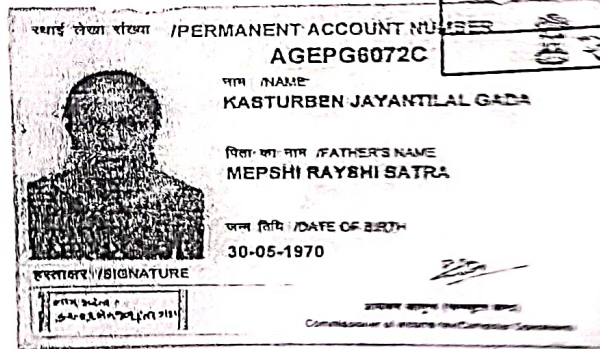
पिता का नाम / FATHER'S NAME
KANJI AKHABHAI GADA

जन्म तिथि / DATE OF BIRTH
10-06-1966

हस्ताक्षर / SIGNATURE

आयकर अधिकारी
Commissioner of Income Tax

4500	80	20
0000	00	00



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

आयकर अधिकारी
Commissioner of Income Tax

भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड / Enrollment No. 1211 07655/04183

आधार / AADHAAR

आपका आधार संख्या / Your Aadhaar No.
4720 5876 1770

आधार - सामान्य मापसजा अधिकार

आधार - सामान्य मापसजा अधिकार

आधार संख्या / Aadhaar No. 4720 5876 1770

आधार / सामान्य मापसजा अधिकार

Sukman



Sharma



बरल - ३१		
५३०२	४६	४८
२०१९		

368/5372

शुक्रवार, 31 मे 2019 5:38 म.नं.

दस्त गोषवारा भाग-1

बरल-3 80/82

दस्त क्रमांक: 5372/2019

दस्त क्रमांक: बरल-3 /5372/2019

बाजार मूल्य: रु. 55,96,500/-

मोबदला: रु. 95,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,70,000/-

दु. नि. सह. दु. नि. बरल-3 यांचे कार्यालयात

अ. क्रं. 5372 वर दि.31-05-2019

रोजी 5:41 म.नं. वा. हजर केला.

पावती:5897

पावती दिनांक: 31/05/2019

सादरकरणाचे नाव: कल्पित गिरीश नागरेचा तर्फे
कुलमुखत्यार ज्योती गिरीश नागरेचा

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

Jyoti C. Nagre

दस्त हजर करणाऱ्याची सही:

एकुण: 30960.00

सह दु.नि. बोरीवली

सह दु.नि. बोरीवली

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 31 / 05 / 2019 05 : 41 : 30 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 31 / 05 / 2019 05 : 44 : 19 PM ची वेळ: (फी)

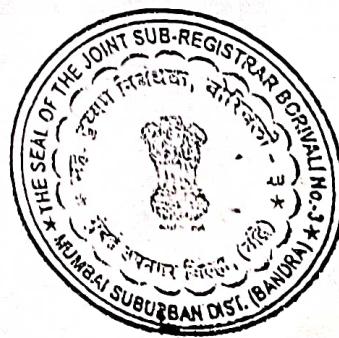
प्रतिज्ञापत्र

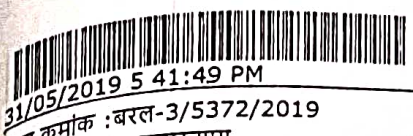
* सदर दस्तऐवज हा नोंदणी 9900 अंतर्गत असलेल्या तरतुदीसारखे नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व शोधित जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बायासाठी दस्त निष्पादक व संपूर्णपणे जबाबदार राहतील.

ज्योती 2151
लिहून घेणारे :

Jyoti C. Nagre
लिहून घेणारे :

52-22 21/05/2019





दस्त गोषवारा भाग-2

बरल-3 82182
दस्त क्रमांक: 5372/2019

दस्त क्रमांक : बरल-3/5372/2019
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: जयंतीलाल कानजी गडा पत्ता: प्लॉट नं: 003, माळा नं: तळ मजला, एल-विंग, इमारतीचे नाव: कंटीपार्क फेज 3 को-ऑप.हो.सो.लि., ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: टाटा स्टील समोर, दत्तपाडा रोड, महाराष्ट्र, मुंबई. पिन नंबर: AEHPG0822P	लिहून देणार वय :- 52 स्वाक्षरी:-		
2	नाव: कस्तुरबेन जयंतीलाल गडा पत्ता: 003, तळ मजला, एल-विंग, कंटीपार्क फेज 3 को-ऑप.हो.सो.लि., बोरीवली पूर्व, मुंबई, टाटा स्टील समोर, दत्तपाडा रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: AGEPPG6072C	लिहून देणार वय :- 49 स्वाक्षरी:-		
3	नाव: कल्पित गिरीश नागरेचा तर्फे कुलमुखत्यार ज्योती गिरीश नागरेचा पत्ता: प्लॉट नं: रूम नं. 11, माळा नं: , इमारतीचे नाव: देसाई विल्ला, ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: साईधाम समोर, कार्टर रोड नं. 3, महाराष्ट्र, मुंबई. पिन नंबर: AEPPN0703G	लिहून घेणार वय :- 54 स्वाक्षरी:-		

रील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
वका क्र. 3 ची वेळ: 31 / 05 / 2019 05 : 47 : 23 PM

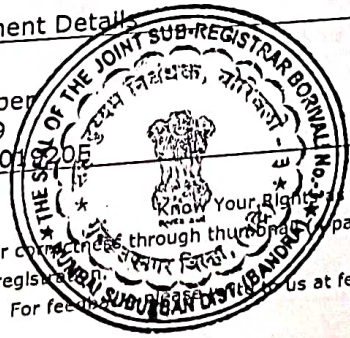
ळख:-
लील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सुभाष मोरे वय: 29 पत्ता: डी/8, श्री कृपा सोसायटी, कार्टर रोड नं. 5, बोरीवली पूर्व मुंबई पिन कोड: 400066		
2	नाव: स्मिता वास्टर वय: 48 पत्ता: सी 302 एकता भूमी गार्डन्स दत्तपाडा रोड बोरीवली पूर्व मुंबई पिन कोड: 400066		

का क्र. 4 ची वेळ: 31 / 05 / 2019 05 : 48 : 15 PM
द.नि. बोरीवली 3

प्रमाणित करणेत येते की, या दस्तामळे एकूण ४५ पाने आहेत.
पुस्तक क्र. १/बरल-३/५३७२/२०१९
वर नोंदला, दिनांक ३१/०५/२०१९

Epayment Details
Epayment Number 3105201906259
MH0021414082019205



Defacement Number 3105201906259D

सह. दुय्यम निदेशक, बोरीवली, मुंबई उपनगर जिल्हा

5372 / 2019



31/05/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली
3

दस्त क्रमांक : 5372/2019

नोदणी :

Regn:63m

गावाचे नाव : मागाठाणे

- | | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 9500000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 5596500 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 003, माळा नं: तळ मजला, एल-विंग, इमारतीचे नाव: कॅटीपार्क फेज 3 को-ऑप.हौ.सो.लि., ब्लॉक नं: बोरीवली पूर्व, मुंबई-400066, रोड नं: टाटा स्टील समोर, दत्तपाडा रोड, इतर माहिती: क्षेत्रफळ 437.13 चौ.फुट कारपेट. ((C.T.S. Number : 162/B ;)) |
| (5) क्षेत्रफळ | 1) 48.75 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असले तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- जयंतीलाल कानजी गडा वय:-52; पत्ता:- प्लॉट नं: 003, माळा नं: तळ मजला, एल-विंग, इमारतीचे नाव: कॅटीपार्क फेज 3 को-ऑप.हौ.सो.लि., ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: टाटा स्टील समोर, दत्तपाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400066 पिन नं:-AEHPG0822P
2): नाव:- कस्तुरबेन जयंतीलाल गडा वय:-49; पत्ता:- 003, तळ मजला, एल-विंग, कॅटीपार्क फेज 3 को-ऑप.हौ.सो.लि., बोरीवली पूर्व, मुंबई, टाटा स्टील समोर, दत्तपाडा रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-AGEPG6072C |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- कल्पित गिरीश नागरेचा-तर्फे कुलमुखत्यार ज्योती गिरीश नागरेचा-वय:-54; पत्ता:- प्लॉट नं: रूम नं.11, माळा नं: , इमारतीचे नाव: देसाई विल्ला, ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: साईधाम समोर, कार्टर रोड नं.3, महाराष्ट्र, मुंबई. पिन कोड:-400066 पिन नं:-AEPPN0703G |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 31/05/2019 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 31/05/2019 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 5372/2019 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 570000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शोरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारावता निवडलेला तपशील:-:



(I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

DATED _____ DAY OF MAY 2019.

BETWEEN

MR. JAYANTILAL KANJI GADA

MRS. KASTURBEN JAYANTILAL GADA

...TRANSFERORS

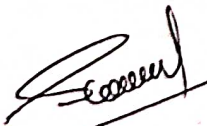
AND

MR. KALPIT GIRISH NAGRECHA

... TRANSFEREE

AGREEMENT FOR SALE

ADVOCATE URMIL JADAV.
B. COM. LLB.
D/8, SHREE KRUPA SOCIETY.
KASTURBA ROAD NO.5,
BORIVALI (EAST),
MUMBAI - 400066.
M-9892247657/9224432782.


20/06/2019