

Index-II

Page 1 of 2



16/03/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 4427/2021

नोदणी :

Regn.63m

गावाचे नाव : मरोशी

(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	40000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3055180	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: ऑफीस प्रीमायसेस इ बिलडींग - बी विंग, माळा नं: थर्ड फ्लोर, इमारतीचे नाव: मास्टर माइन्ड 2 एंड 3 प्री कॉ.ऑप सौ. लीमिटेड, ब्लॉक नं: आई.टी. पार्क रॉयल पाम्ज ईस्टेट आरे मिल्क कॉलनी, रोड : गोरेगाव ईस्ट मुंबई 400065 PUI: PS0510327430000 ((C.T.S. Number : 1627 part ;))
(5) क्षेत्रफळ		1) 269.44 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-प्रमोद - यादव वय:-27; पत्ता:-प्लॉट नं: 2301, माळा नं: -, इमारतीचे नाव: स्पेन , ब्लॉक नं: महिंद्र एमिनंट, रोड नं: एस.वी. रोड गोरेगाव वॅस्ट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AINPY4820H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-ट्रायसन्स डेवेलपर्स एल.एल.पी तरफे अंदाराम किस्तराराम जोशी वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: सेकंड फ्लोर, इमारतीचे नाव: अप्सरा सिनेमा बील्डींग, ब्लॉक नं: डॉ. डी बी मार्ग , रोड नं: ग्रान्ट रोड ईस्ट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400007 पॅन नं:-ALAPS4588C
(9) दस्तऐवज करून दिल्याचा दिनांक	15/03/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	15/03/2021	
(11) अनुक्रमांक, खंड व पृष्ठ	4427/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1200000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क, अकारणी किंवा अकारणी

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



सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

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

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 15/03/2021) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

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



FILE NO.

MASTER MIND III

Original Document

file



Mala



*** SALE DEED ***

*

FOR

3RD FLOOR, 'B' WING, 'E' BUILDING "MASTER MIND-II",
OF MASTERMIND II & III PREMISES CO-OPERATIVE SOCIETY LTD.,
I.T. PARK, ROYAL PALMS ESTATE, AAREY MILK COLONY,
GOREGAON (EAST), MUMBAI – 400 065,

*

BETWEEN

*

PRAMOD YADAV
"THE TRANSFERORS"

*

M/s. TRISONS DEVELOPERS LLP,
Through its Partner
ANDARAM KISTURARAM JOSHI
"THE TRANSFEREE"

 **TIRUPATI CONSULTANCY**

MAHENDRA OZA

e-mail :- tirupati_19@yahoo.in

• 9819 3757 21/ 9004 3003 17

• STAMP DUTY • REGISTRATION • AGREEMENTS • OLD DOCUMENTATION SEARCH •

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

388/4427

पावती

Monday, March 15, 2021

12:28 PM

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: मरोशी

पावती क्र.: 4822

दिनांक: 15/03/2021

दस्तऐवजाचा अनुक्रमांक: बरल-5-4427-2021

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: ट्रायसन्स डेवेलपर्स एल.एल.पी तरफे अंदाराम किस्तूराराम जोशी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:46 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.3055180 /-

मोबदला रु.40000000/-

भरलेले मुद्रांक शुल्क : रु. 1200000/-

सह दुनि का-बोरीवली 5
 सह मुद्रांक निदेश क्र. ५
 मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1103202101252 दिनांक: 15/03/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012740775202021P दिनांक: 15/03/2021

बँकेचे नाव व पत्ता:

अंदाराम किस्तूराराम जोशी

BORIVALI-5

Delivery Date :- 15/3/21

CHALLAN
MTR Form Number-6



GRN	MH012740775202021P	BARCODE		Date	05/03/2021-19:31:37	Form ID	25.1
-----	--------------------	---------	--	------	---------------------	---------	------

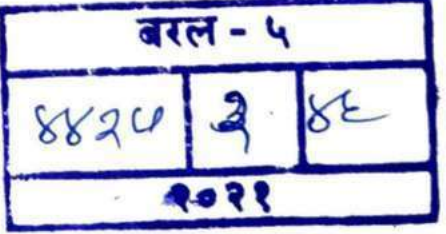
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5	Full Name	TRISONS DEVELOPERS LLP
Location	MUMBAI	Flat/Block No.	3RD FLOOR B WING E BUILDING MASTER
Year	2020-2021 One Time	Premises/Building	MIND 2

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	1200000.00	IT PARK ROYAL PALMS ESTATE AAREY MILK COLONY	GOREGAON EAST, MUMBAI		4 0 0 0 6 5
0930063301 Registration Fee	30000.00				
		Remarks (If Any)			
		SecondPartyName=PRAMOD YADAV-			
		Amount In	Twelve Lakh Thirty Thousand Rupees Only		
Total	12,30,000.00	Words			

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021030503174	1544156690039
Cheque/DD No.		Bank Date	RBI Date	05/03/2021-19:33:45	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 8097850166



CHALLAN
MTR Form Number-6



CHALLAN No. MH012740775202021P	BARCODE	Date 05/03/2021-19:31:37	Form ID 25.1
--------------------------------	---------	--------------------------	--------------

Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5	PAN No.(If Applicable)		
Location MUMBAI	Full Name	TRISONS DEVELOPERS LLP	
Year 2020-2021 One Time	Flat/Block No.	3RD FLOOR B WING E BUILDING MASTER	
	Premises/Building	MIND 2	

Account Head Details	Amount In Rs.	Road/Street				
030045501 Stamp Duty	1200000.00	IT PARK ROYAL PALMS ESTATE AAREY MILK COLONY				
030063301 Registration Fee	30000.00	Area/Locality GOREGAON EAST, MUMBAI				
		Town/City/District				
		PIN	4	0	0	0 6 5

Remarks (If Any)		SecondPartyName=PRAMOD YADAV~				
Total	12,30,000.00	Amount In Words	Twelve Lakh Thirty Thousand Rupees Only			

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021030503174	1544156690039
Cheque/DD No.		Bank Date	RBI Date	05/03/2021-19:33:45	08/03/2021
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	1006804 , 08/03/2021		

Department ID :
 NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर् चलन केवल नोदणी कारावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर् चलन लागू नाही.
 Mobile No. : 8097850166

Signature Not Verified
 Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.03.15
 12:29:56 IST
 Reason: Secure Document
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-388-4427	0006193702202021	15/03/2021-12:28:16	IGR194	30000.00



Print Date 15-03-2021 12:29:56

SALE DEED

THIS SALE DEED is made and entered into at Mumbai, on this ~~12th~~ ^{15th} day of March, 2021 BETWEEN MR. PRAMOD YADAV, aged 27 years, an Adult, Indian Inhabitant, residing at Flat No.2301, Aspen, Mahindra Eminent, S.V. Road, Goregaon (West), Mumbai - 400 104, hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his legal heirs, executors, administrators and assigns) of the ONE PART; AND M/s. TRISONS DEVELOPERS LLP, through its partner MR. ANDARAM KISTURARAM JOSHI, aged 52 years, having its office at 2nd Floor, Apsara Cinema Building, Dr. D.B. Marg, Grant Road (East), Mumbai - 400 007, hereinafter called "the TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its authorized partners, successors, nominees and assigns) of the OTHER PART;

21074117
Pramod
7



बाल - 4		
8820	E	8E
2021		

WHEREAS:

(i) Pursuant to an Agreement for Sale, dated 28th day of September, 2004 and made between **ROYAL PALMS (INDIA) PVT. LTD.** formerly known as **AMIR PARKS AND AMUSEMENT PVT. LTD.**, therein referred to as "the Owners" of the One Part AND **MR. UTTAM KUMAR & MR. VAIBHAV U. SAPKAL**, Director of **M/s. U.B.S. SOFTWARE PVT. LTD.**, therein referred to as "the Purchasers" of the Other Part, latter had purchased and acquired the **COMMERCIAL OFFICE PREMISES** on 3rd Floor, in 'B' Wing, 'E' Building known as "**MASTER MIND-II**", of **MASTERMIND II & III PREMISES CO-OPERATIVE SOCIETY LTD.**, lying, being and situated at I.T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, **area admeasuring 2416 sq.ft. carpet**, (hereinafter referred to as "**the said Office premises**"); more particularly described in the Schedule hereunder written; and on the terms and conditions mentioned therein; The said Agreement for Sale, dated 28th day of September, 2004 is duly registered vide Document Sr. No.BDR2-08892-2004, dt. 26.09.2004, Receipt No.8947 with Jt. Sub-Registrar at Borivali-1, M.S.D.

31/09/2014 20/11/14

Shree P

(ii) Pursuant to the Sale Deed, dated 11th day of September, 2018 and made between **M/s. U.B.S. SOFTWARE PVT. LTD.**, therein referred to as "the Transferor" of the First Part AND **MR. PRAMOD YADAV**, the Transferor herein, therein referred to as "the Transferee" of the Second Part, latter had purchased and acquired the abovesaid **COMMERCIAL OFFICE PREMISES** on 3rd Floor, in 'B' Wing, 'E' Building known as "**MASTER MIND-II**", of **MASTERMIND II & III PREMISES CO-OPERATIVE**

बाल - ५		
8820	10	82
२०२१		

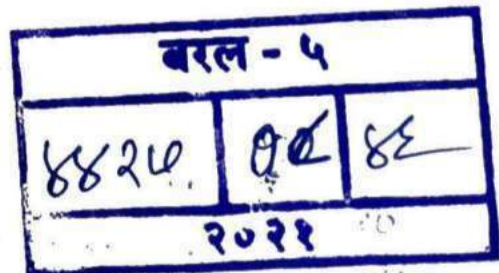


SOCIETY LTD., lying, being and situated at I.T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, **area admeasuring 2416 sq.ft. carpet**, on the terms and conditions mentioned therein; The said Sale Deed, dated 11th day of September, 2018 is duly registered vide Document Sr. No.BRL-6-10494-2018, dt. 12.09.2018, Receipt No.11613, with Jt. Sub-Registrar at Borivali-6, M.S.D.

- (iii) Therefore the Transferor herein is in use, occupation, possession and absolute owner and well and sufficiently entitled to the abovesaid Office premises;
- (iv) Hence, the Transferor herein is the bonafide member of **MASTERMIND II & III PREMISES CO-OPERATIVE SOCIETY LTD.**, bearing Registration No.MUM/ WP/ GNL/ O/2026/2009-10, dt.20.11.2009, (hereinafter referred to as "**the said Society**"); However, the said society has not issued the Share certificate till date to any of its member till date.
- (v) The present sale is governed under all applicable Laws and more particularly under the Maharashtra Co-operative Societies Act, 1960 and provision of the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder.
- (vi) The Transferees have approached the Transferor and requested him to sell the said Office premises for the consideration and on the terms and conditions hereinafter appearing. The Transferor has also acceded to the request of the Transferees.

31/07/2018

Kanani 2/10



13. That the Transferor hereby declare and undertake that if any stamp duty, deficit stamp duty or penalty and/or registration charges is due and pending on the previous documents and agreements and/or any taxes, charges, bills in respect of the said Office, the same shall be cleared and payable by the Transferor herein upto the date of hand over of possession and the Transferees shall not be responsible for the same.
14. That the Transferor has no objection for the transfer of Electricity Meter alongwith security deposit, Shops & Establishment Registration Certificate and any other required Licenses to the name of the Transferees herein by the concerned competent authority.
15. The society transfer charges in respect of this transfer shall be borne and payable by the Transferor and Transferees equally. The stamp duty and the registration charges on this Sale Deed shall be borne by the Transferees alone.

310151012

SCHEDULE OF THE PROPERTY

COMMERCIAL OFFICE PREMISES on 3rd Floor, in 'B' Wing, 'E' Building known as "MASTER MIND-II", of MASTERMIND II & III PREMISES CO-OPERATIVE SOCIETY LTD., lying, being and situated at I.T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, area admeasuring 2416 sq.ft. carpet and the construction of society building is completed in the year. 2006, consisting of Ground plus Five upper Floors with lift, on plot of land bearing C.T.S. No.1627 (part) of Village Marol Maroshi, Taluka Andheri, in the Registration District and Sub-District of Mumbai Suburban.

A. K. Kulkarni

बरल - ५		
8820	99	82
२०२१		



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

SIGNED, SEALED AND DELIVERED)
by the withinnamed "TRANSFEROR")
MR. PRAMOD YADAV)
PAN No. AINPY4820H)
in the presence of.....)

Handwritten signature of Pramod Yadav



SIGNED, SEALED AND DELIVERED)
by the withinnamed "TRANSFEREES")
M/s. TRISONS DEVELOPERS LLP,)
PAN No. AAMFT5873C)
through its partner)
MR. ANDARAM KISTURARAM JOSHI)
PAN No. ALAPS4588C)
in the presence of.....)

Handwritten signature of Andaram Kisturaram Joshi



WITNESSES:

1.

Handwritten signature of witness 1

2.

Handwritten signature of witness 2

TRISONS DEVELOPERS LLP
Handwritten signature of Andaram Kisturaram Joshi
PARTNER

बल - ५		
४४२०	१४	४६
२०२१		



FINAL RECEIPT

RECEIVED of and from the withinnamed TRANSFEREES - M/s. TRISONS DEVELOPERS LLP, through its partner MR. ANDARAM KISTURARAM JOSHI, a sum of Rs.4,00,00,000/- (Rupees Four Crores only) being full & final consideration in respect of the sale of COMMERCIAL OFFICE PREMISES on 3rd Floor, in 'B' Wing, 'E' Building known as "MASTER MIND-II", of MASTERMIND II & III PREMISES CO-OPERATIVE SOCIETY LTD., lying, being and situated at I.T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, area admeasuring 2416 sq.ft. carpet, by way of cheques/ RTGS, including a sum of Rs.3,00,000/- (Rupees Three Lakhs only), being 0.75% T.D.S. of the total consideration of Rs.4,00,00,000/- (Rupees Four Crores only), in compliance with the provisions of Section 194-IA of the Income Tax Act, 1961, as per the terms and conditions of this Sale Deed, in the following manner:-

Cheque/ RTGS No.	Date	Drawn on	Amount(Rs.)
000688	03.04.2021	ICICI BANK PRABHADEVI BRANCH	5000000.00
000689	03.04.2021	ICICI BANK PRABHADEVI BRANCH	5000000.00
000690	03.04.2021	ICICI BANK PRABHADEVI BRANCH	5000000.00
000691	03.04.2021	ICICI BANK PRABHADEVI BRANCH	5000000.00
000692	03.04.2021	ICICI BANK PRABHADEVI BRANCH	5000000.00
000693	03.04.2021	ICICI BANK PRABHADEVI BRANCH	5000000.00
000694	03.04.2021	ICICI BANK PRABHADEVI BRANCH	5000000.00
000695	03.04.2021	ICICI BANK PRABHADEVI BRANCH	4700000.00
0.75% T.D.S.			300000.00

TOTAL Rs.: 4,00,00,000/-

(subject to realization of cheque)

I SAY RECEIVED Rs.4,00,00,000/

Place: Mumbai

Date:

Pranav
MR. PRAMOD YADAV
TRANSFEROR

WITNESSES:

1. *[Signature]*

2. *[Signature]*

बल - ५		
8824	94	8E
२०२१		



TRISONS DEVELOPERS LLP

Redg. Office : 2ND FLOOR APSARA CINEMA BUILDING , DR. DB MARG , GRANT ROAD (E), MUMBAI- 400007
AAI-8720

Date: 09.03.2021

AUTHORITY LETTER

We authorized to, Mr. Andaram Kisturaram Joshi - Designated Partner of the Trisons Developers LLP be and is hereby authorized to negotiate, finalize and deal with in connection to the various formalities for Agreement for sale, Sale Deed for Property situated at : COMMERCIAL OFFICE PREMISES on 3rd Floor, in 'B' Wing, 'E' Building known as "MASTER MIND-II", of MASTERMIND II & III PREMISES Co-operative Society Ltd., lying, being and situated at I.T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065., area admeasuring 2416 sq.ft. carpet.

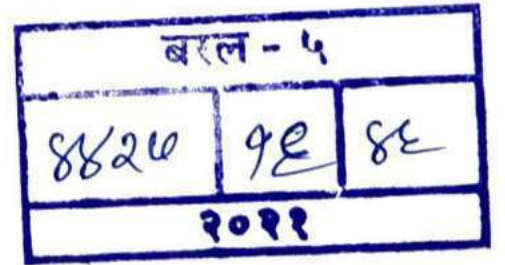
Mr. Andaram Kisturaram Joshi is here by authorized to execute, sign the said agreement/deed and such other documents with any authority / authorities to make any amendment or alteration to agreement/ deed or any portions thereto, as may be necessary and present the documents so signed/ execution by him on behalf of the Trisons Developers LLP for registration before Jt. Sub-Registrar at Borivali-1, M.S.D. and admit execution of the documents and do all such other acts deeds and things as are incidental or consequential thereto.

Mr. Andaram Kisturaram Joshi be and is hereby authorized severally to take such steps as may be necessary and proper to comply with the statutory and other requirements in this regard.

For Trisons Developers LLP
Partner



आंदराम कस्तुराम जोशी



BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO. CHE/ 8713 /BP (WS)/AP /AF/ = 6 FEB 2004

COMMENCEMENT CERTIFICATE

To,
M/s. Amir Parks & Amusement
Pvt. Ltd.
Owner,
Slr.

Office of the
Asst. Eng. Bldg. Prop. (W.S.) P & R. Ward
Sl. Babasaheb Ambedkar Market Slab
Municipal (West). Number - 600 nry

With reference to your application No. 10534 dated 09.10.2003 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 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of I.T.E. Bldg. 'E'
C.T.S. No. 1627 / S.No. 169 (pt)
at premises at Street _____
Village Marol Maroshi Plot No. _____
situated at Goregaon (E) Ward _____ p/s _____

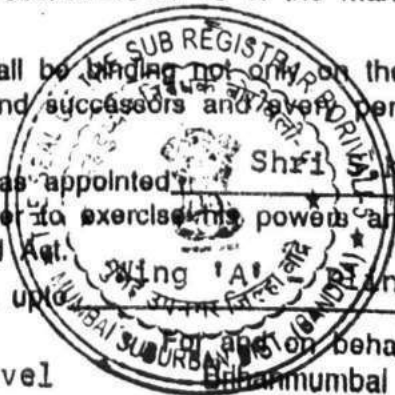
The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of 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 in 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 condition 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.

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

This C.C. is restricted for work upto 1st Floor Level & ***

*** Wing 'B' - Stilt slab level only.



8820		
88	88	88
2004		

Asst. Engineer, Building Proposal (West. Sub.)
'P' & 'R' Wards
FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



2008



दस्तावेजक्रमांक व वर्ष: 8892/2004

दुय्यम निबंधक: बोरीवली 1 (मालाड)

Tuesday, September 28, 2004

6:12:26 PM

सूची क्र. दोन INDEX NO. II

नॉदणी 63 म

क्रमांक 63 म ए

गावाचे नाव : मरोशी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 6,142,500.00
बा.भा. रु. 7,073,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1627 वर्णन: आय टी चा दस्त, ऑफिस , 3 रा माळा, बिल्डींग ई, "मास्टरमाईड 2", बी विंग, क्षेत्रफळ 269.44 चौ.मी. बिल्ट अप, भरलेले मुद्रांक शुल्क रु. 88700/-
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- रॉयल पाल्म (इं) प्रा लि /अमिर पार्क्स अॅण्ड अॅम्युझमेंट प्रा लि चे संचालक दिलावर नेन्सी तर्फे मुखत्यार दिलीप गोविंद उपळेकर - -; घर/फ्लॅट नं: युनीट नं. 26; गल्ली/रस्ता: -; ईमारतीचे नाव: रॉयल पाल्म; ईमारत नं: -; पेठ/वसाहत: आरे कॉलनी; शहर/गाव: गोरेगाव पु. मुं; तालुका: -; पिन: 65; पॅन नम्बर: एएबीसीआर 9424 आर.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे/- यु. बी. एस. सॉफ्टवेअर प्रा लि चे संचालक उत्तम कुमार सपकाळ - -; घर/फ्लॅट नं: डी 2; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: अप्पर गोविंद नगर; शहर/गाव: मालाड पु. मुं; तालुका: -; पिन: 97; पॅन नम्बर: एसीएलपीएस 2304 क्यु.
(2) मे/- यु. बी. एस. सॉफ्टवेअर प्रा लि चे संचालक वैभव यु. सपकाळ - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 28/09/2004
- (8) नोंदणीचा 28/09/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 8892 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 0.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



12/09/2018

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. बोगीवणी 6

दस्त क्रमांक : 10494/2018

नोंदणी :

Regn:63m

गावाचे नाव : **मरोशी**

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	40000000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	31012544
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म. न. पा. इतर वर्णन : , इतर माहिती: ऑफिस प्रिमाईमेम 3रा मजला इ बिल्डिंग बी-विंग मास्टरमाईड 2 आणि 3 प्रिमाईसेस को. ऑ. सोमा. ली. आई. टी. पार्क रॉयल पाम इस्टेट आरे मिल्क कॉलनी गोरेगाव पूर्व मुंबई 400065((C.T.S. Number : 1627 ;))
(5) क्षेत्रफळ	1) 269.44 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-यू. बी. एस. सॉफ्टवेयर प्राईवेट लीमीटेड तर्फे संचालक वेद प्रकाश वय:-30; पत्ता:- प्लॉट नं: 1104, माळा नं: -, इमारतीचे नाव: एच डी आई एल मेट्रोपोलिस , ब्लॉक नं: अंघेरी पश्चिम मुंबई, रोड नं: जे पी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:- AAACU7082K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद यादव वय:-25; पत्ता:-2301, -, ऍस्पन महिंद्र एमिनंट , गोरेगाव पश्चिम मुंबई , एसवी रोड , बांगड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-AINPY4820H
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2018
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2018
(11) अनुक्रमांक, खंड व पृष्ठ	10494/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

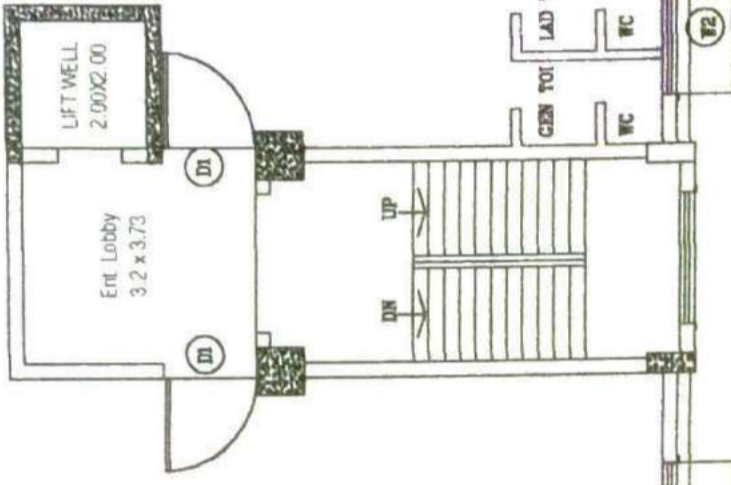
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशील दस्तप्रकारानुसार आवश्यक नाही

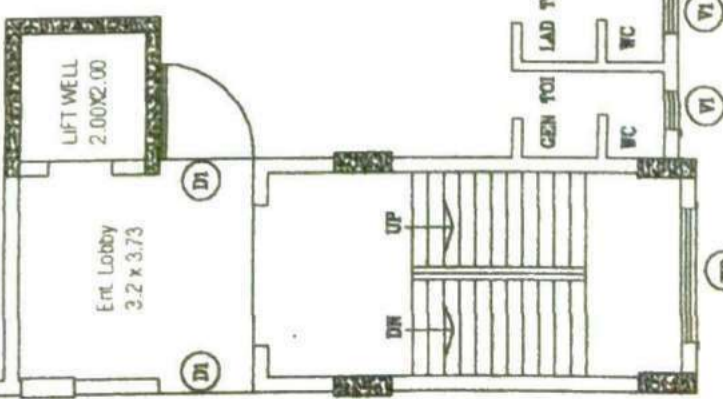
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



OFFICE area
3200 sq.mt.



OFFICE area
3172 sq.mt.



बरेल - 4		
8820	39	82
2024		

Handwritten signature or initials in blue ink.

Handwritten text	Handwritten text
Handwritten text	Handwritten text

MAKER II

ANNEXURE - "C"

BILL OF SUPPLY FOR THE MONTH OF

Jun-2019

GSTIN: 27AAECM2933K1ZB

Website: www.mahadiscom.in

HSN CODE: 27160000

Circle (U) CIRCLE - 539

BHANDUP URBAN DIVIS - 555

Ishwamagar 5/Dn - 732

BU 4732

Bill No. 000000476037707

Consumer No. 300063136221

Consumer Name M/S ROYAL PALMS 1 PVT LTD

Address: UBS SOFTWARE PVT LTD MASTE
RMIND 2 B WING AAREY MILK

Area Goregaon

Pin Code : 400065

BILL DATE :	15/07/2019	₹	0.00
DUE DATE :	29/07/2019		
IF PAID UPTO	24/07/2019	₹	0.00
IF PAID AFTER	29/07/2019	₹	0.00
Last Receipt No./Date / 24-10-2018			
Last Month Payment 0.00			
Scale / Sector Large Scale / Private Sector			

Activity :	
File No. 98xxxxxx20	Meter No.: 078-05286176
Seasonal N / :	
Contracted Load (KW) 9.20	Connected Load (KW) : 9.20
Urban/Rural Flag : U	Express Feeder Flag N
Instruct Demand (KVA) 9.00	50% of Con. Demand (KVA) 50
Feeder Voltage (KV) :	
Off: 52 LT-II A	DTC : 3555265
GIS Dtc/Pole :	PC-MR-ROUTE-SEQ : 00-40-1273-0424

Date of Connection: 15/02/2007	Category: 52 LT-II A	GSTIN:
Supply at: LT	Elec. Duty: 06 PART B	PAN:
Prev. Highest (Mth):	Prev. Highest Bill Demand (KVA): 0	
Security Deposit Held Rs.: 13610.00	Addl. S.D. Demanded Rs.: 0.00	
Bank Guarantee Rs. :	S D Arrears Rs.: 0.00	

Maintain Harmonic distortion within limit as prescribed by IEEE STANDARD 519-1992 to avoid penalty

Avail Power factor incentive up to 3.5% maintaining power factor above 95% to 100%

Avail load factor Incentive up to 15% by maintaining constant load profile.

Avail 1% prompt payment discount by paying bills within prompt payment date.

BILLING HISTORY

Month	Units	Bill Demand(KVA)	Bill Amount
2019	6	0	532.33
2019	1	0	482.96
2019	1	0	433.18
2019	47	0	868.07
2019	70	0	1101.50
2018	5	0	484.29
2018	5	0	469.81
2018	58	0	998.60
2018	182	0	2142.25
2018	246	0	5339.90
2018	179	0	1940.80
2018	309	0	3489.04

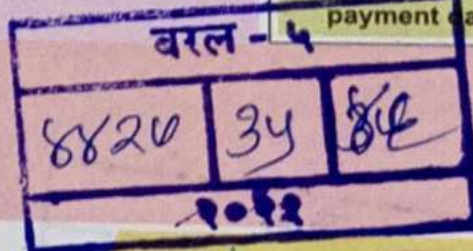
CUSTOMER CARE Toll Free No.

1912,1800-233-3435,
1800 102-3435

Rule & Procedure for Consumer Grievances Redressal is available at www.mahadiscom.in->consumer portal>CGRF

Instead of Printed bill, register for E-bill and avail Rs. 10 per bill as a "Go-green" discount.

For registration visit at www.mahadiscom.in->consumer portal Quick access->Go-green request



आता नवीन
द्योगिक वीज जोडणी
अधिक सुलभतेने

Ease of doing business

नवीन वीज जोडणीसाठी
गरज केवळ दोनच दस्तावेजाची

- * मालकी हक्क / बाहिवाटीचा पुरावा
- * जिल्हा उद्योग केंद्राचे प्रमाणपत्र सर्व प्रक्रिया ऑनलाईन (अर्ज भरणे, हिमांड नोटचा भरणे)



संपर्क :

महावितरणाच्या www.mahadiscom.in
या संकेतस्थळावरील ग्राहक वेब स्वयंसेवा
किंवा महावितरण मोबाईल ॲपचा वापर करावा

Important Message

- Consumers can pay online using Net banking, Credit/Debit cards at <https://wss.mahadiscom.in/wss/wss> after registration.
- Submit / update your E-mail id and mobile number to Circle Office for receiving prompt alerts through SMS.
- Submit / update your PAN & GSTIN to circle office with copies of PAN & GSTIN for verification.
- Special desk is operational for HT Consumers, please contact: htconsumer@mahadiscom.in for any clarification / query or grievance.
- This Electricity Bill should not be used for the address proof and as a proof of property ownership.
- For any payment to MSEDCL, ENSURE & INSIST for computerized receipt with unique system generated receipt number. Do not accept hand written receipt. Pay online to avoid any inconvenience.

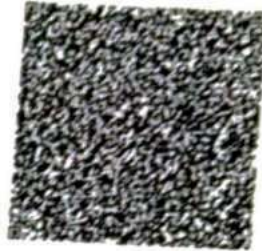
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AINPY4820H



नाम / Name
PRAMOD YADAV

पिता का नाम / Father's Name
MAHENDRA YADAV

जन्म की तारीख /
Date of Birth
01/08/1993

Karaj P
हस्ताक्षर / Signature

13052019

Karaj P

Karaj P





भारत सरकार
Government of India



5

Issue Date: 24/05/2017



Pramod Yedav
DOB: 01/08/1993
MALE



9329 3389 4549

मेरा आधार, मेरी पहचान

Pramod

Pramod

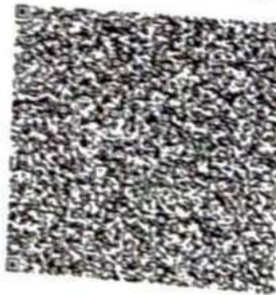


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: C/O.Pramod, 2301, Aspen
Mahindra Eminent, S V Road, S V Road,
Goregaon West, Mumbai, Mumbai
Suburban, Maharashtra, 400104

Print Date: 06/11/2020



Pramod

9329 3389 4549

1947

help@uidai.gov.in

www.uidai.gov.in

बरल - 4		
8824	80	8E
2018		



UIS

नापूरच्या या
दुबार मत
नसेवी तकाट; १८
बोगस मतदार

Royal

भारत सरकार
GOVERNMENT OF INDIA



राजेश रामकांत बसणकर
Rajesh Ramakant Basankar
जन्म तारीख/DOB: 07/10/1980
पुल्ल/ MALE
Mobile No: 9004539004
8249 2125 2056
VID : 9137 8180 4471 7270

माझे आधार, माझी ओळख

w-~~X~~

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

अध्याय संचालन संचयन कार्ड
Permanent Account Number Card
AAMPT5873C
TRISONS DEVELOPERS LLP
Date of Incorporation/Formation
19/03/2017

आधार
आधार प्राधिकरण
UIDAI IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: रामकांत व. बसणकर, 666, सागर कुटीर रोड, जे. पी. रोड, अंबे महा मंदिर जवळ, सात बंगला, अंधेरी वेस्ट, मुंबई, महाराष्ट्र - 400061

Address :
S/O: Ramakant V. Basankar, 666, Sagar Kutir
Sengh, J. P. Road, Near Ambe Maha Mandir,
Seven Bungalows, Andheri West, Vaseva,
Mumbai,
Maharashtra - 400061

1800 300 1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Bengaluru-560 001

बत - १

8820	83	8E
२०२१		



सूची क्र.2

दुय्यम निबंधक सह दुनि बोरिवली 5

एन क्रमक 4427/2021

नोटणी

Regn 63m

मागाचे नाव : मरोशी

सुट्टीचा प्रकार	सेल हीड
सुट्टी	40000000
सुट्टीच्या मालकीदार/सुट्टीदार	3055180
सुट्टीदार/सुट्टीदार/सुट्टीदार (सुट्टीदार/सुट्टीदार/सुट्टीदार)	
सुट्टीदार/सुट्टीदार व परामर्शक	1) पालिकेचे नाव मुंबई महानगर इतर वर्गन सदनिका नः ऑफिस प्रोमायसेस इ बिल्डींग - बी विंग, माळा नः बर्डे फ्लोर, इमारतीचे नाव मास्टर माइन्ड 2 एड 3 पी कॉ.ऑप सी. लीमीटेड, दर्जाक नः आई टी पार्क रॉयल फार्म इस्टेट आरे मिन्क कॉम्प्ली, रोड : गोरगाव इस्ट मुंबई 400065 PUI: PS0510327430000 ((C.T.S. Number : 1627 part :))
सुट्टी	1) 269.44 चौ.मीटर
सुट्टीची किंमत मुंबई टॅक्सात असेल तेव्हा.	
सुट्टीदार/सुट्टीदार सदन टॅक्सा-व्याज/सुट्टीदार टॅक्सा-व्याज	1) नाव:-प्रमोद - वयः-27; पत्ता:-फ्लॉट नः 2301, माळा नः -, इमारतीचे नावः स्पेन , दर्जाक नः महिंद्र एमिन्ट, रोड नः एस.बी. रोड गोरगाव वॅस्ट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नः-AINPY4820H
सुट्टीदार/सुट्टीदार सदन टॅक्सा-व्याज/सुट्टीदार टॅक्सा-व्याज	1) नाव:-टायसन डेवेलपर्स एल.एल.पी तरफे अंधाराम किन्तूराम जोशी वयः-55; पत्ता:-फ्लॉट नः -, माळा नः सेकंड फ्लोर, इमारतीचे नावः अप्सरा सिनेमा बीन्डींग, दर्जाक नः डॉ. डी बी मार्ग , रोड नः गान्ध रोड इस्ट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400007 पॅन नः-ALAPS4588C
सुट्टीदार/सुट्टीदार सदन टॅक्सा-व्याज/सुट्टीदार टॅक्सा-व्याज	15/03/2021
सुट्टीदार/सुट्टीदार सदन टॅक्सा-व्याज/सुट्टीदार टॅक्सा-व्याज	15/03/2021
सुट्टीदार/सुट्टीदार सदन टॅक्सा-व्याज/सुट्टीदार टॅक्सा-व्याज	4427/2021
सुट्टीदार/सुट्टीदार सदन टॅक्सा-व्याज/सुट्टीदार टॅक्सा-व्याज	1200000
सुट्टीदार/सुट्टीदार सदन टॅक्सा-व्याज/सुट्टीदार टॅक्सा-व्याज	30000



(j) within the limits of any Municipal Corporation or any other area annexed to it.



सुलभ व्यवहारासाठी नागरिकांचे सहमीकरण
 टॅक्सा-व्याज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
 या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
 अशा टॅक्सा-व्याज टाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
 to update Relevant records of Property/ Property tax after registration of document.
 Details of the same have been forwarded by Email (dated 15/03/2021) to Municipal Corporation of Greater Mumbai.
 No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

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

13. That the Transferor hereby declare and undertake that if any stamp duty, deficit stamp duty or penalty and/or registration charges is due and pending on the previous documents and agreements and/or any taxes, charges, bills in respect of the said Office, the same shall be cleared and payable by the Transferor herein upto the date of hand over of possession and the Transferees shall not be responsible for the same.
14. That the Transferor has no objection for the transfer of Electricity Meter alongwith security deposit, Shops & Establishment Registration Certificate and any other required Licenses to the name of the Transferees herein by the concerned competent authority.
15. The society transfer charges in respect of this transfer shall be borne and payable by the Transferor and Transferees equally. The stamp duty and the registration charges on this Sale Deed shall be borne by the Transferees alone.

SCHEDULE OF THE PROPERTY

COMMERCIAL OFFICE PREMISES on 3rd Floor, in 'B' Wing, 'E' Building known as "MASTER MIND-II", of MASTERMIND II & III PREMISES CO-OPERATIVE SOCIETY lying, being and situated at I.T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065. area admeasuring 2416 sq.ft. carpet and the construction of society building is completed in the year. 2006, consisting of Ground plus Five upper Floors with lift, on plot of and bearing C.T.S. No.1627 (part) of Village Marol Maroshi, Taluka Andheri, in the Registration District and Sub-District of Mumbai Suburban.

बरल - ५

8620 99 82

२०२१



SBI-Vashi Turbhe - LSR-258/2

Valuation ID		202103152228		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		15 March 2021 11:25:10 AM		बरल - 5	
मूल्यांकनाचे वर्ष		2020		जिल्हा		मुंबई(उपनगर)		मूल्य विभाग	
उप मूल्य विभाग		125-मरोशी बोरिवली		सर्व्हे नंबर /न भू क्रमांक		54/254A भूभाग रंग्यल पाम वसाहत सि स क्रं 1627		सि टी एस नंबर#1627	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		खुली जमीन		निवासी सदनिका		कार्यालय		दुकाने	
54310		102120		113390		153800		102120	
बांधीव क्षेत्राची माहिती		बांधकाम क्षेत्र(Built Up)-		बांधकामाचे वर्गीकरण-		उद्दवाहन सुविधा-		269 44चौरस मीटर	
1-आर सी सी		आहे		मिळकतीचा वापर.		मिळकतीचे वय.		मजला -	
कार्यालये व्यावसायिक		0 TO 2वर्षे		1st floor To 4th floor		मिळकतीचा प्रकार-		बांधीव	
मूल्यदर/बांधकामाचा दर -		Rs 113390/-							
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No.									
Sale Type - Resale					First Sale Date - 11/09/2018				
Sale/Resale of built up Property constructed after circular dt.02/01/2018									
मजला निहाय घट/वाढ		= 100% apply to rate= Rs 113390/-							
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)							
		= (((113390-54310) * (100 / 100))+54310)							
		= Rs.113390/-							
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र							
		= 113390 * 269 44							
		= Rs.30551801 6/-							
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - भेडोनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य - बदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बदिस्त बाल्कनी							
		= A + B + C + D + E + F + G + H + I							
		= 30551801 6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0							
		=Rs.30551801 6/-							

Home

Print

बरल - 5		
8820	9	8E
२०२२		



K.P.Rajin



CHALLAN
MTR Form Number-6

बोरिवली-ब		
गोरगाव	3	35
२०१८		



GRN	MH006034909201819M	BARCODE					Date	11/09/2018-15:02:57	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)							
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)	AINPY4820H						
Location	MUMBAI			Full Name	PRAMOD YADAV						
Year	2018-2019 One Time			Flat/Block No.	3RD FLOOR BLDG E B-WING MASTERMIND 2						
Account Head Details	Amount In Rs.			Premises/Building	AND 3 PRE CO-OP SOC LTD						
0030045501	Stamp Duty		2000000.00	Road/Street	I T PARK ROYAL PALMS ESTATE AAREY MILK COLONY						
0030063301	Registration Fee		30000.00	Area/Locality	GOREGAON EAST MUMBAI						
				Town/City/District							
				PIN		4	0	0	0	6	5
				Remarks (If Any)	PAN2=AAACU7082K--SecondPartyName=U B S SOFTWARE PVT LTD-CA=40000000						
				Amount In	Twenty Lakh Thirty Thousand Rupees Only						
	Total			Words	20,30,000.00						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	69103332018091211289	182160130				
Cheque/DD No.				Bank Date	RBI Date	12/09/2018-11:21:51	Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8291307063
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-389-10494	0003255545201819	12/09/2018-17:45:33	IGR195	30000.00
2	(IS)-389-10494	0003255545201819	12/09/2018-17:45:33	IGR195	2000000.00
Total Defacement Amount					20,30,000.00

This Sale Deed is made and entered into at Mumbai, on this ^{11th} ~~20th~~ day of Sep '2018.

Ved Prakash
Kamal P

BETWEEN

U. B. S. SOFTWARE PVT. LTD., company incorporated under the provisions of the Indian Companies Act, 1956, Through the hands of its Director/Authorised Signatory, Ved Prakash, having address at B – 1104, HDIL Metropolis, J.P.Road, Andheri (W) Mumbai – 400 053 and Owner of Office Premises at entire 3rd Floor, Building “E”, ‘B’ Wing, Mastermind II & III Premises Co – Operative Society Ltd., I. T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (E), Mumbai - 400 065, hereinafter referred to as the “**TRANSFEROR**” (which expression it be repugnant to the context or meaning thereof shall mean and include its successors and assigns for the time being in force) of the **FIRST PART**;

AND

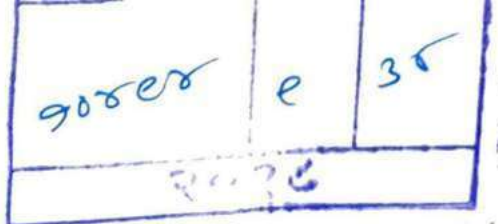
Mr. Pramod Yadav., an Indian Resident, residing at Flat No. 2301, Aspen, Mahindra Eminent, S.V. Road, Goregaon west, Mumbai 400 104, hereinafter referred to as the “**TRANSFeree**” (which expression unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns) of the **SECOND PART**

For UBS Softwares Pvt. Ltd.

Ved Prakash

Director

Kamal P



to acquire all the rights, title and interest of the TRANSFEROR in the said Office and the membership along with the deposits, sinking fund of the said society on the following terms and conditions:-

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

1. The TRANSFEROR hereby agree to sell, transfer and/or assign all their rights, title and interest in the Said Office being Office Premises at entire 3rd Floor, Building "E", 'B' Wing, in Mastermind II & III Premises Co- Operative Society Ltd., situated at I. T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (E), Mumbai - 400 065., and the TRANSFEREE have agreed to acquire all their rights, title and interest in the said Office and the membership of the said Society for consideration of Rs. 4,00,00,000/- (Rupees Four Crore Only).



2. The TRANSFEROR hereby agree to transfer and assign all their rights, title and interest in the Said Office pertaining to the use and occupation of the Office Premises at entire 3rd Floor, Building "E", 'B' Wing, of the Mastermind II & III Premises Co-operative Society Ltd., I. T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (E), Mumbai - 400 065., and the membership of the said society and the TRANSFEREE herein have agreed to acquire the same for a total consideration of Rs. 4,00,00,000/- (Rupees Four Crore Only) being the total consideration inclusive of everything thin in lumpsum.
3. The TRANSFEROR hereby agree to sell and transfer all their beneficial rights, title and interest in respect of Said Office being Office Premises at entire 3rd Floor, Building "E", 'B' Wing, in Mastermind II & III Premises Co-Operative Society Ltd.,

For UBS Softwares Pvt. Ltd.

Vedprakash

Director

Kamala

90808	90	35
2026		

situated at I. T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (E), Mumbai - 400 065., for a total consideration of Rs. 4,00,00,000/- (Rupees Four Crore Only) being the total consideration paid asunder:

a) A sum of Rs. 3,96,00,000/- (Rupees Three Crores Ninety Six Thousand Only), the receipt of which the TRANSFEROR herein below acknowledge.

b) An amount of Rs. 4,00,000/- (Rupees Four Lakhs Only) will be deducted by the TRANSFEREE as Tax Deducted at Source under the provisions of the Section 194-I-A of the Income Tax Act, 1961. The TRANSFEREE will deposit this amount with Government of India and provide to the TRANSFEROR the relevant Tax Deduction Certificates - TDS Challan to each of the TRANSFEROR and the Form 26QB (with the TRANSFEROR admit that such a payment of Rs. 4,00,000/- (Rupees Four Lakhs Only) to the Government of India under the Income Tax Act, 1961 will form a part of the consideration for the sale of the Said Office), and



4. The TRANSFEROR have represented that they have the original title deeds namely the registered agreement in their possession in respect of the said Office and that they will produce and handover the same to the TRANSFEREE at the time of payment of the balance consideration. The TRANSFEROR also undertake to obtain N.O.C. to Mortgage from Mastermind II & III Premises Co-operative Society Ltd., which will be essence for loan disbursement for the financial institution / bank and No Dues Certificate from the said Society i.e. Mastermind II & III Premises co-operative Society Ltd., for the

For UBS Softwares Pvt. Ltd.

recha Kash

Director

Kanaka

20. This Agreement has been executed in Mumbai, the payments are made in Mumbai and the Said Office is situated in Mumbai hence it is subject to jurisdiction of Mumbai's court of law.



SCHEDULE OF THE PROPERTY

The TRANSFEROR hereby agree to transfer in favour of the TRANSFEREE together with rights, title and interest in Office Premises at admeasuring 2416 Sq.ft. Carpet Area on 3rd Floor, in the building known as Mastermind II & III Premises Co-operative Society Ltd., on I. T. Park, Royal Palms Estate, Aarey Milk Colony, Goregaon (E), Mumbai -400 065., on the Land bearing Survey No. 169 (part), C. T. S. No. 1627 (part), Village Marol Maroshi, Taluka Andheri within the Registration District and Sub-District of Mumbai suburban. The building consists of ground plus 5 upper floors with lift and the year of construction is 2006.

For UBS Software Services Pvt. Ltd.

V. S. Kulkarni

Director

Kamal P



12/09/2018

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. बोगीवर्गी 6

दस्त क्रमांक : 10494/2018

नोंदणी :

Regn:63m

गावाचे नाव : मरोशी

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	40000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	31012544
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : , इतर माहिती: ऑफिस प्रिमाईसेम 3रा मजगा ड बिलिंग बी-विंग मास्टरमाईड 2 आणि 3 प्रिमाईसेम को. ऑ. सोसा. ली. आई. टी. पार्क रायव पाम इस्टेट आरे मिलक कॉलनी गोरेगाव पूर्व मुंबई 400065 ((C.T.S. Number : 1627 ;))
(5) क्षेत्रफळ	1) 269.44 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-यू. बी. एस. सॉफ्टवेयर प्राईवेट लीमीटेड तर्फे संचालक वेद प्रकाश वय:-30; पत्ता:- प्लॉट नं: 1104, माळा नं: -, इमारतीचे नाव: एच डी आई एल मेट्रोपोलिस , ब्लॉक नं: अंधरी पश्चिम मुंबई, रोड नं: जे पी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:- AAACU7082K
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद यादव वय:-25; पत्ता:-2301, -, ऍस्पन महिंद्र एमिनंट , गोरेगाव पश्चिम मुंबई , एसवी रोड , बांगड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-AINPY4820H
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/09/2018
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2018
(11) अनुक्रमांक, खंड व पृष्ठ	10494/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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