

324/5741
Tuesday, June 14, 2016
12:20 PM

पावती

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

पावती क्र.: 6823 दिनांक: 14/06/2016

गावाचे नाव: मालाड
दस्तऐवजाचा अनुक्रमांक: बरल-१ -5741-2016
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: नवीन - चौहान

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 980.00
पृष्ठांची संख्या: 49

एकूण: ₹. 30980.00

[Signature]
दु.नि.प्र.ध.क. योरीवली 1

सब. दु.प्र.ध.क. योरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

बाजार मूल्य: ₹.7255750 /-
मोबदला ₹.11000000/-
भरलेले मुद्रांक शुल्क : ₹. 550000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001720964201617S दिनांक: 14/06/2016
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 980/-

[Signature]



महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावती
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14082464212733

Bank/Branch: PNB/OSHIWARA(6628)
 Pmt Trxn id : 100616M682694
 Pmt DtTime : 10-06-2016@02:49:24
 ChallanIdNo: 03006172016061050250
 District : 7101/MUMBAI

Stationery No: 14082464212733
 Print DtTime: 10-06-2016@15:02:55
 GRAS GRN : MH001720964212733
 Office Name : IGR190/BRE...

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps Sch
 StDuty Amt : R 5,50,000/- (Rs Five, Five Zero, Zero Zero Zero)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 1,10,00,000/-
 Prop Descr : FLAT NO 808 8 FL, OOR BUILDING A, RAHEJA RESIDENCY, DINDOSHIGEN A K VA
 IDYAMARG MALAD EAST, MUMBAI, Maharashtra

Duty Payer: (PAN-AIWPC3786H) Dr NAVEEN CHAUHAN
 Other Party: (PAN-AGHPA9693E) MR C J ANILKUMAR

Bank official1 Name & Signature

Handwritten signature: v R Bagal

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



Handwritten signatures: Chauhan, Anil Singh, Allum

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Data of ESBTR for GRN MH001720964201617S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : Oshiwara
Pmt Txn id : 100616M682694 Stationary No : 14082464212733
Pmt DtTime : 10/06/2016 14:49:24 Print DtTime : 10/06/2016 15:02:55
ChallanIdNo : 03006172016061050250 Office Name : MH001720964201617S
District : 7101 / MUMBAI Office Name : JGR190(BRL1) JGR190(BRL1) JGR190(BRL1)
StDuty Amt : 002004550175 / Stamp Duty (Rs Five thousand Rupees Only) DATE : 14/06/2016 (IS)-324-5741
StDuty Amt : 0001092416201617 / Stamp Duty (Rs Five thousand Rupees Only) DATE : 14/06/2016 (IS)-324-5741
RgnFeeSchm : 1 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
Prop Mvblty : Immovable Consideration : 1,10,00,000.00/-
Prop Descr : FLAT NO 808 8 FL, OOR BUILDING A, RAHEJA RESIDENCY, DINDOSHI, GEN A K VAIDYA
: MARG MALAD EAST, MUMBAI, Maharashtra
: 400097
Duty Payer : PAN-AIWPC3786H Dr NAVEEN CHAUHAN
Other Party : PAN-AGHPA9693E MR C J ANILKUMAR
Bank Scroll No : 1
Bank Scroll Date : 13/06/2016
RBI Credit Date : 13/06/2016
Mobile Number : 9619620645

DEFACED FOR RS:580000.00
Only for verification-not to be printed and used



बरल - १
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Full Name
Chauhan

Sonal Singh



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 14th day of June, 2016;

BETWEEN

MR. C.J. ANILKUMAR, an adult, Age 42 years, Indian Inhabitant, residing at and the owner of Flat No. 808 on the 8th Floor in Building 'A', Raheja Residency-A Co-op. Housing Society Ltd., Dindoshi, Gen. A.K. Vaidya Marg, Malad (East), Mumbai - 400 097, hereinafter referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his legal heirs, executors, administrators and assigns) of the **ONE PART**;

AND

(1) **DR. NAVEEN CHAUHAN**, Age 37 years, and (2) **MRS. SONAL SINGH** W/o **DR. NAVEEN CHAUHAN**, Age 33 years, both adults, Indian Inhabitants, having address at Flat No. 605, B-3, D-Wing, Valentine Apartments, Film City Road, Malad (East), Mumbai - 400 097, hereinafter referred to as "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their legal heirs, executors, administrators and assigns) of the **OTHER PART**.

Sonal Singh

Chauhan

Full Name

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WHEREAS the Transferor hereinabove is the owner of and is absolutely seized and well possessed of or otherwise well and sufficiently entitled to residential flat bearing Flat No. 808 on the 8th Floor admeasuring 432 sq.ft. (Carpet) area (40.13 sq.mtrs.) in Building 'A' of Raheja Residency-A Co-op. Housing Society Ltd. situated at Dindoshi, Gen. A.K. Vaidya Marg, Malad (East), Mumbai – 400 097 along with Stilt Car Parking Space No. C0005, hereinafter collectively referred to as 'the said Flat' and more particularly described in the Schedule Annexed hereto.

AND WHEREAS by an Agreement dated 12th day of November, 2012 executed between Ferani Developers (a division of Ferani Hotels Private Limited, a Company governed under the Companies Act, 1956 and having its registered office at Construction House "B", 2nd Floor, 623, Linking Road, Opp. Khar Telephone Exchange, Khar (West), Mumbai – 400 052), therein referred to as "the Builders" of the First Part and Mr. Nusli Neville Wadia, an Indian Citizen of Mumbai, Indian Inhabitant (in his capacity as the sole Administrator, appointed by the Bombay High Court, of the estate and effects of the late Eduljee Framroze Dinshaw), having his office at 412, Churchgate Chambers 5, Sir Vithaldas Thakersey Marg, Mumbai – 400 020, therein referred to as "the Owner" of the Second Part and Mr. C.J. Anilkumar, the Transferor herein, therein referred to as "the Purchaser" of the Third Part, the Transferor herein had purchased the above said flat on ownership basis for the consideration and on the terms and conditions mentioned therein. The aforesaid Agreement dated 12th day of November, 2012 is duly registered with the Sub-Registrar of Assurances, Borivali-1 vide Registration No. BRL-1-30-2013 dated 02/01/2013.

AND WHEREAS in pursuance of the said agreement, the Transferor herein has paid full consideration to the Builders and the said Builders after receiving the entire consideration as agreed have put the Transferor herein to peaceful and vacant possession of the said flat including all fittings such as fixed wardrobes/cupboards/modular kitchen/electrical fittings.

for him

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AND WHEREAS all the flat Purchasers of "Building 'A' of Raheja Residency" have formed a Co-op. Housing Society Ltd. in the name of **Raheja Residency-A Co-op. Housing Society Ltd.** which is registered under the provisions of the Maharashtra Co-op. Societies Act having **Registration No. MUM/WP/HSG/TC/15594/2015-16/ Year 2016 dtd. 01/03/2016** (hereinafter referred to as "**the said Society**"). As represented by the Transferor herein, the said Society has till date not issued a Share Certificate in respect of the ownership of the said Flat. It has been agreed that the Transferor will ensure that the Share Certificate is issued in the name of the Transferees. In an event the Share Certificate is issued in the name of the Transferor, it has been agreed that the Transferor will sign and execute all documents to give effect to this agreement and to enable the transfer of such Share Certificate in the name of the Transferees without any additional consideration, cost or charges. These shares are hereinafter referred to as "**the said Shares**".



AND WHEREAS the Transferor declares that his membership in the said society is valid and subsisting and not terminated by the said society and he has not received notice of expulsion from the membership of the said society, or any other notice restraining him from transferring the said flat and the said shares.

AND WHEREAS the Transferor has absolute right and power to hold, occupy and deal with or dispose off the said flat. There are no suits, litigations, civil or criminal or any other proceedings pending as against the Transferor personally affecting the said flat.

AND WHEREAS the Transferor in the past has not entered into any agreement either in the form of sale, exchange or any other way whatsoever and has not dealt with or dispose off the said flat in any manner whatsoever.

AND WHEREAS neither the Transferor has and/or had received any notice either from the Municipal Corporation of Mumbai and/or from any other statutory body or authorities regarding the requisition and/or acquisition of the said flat.

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AND WHEREAS the Transferor is in exclusive use, occupation and possession of the said flat and every part thereof and except the Transferor no other person or persons is/are in use, occupation and possession and enjoyment of the said flat or any part thereof



AND WHEREAS the Transferor is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, U.L.C. Act or under any other statute from disposing off the said flat or any part thereof in the manner stated in this Agreement.

AND WHEREAS the Transferor has not done any act, deed, matter, or thing whereby he is prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the Transferees and the Transferor has all the right, title and interest to enter into this deed with the Transferees on the various terms and conditions as stated herein.

AND WHEREAS the Transferees have seen and inspected the said flat and is satisfied about the state and condition thereof based on the documents provided by Transferor. The Transferor has obtained the "No objection certificate" for sale of flat from the society, Ref: Gen/Corresp/007, dated 07th June 2016. .

AND WHEREAS the Transferor on this day has agreed to sell, assign and transfer unto the Transferees herein, his entire right, title, interest and benefits in the said flat along with the said shares of the said society and also the deposit money, reserved funds including sinking funds, etc., for lumpsum consideration of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakh only)** along with Stilt Car Parking Space No. C0005 as per section 13(e) and index II of registered agreement dated 12th November 2012.

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The Transferor has conveyed to the Transferees herein that he had availed Home Loan from ICICI Bank Ltd. (Loan A/c No. LBMUM00001951813) by way of mortgage/collateral security of the aforesaid flat, which the Transferor undertakes to clear during the course of transaction and collect the title deed and documents in original along with the No Dues/Discharge Certificate from ICICI Bank Ltd.. Thus collected the title agreement deeds of Transferor dated 12th Nov 2012 and discharge certificate from ICICI in original along with copies of commencement certificate, builder advocate search report, approved plan issued by competent authority, NA permission, Occupancy Certificate, POA (power of attorney) confirmation from builder, registered development agreement & POA (if applicable), NOC from society in Bank's format and chain of documents the Transferor shall handover to the Transferees without delay and excuse in order to process the bank loan formalities of Transferees.



AND WHEREAS it has become necessary and desirable to record and reduce the terms of the agreement for sale, assignment and transfer as mutually agreed by and between the parties as under:-

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS THAT.

1. The Transferor has agreed to sell, assign and transfer the said flat being Flat No. 808 on the 8th Floor in Building 'A' of Raheja Residency-A Co-op. Housing Society. Ltd. situated at Dindoshi, Gen. A.K. Vaidya Marg, Malad (East), Mumbai – 400 097 along with Stilt Car Parking Space No. C0005 as per section 13(e) and index II of registered agreement dated 12th November 2012, and inclusive of Share Money, Deposit Money, Reserved Funds including Sinking Funds and the Transferees have agreed to purchase the same along with the said shares of the said society and all rights, title and interest of the Transferor in respect of the said flat along with stilt car parking space No. C0005 for a lumpsum consideration of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakh only).**

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2. The aforesaid amount of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakh only)** shall be payable by the Transferees to the Transferor in the manner described below:-



a) A sum of **Rs.1,00,000/- (Rupees One Lakh only)** the Transferees have paid to the Transferor vide **Cheque No. 021375 dated 30/05/2016 drawn on ICICI Bank**, as confirmation/earnest amount.

b) A sum of **Rs.45,90,000/- (Rupees Forty Five Lakh Ninety Thousand only)** the Transferees have paid to the Transferor by RTGS through HDFC Bank having UTR No. HDFCR52016061379523925 dated 13/06/2016, as part payment.

c) A sum of **Rs.1,10,000/- (Rupees One Lakh Ten Thousand only)** as T.D.S. U/s 194-IA of the Income Tax Act, 1961 will be paid by the Transferees to the concerned treasury officials on behalf of the Transferor and the necessary T.D.S. Certificate/Challan in the prescribed form will be provided to the Transferors. This payment will be part of the total consideration and the same shall be deposited by the Transferees within 30 days from the date of registration of this Agreement for Sale.

d) The balance amount of **Rs.62,00,000/- (Rupees Sixty Two Lakh only)** the Transferees shall pay/Transferees bank shall issue cheque/draft/pay order/RTGS/NEFT to the Transferor within 30 days from the date of registration of this Agreement for Sale and after the balance amount got sanctioned by bank; as they intend to avail loan from Bank/Financial Institution. Time is the essence of this contract.

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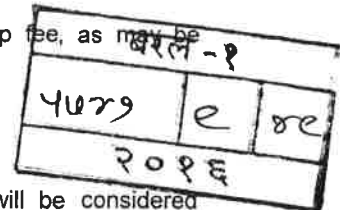
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3. On receiving the full consideration the Transferor do hereby agrees to assigns and transfers absolutely and forever to the Transferees all his right, title and interest in the said flat and the said shares together with all his rights, interest privileges held enjoyed with or appurtenant to and reputed or known so to be.
4. The Transferor hereby declares that all the rights, title and interest of the Transferor in the said flat and the said shares and everything appurtenant hereto assigned and transferred to the Transferees on receiving the full consideration, is free from encumbrances of whatsoever nature except that of ICICI Bank Ltd. and undertakes that the Transferor shall at all the times save harmless and keep the Transferees indemnified against all proceedings, costs, claims and expenses of whatsoever nature arising out of any charges, lien or encumbrances of whatsoever nature in that belief. The Transferor hereby assures the Transferees that no other person/s has/have any right, title or interest in the said flat and the said shares.
5. Transferor informed Transferees that as per clause 10 of registered agreement dated 12 Nov 2012, builder has a proposal to put up a Club house complex and the said proposal is at present merely tentative and it is not definite. Transferor has not done any payment to builder for Club House complex as of now. If the builder decide to put up the said Club house complex then the purchaser (in this case "Transferee") shall be entitled to make use of the said land earmarked as "R.G.3" and the facility in the said Club house complex (when ready) subject to the purchaser (in this case "Transferee") executing separate agreement/document/writing recording the terms and conditions of such use including payment of non-refundable one time membership fee, as may be determined by the builders.
6. The transferors confirms that the sale deed agreement will be considered cancelled in case of defect in the title of the above said property/bank does not sanction home loan amount. The transferor confirms that the entire money paid



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i.e., 48,00,000 (Rupees Forty Eight Lakh only) shall be refunded back immediately to transferees within 7 days.

7. The transferors confirm that in case of delay in any part payment from Transferees that the grace period of 30 days will be given to clear the pending payment from the Transferees bank.



8. On receiving the full and final consideration the Transferor hereby agrees and undertakes

To apply to the said society for transfer of their entire interest in the said flat and said shares with everything appurtenant thereto to the name of the Transferees herein and to sign and execute such forms and documents in order to give all effect to these covenants as may be necessary.

- ii) To sign and execute such forms as are necessary to approach the electricity company to have the electricity meter together with the deposit transferred and assigned in the name of the Transferees.
- iii) To sign and execute such forms as are necessary to approach the Mahanagar Gas Ltd. for transfer of gas meter together with the deposit transferred and assigned in the name of the Transferees.

9. The Transferor agrees to pay all taxes such as property tax etc. and all other outgoing up to the date of possession of the said flat and obtain NOC from the said society to admit the Transferees as members of the said society. The Transferees have agreed to pay all dues arising for the said flat, interalia,

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including municipal, government and any other statutory dues and flat maintenance charges to the society and electricity charges effective from date of taking possession of the said flat.

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10. The Transferees do hereby covenant with the Transferor that the Transferees shall bear stamp duty, registration charges and other related expenses for registering this Agreement for Sale and completing the transfer and the Transferor do hereby covenant with the Transferees that he will sign all documents as may be required by the Transferees for the transfer of the said flat as may be required by law at the cost of the Transferees.
11. The Transferor undertake to provide all the relevant documents and papers and also to sign, execute any documents/papers/letter/indentures/NOC from the said Society etc. as required by the Transferees to facilitate availing of loan from Bank/Financial Institution as and when required by the Transferees. The Transferor shall obtain the necessary **No Objection Certificate** from the said Society for the transfer, sale of the interest of the Transferor in the said Society, as well as the right, title and interest of the Transferor in the said flat as herein contained to the Transferees and also to the admission of the Transferees to the membership of the said Society in place and instead of the Transferor when the sale herein is completed by delivering the vacant and peaceful possession of the said flat to the Transferees.
12. The Transferor do hereby covenant with the Transferees that notwithstanding any act, deed, matter or thing done or committed the Transferor has full right and absolute authority to transfer, sell and assign the said flat and his shares in the funds and reserves of the said society on to the Transferees.
13. The Transferor do hereby declares that the said flat, his shares in the funds and reserves of the said society is free from all encumbrances, claims and demand whatsoever except lien of ICICI Bank Ltd..
14. The Transferor do hereby declares that the Transferor has not done, committed or committed to any act, deed, matter or thing, nor has been party or privy to any act, deed or thing whereby the Transferor is prevented from selling,



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transferring and assigning the said flat, shares and his shares in the funds of the said Society, Electricity Company or such other deposits into the Transferees.

15. The Transferor do hereby declares that the Transferor has observed and performed all rules and regulations and bye-laws as framed by the Society and Transferor has not done any act, deed, matter or things contrary to the bye-laws framed by the society.



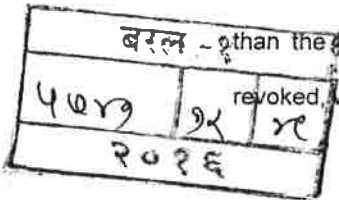
16. The Transfer Fee payable to the said society shall be borne and paid by both the parties in equal proportion (i.e. 50:50).

17. The Transferor hereby agrees to do and execute all other acts, deeds, matters and things as may be required by the Transferees for the purpose of completing the transfer of the aforesaid flat, in all respects, if required, even after effecting the transfer, subject to receipt of entire consideration.

18. The Transferor agrees and declares that he will have no right, title and interest in the said flat and the said shares in the said society's deposits from the date of receipt of entire consideration. After receipt of entire consideration, the Transferees shall be entitled to have and to hold the same and enjoy the same and its benefits thereof free from any interruptions and interference from the Transferor or any other person claiming through or under them.

19. The Transferor hereby undertakes and declares that any nomination, assignment, lien or will in regard to the said flat and the said shares if made by the Transferor or his constituted attorney with the said society, person or other

than the Transferees shall hereafter be deemed to be inoperative cancelled, revoked, withdrawn and null and void.



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20. Should there be any claim in respect of the said flat from any person or persons or authority regarding non payment/deficit payment of stamp duty, registration charges or any other dues etc. pertaining to any period prior to the transfer of the said flat in the name of Transferees in the books/records of the society, the Transferor hereby agrees to honour such commitments, indemnify and keep indemnified the Transferees against such claims and losses, and shall make good the same.

21. The Transferor shall handover vacant and peaceful possession of the said flat to the Transferees immediately within 48 hours as and when he shall receive the full consideration amount of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakh only)** under this agreement and put the Transferees in exclusive use, occupation and possession of the said flat and thereafter he himself or anybody on his behalf shall not disturb peaceful possession of Transferees. The Transferor shall admit and acknowledge receipt of the full and final payment by signing a separate receipt.

22. The Transferees shall abide themselves by the rules of the said society and other regulations and pay the taxes and all other outgoings in respect of the said flat with effect from the day they take over possession of the said flat.

23. It is specifically agreed and understood that the Transferor on receiving and realising of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakh only)** from the Transferees as mentioned hereinabove shall handover vacant and peaceful possession and assignment of the said Flat No. 808 in Building 'A' of Raheja Residency-A Co-op. Housing Society Ltd. alongwith Stilt Car Parking Space No. C0005, to the Transferees immediately within 48 hours and this Agreement for Sale shall be deemed as **Deed of Sale & Assignment**. The Transferees shall then be the absolute owners of the said flat and said shares



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24. This Agreement for Sale is executed subject to the provisions of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 and also subject to the rules and regulations of the Co-operative Housing Societies governed by the Maharashtra Co-op. Societies Act 1960 and Rule 1961.

25. The Transferor shall, on request of the Transferees, present himself at the office of the Sub-Registrar of Assurance, Mumbai and admit execution of this agreement.



THE SCHEDULE OF THE SAID FLAT

REFERRED TO ABOVE:

A residential flat with the area admeasuring 432 sq.ft. (Carpet) area (40.13 sq.mtrs.) being Flat No. 808 on the 8th Floor in Building 'A' of Raheja Residency-A Co-op. Housing Society Ltd. situated at Dindoshi, Gen. A.K. Vaidya Marg, Malad (East), Mumbai - 400 097 along with Stilt Car Parking Space No. C0005, bearing Survey No.239 (part), CTS No. 827A/1A of Village Malad (East), Taluka Borivali, in the Registration Sub-District and District of Mumbai Suburban. The building consists of Stilt + 10 Upper Floors with Lift.

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

SIGNED AND DELIVERED BY THE

withinnamed "THE TRANSFEROR"

MR. C.J. ANILKUMAR

[PAN No. AGHPA9693E]

in the presence of.....



WITNESS:

- 1) Vivek Mishra *Wite*
- 2) Gajendra Singh *Sin*



SIGNED AND DELIVERED BY THE

withinnamed "THE TRANSFEREES"

(1) DR. NAVEEN CHAUHAN

[PAN No. AIWPC3786H]

Chauhan



(2) MRS. SONAL SINGH

[PAN No. BPZPS4586Q]

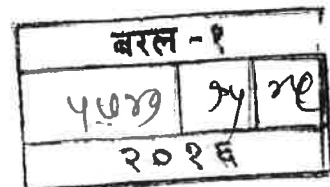
in the presence of.....

Sonal Singh



WITNESS:

- 1) Vivek Mishra *Wite*
- 2) Gajendra Singh *Sin*



Summary-2(दस्त गोषवारा भाग - २)



14/06/2016 12 52:42 PM

दस्त गोषवारा भाग-2

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दस्त क्रमांक:5741/2016

दस्त क्रमांक :बरल-१ /5741/2016

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नवीन - चौहान पत्ता:605 बी -3 डी विंग, 6, वेलेनटाईन अपार्टमेंट्स, मालाड ईस्ट, फ़िल्म सिटी रोड, ंआळाड पूर्व, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AIWPC3786H	लिहून घेणार वय :-37 स्वाक्षरी:- <i>Pshauke</i>		
2	नाव:सोनल - सिंह पत्ता:प्लॉट नं: 605 बी -3 डी विंग, माळा नं: 6, इमारतीचे नाव: वेलेनटाईन अपार्टमेंट्स, ब्लॉक नं: मालाड ईस्ट, रोड नं: फ़िल्म सिटी रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:BPZPS4586Q	लिहून घेणार वय :-33 स्वाक्षरी:- <i>Sonal Singh</i>		
3	नाव:सी जे अनिलकुमार - - पत्ता:प्लॉट नं: 808, माळा नं: 8, इमारतीचे नाव: बिल्डिंग नं ए रहेजा रेसिडन्सी, ब्लॉक नं: मालाड ईस्ट, रोड नं: जनरल ए के वैद्य मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:AGHPA9693E	लिहून घेणार वय :-42 स्वाक्षरी:- <i>Anil Kumar</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 06 / 2016 12 : 31 : 19 PM

बरल -१

4089 8080

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवतात १६

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विवेक सूर्यकांत मिश्रा वय:26 पत्ता:प्लॉट नं 304 सी विंग बील्डींग नं 26 हार्मनी सीएचएस लीमीटेड न्यू म्हाडा कॉम्प्लेक्स गोरेगाव ईस्ट पिन कोड:400065	स्वाक्षरी <i>Vivek</i>		
2	नाव:बळीराम एस नाडे वय:40 पत्ता:जी 28 गोकुलधाम शांप्पिन सेंटर गोरेगाव ईस्ट पिन कोड:400063	स्वाक्षरी <i>Baliram</i>		

शिक्का क्र.4 ची वेळ:14 / 06 / 2016 12 : 51 : 12 PM

शिक्का क्र.5 ची वेळ:14 / 06 / 2016 12 : 51 : 39 PM नोंदणी पुस्तक 1 मध्ये

iSarita v1.5.0



Summary 1 (GoshwaraBhag-1)

324/5741

मंगळवार, 14 जून 2016 12:20 म.नं.

दस्त गोषवारा भाग-1

बरल-१

दस्त क्रमांक: 5741/2016

दस्त क्रमांक: बरल-१ /5741/2016

बाजार मूल्य: रु. 72,55,750/- मोबदला: रु. 1,10,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,50,000/-

दु. नि. सह. दु. नि. बरल-१ यांचे कार्यालयात

पावती:6823

पावती दिनांक: 14/06/2016

अ. क्र. 5741 वर दि.14-06-2016

सादरकरणाचे नाव: नवीन - चौहान

रोजी 12:13 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 980.00

पृष्ठांची संख्या: 49

दस्त हजर करणाऱ्याची सही:

एकुण: 30980.00



दु. निबंधक बोरीवली 1

सह. दुय्यम निबंधक, बोरीवली क्र.-१,

मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा



दु. निबंधक बोरीवली 1

सह. दुय्यम निबंधक, बोरीवली क्र.-१,

मुंबई उपनगर जिल्हा.

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

शिक्षा क्र. 1 14 / 06 / 2016 12 : 02 : 13 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 14 / 06 / 2016 12 : 17 : 21 PM ची वेळ: (फी)

बरल - १	
५७४१	४७४१
२०१६	



प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तावेजात मापूरी मजतूर, निभादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचो सत्यता व सत्यता प्रमाणे * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निभादक व मजतूर मापूरी मजतूर जबाबदार राहतील.


लिहून देणारे :


लिहून घेणारे :



15/06/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 5741/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7255750
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :मदनिका नं: 808, माळा नं: 8, इमारतीचे नाव: विलडींग नं ए रहेजा रेसिडन्सी ए को.ओ.हो.सो.ली., ब्लॉक नं: मालाड ईस्ट मुंबई 400097, रोड नं: जनरल ए के वैद्य मार्ग, इतर माहिती: एरिया 432 चौ फूट(40.13 चौ मी)कारपेट सोबत स्टील कार पार्कींग स्पेस क्र. सी 0005((C.T.S. Number : 827A ;))
(5) क्षेत्रफळ	1) 48.17 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सी जे अनिलकुमार - - वय:-42; पत्ता:-प्लॉट नं: 808, माळा नं: 8, इमारतीचे नाव: बिल्डिंग नं ए रहेजा रेसिडन्सी, ब्लॉक नं: मालाड ईस्ट, रोड नं: जनरल ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGHPA9693E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नवीन - चौहान वय:-37; पत्ता:-605 बी -3 डी विंग, 6, वेलेनटाईन अपार्टमेंट्स, मालाड ईस्ट, फ़िल्म सिटी रोड, ंआळाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400097 पॅन नं:-AIWPC3786H 2): नाव:-सोनल - सिंह वय:-33; पत्ता:-प्लॉट नं: 605 बी -3 डी विंग, माळा नं: 8, इमारतीचे नाव: वेलेनटाईन अपार्टमेंट्स, ब्लॉक नं: मालाड ईस्ट, रोड नं: फ़िल्म सिटी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BPZPS4586Q
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2016
(10)दस्त नोंदणी केल्याचा दिनांक	14/06/2016
(11)अनुक्रमांक,खंड व पृष्ठ	5741/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	550000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	




मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

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

Summary-2(दस्त गोषवारा भांग - २)


द. निबंधक बोरीवली १
सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001720964201617S	0001092416201617

5741 /2016

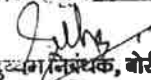
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बरल - १		
५७२९	४९	४९
२०१६		

प्रमाणित करणेत येते, की या
दस्ताव्याचे रकण ४९ पाने आहेत.


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



बरल - १/ ५७२९ /२०१६
पुस्तक क्रमांक -१, क्रमांकवर
नोंदला २४/६/२०१६
दिनांक:


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