

**AGREEMENT FOR SALE**



This Agreement is registered under SR. NO :- BRL - 7/20293 / 2024  
[ Dated: - 10<sup>TH</sup> October 2024 On Thursday at 3.29 pm ]

**PURCHASER PARTY :- MR. GANESH SHIVAJI GHARE AND  
MRS. SHEETAL GANESH GHARE**

**SELLER PARTY :- MR. BHUSHAN D. KESKAR &  
MRS. ASHWINI B. KESKAR**

**SCHEDULE OF THE PROPERTY: - Flat No - 2604, On 26<sup>TH</sup> Floor, "A"  
Wing, admeasuring 59.49 Sq. Mtrs. Rera Carpet area ( equivalent to 65.43 Sq.  
Mtrs. Built up area) along with one car parking bearing No. P1 - 46, In the Society  
ACME AVENUE ' A ' WING CO - OPERATIVE HOUSING SOCIETY LTD.,  
situated at Bhabrekar Nagar, Charkop, Kandivali ( West ), Mumbai - 400067.**

**Agreement Value : - Rs. 1,30,00,000/-**

**[ Rupees One Crore Thirty Lakhs Only ]**

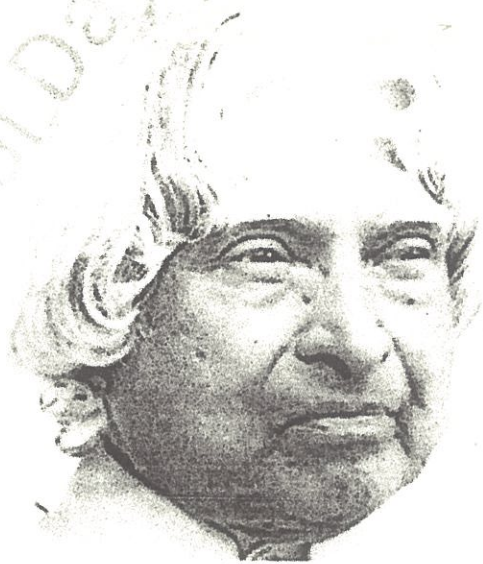
- |                                     |                              |
|-------------------------------------|------------------------------|
| 1) Stamp duty :- Rs. 7,80,000/-     | [ Paid by MTR GRAS Challan ] |
| 2) Registration Fee :- Rs.30,000 /- | [ Paid by MTR GRAS Challan ] |
| 3) Scanning Fee : - Rs. 1040 /-     | [ Paid by DHC Challan ]      |

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**MR. SUDHIR D. TARKAR**  
**VIJAYADWARCA CONSULTANCY [ 9833979016 ]**  
**Service for Stamp duty & Registration work, Adjudication work, MHADA**  
**Transfer , Bank Loan NOC, Society Opinion, related documentation &**  
**presentation**

\*\*\*\*\*

ORIGINAL COPY



Have a wonderful Day

**GOOD BEHAVIOR  
DOESN'T HAVE ANY  
MONETARY VALUE. BUT,  
IT HAS THE POWER TO  
PURCHASE MILLION  
HEARTS.**



**SELLER PARTY :- MR. BHUSHAN D. KESKAR &  
MRS. ASHWINI B. KESKAR**



Receipt (pavti)

451/20293

पावती

Original/Duplicate

Thursday, October 10, 2024

नोंदणी क्र.: 39म

3:29 PM

Regn.: 39M

पावती क्र.: 21743 दिनांक: 10/10/2024

गावाचे नाव: चारकोण

दस्तऐवजाचा अनुक्रमांक: बरल7-20293-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: गणेश शिवाजी घारे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकूण:

रु. 31040.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:48 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.10913829.84 /-

मोबदला रु.13000000/-

भरलेले मुद्रांक शुल्क : रु. 780000/-

सह. दुय्यम निलेक बोरीवली-७,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु.1040/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024091418589 दिनांक: 10/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009451166202425M दिनांक: 10/10/2024

बँकेचे नाव व पत्ता:

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202410094625	09 October 2024,01:29:30 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	80-चारकोप ( बोरीवली )				
उप मूल्य विभाग	भुभाग: चारकोप गावातील संपूर्ण मिळकती.				
सर्व्हे नंबर/न. भू. क्रमांक :	सि.टी.एस. नंबर#3				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
59310	138620	159410	174000	138620	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	65.43चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 21st floor To 30th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख -					
Sale Type - Resale		First Sale Date - 01/09/2018			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 115% apply to rate= Rs.159413/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = (( (159413-59310) * (100 / 100 ))+59310) = Rs.159413/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 159413 * 65.43 = Rs.10430392.59/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.95चौरस मीटर = 13.95 * ( 138620 * 25/100 ) = Rs.483437.25/-				
Applicable Rules	= ,10,4,16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 10430392.59 + 0 + 0 + 0 + 483437.25 + 0 + 0 + 0 + 0 + 0 =Rs.10913829.84/-				

Home Print



वरल - ७/  
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**CHALLAN**  
**MTR Form Number-6**



IH009451166202425M		BARCODE		Date	08/10/2024-15:08:16	Form ID	25.2
Payer Details							
Inspector General Of Registration		TAX ID / TAN (If Any)					
Stamp Duty		PAN No.(If Applicable)		ATLPG3597J			
Registration Fee		Full Name		SHEETAL GANESH GHARE			
BRL7_JT SUB REGISTRAR BORIVALI 7		Flat/Block No.		FLAT NO. A - 2604,26TH FLOOR, A WING, ACME			
MUMBAI		Premises/Building		AVENUE A WING CHSL			
2024-2025 One Time		Road/Street		BHABREKAR NAGAR			
Account Head Details		Amount In Rs.		PIN			
501 Stamp Duty		780000.00		4		0 0 0 6 7	
301 Registration Fee		30000.00		Remarks (If Any)			
				PAN2=ARSPK8273C~SecondPartyName=BHUSHAN DATTATRAYA			
				KESKAR~			
				Amount In			
				Eight Lakh Ten Thousand Rupees Only			
		8,10,000.00		Words			
PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172024100800909	081024M1483490		
e/DD No.		Bank Date	RBI Date	08/10/2024-19:07:39	Not Verified with RBI		
of Bank		Bank-Branch		PUNJAB NATIONAL BANK			
of Branch		Scroll No., Date		Not Verified with Scroll			

Document ID : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू



बरेल - ७/  
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 2024



**CHALLAN**  
**MTR Form Number-6**



MH009451166202425M		BARCODE		Date	08/10/2024-15:08:16	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(If Applicable)		ATLPG3597J			
Name BRL7_JT SUB REGISTRAR BORIVALI 7		Full Name		SHEETAL GANESH GHARE			
Location MUMBAI		Flat/Block No.		FLAT NO. A - 2604,26TH FLOOR, A WING, ACME			
2024-2025 One Time		Premises/Building		AVENUE A WING CHSL			
Account Head Details		Amount In Rs.		Road/Street		BHABREKAR NAGAR	
45501 Stamp Duty		780000.00		Area/Locality		KANDIVALI (WEST), MUMBAI.	
63301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 0 6 7	
				Remarks (If Any)			
				PAN2=ARSPK8273C~SecondPartyName=BHUSHAN DATTATRAYA			
				KESKAR~			
				Amount In		Eight Lakh Ten Thousand Rupees Only	
		8,10,000.00		Words			
Department Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03006172024100800909	081024M1483490
Cheque/DD No.				Bank Date	RBI Date	08/10/2024-19:07:39	Not Verified with RBI
Name of Bank				Bank-Branch		PUNJAB NATIONAL 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.**  
 चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Mobile No. : 9833979016



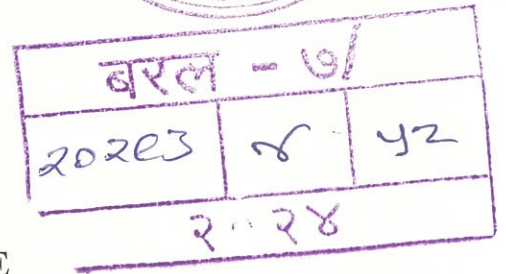
बरेल - ७/  
 2023 2 42  
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024091418589	Date 09/10/2024
Received from Borivali, Mobile number 9833979016, an amount of Rs.1040/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 09/10/2024
Bank CIN 10004152024100917512	REF No. 464931164120
This is computer generated receipt, hence no signature is required.	



वरल - ७/		
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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Mumbai on This 10<sup>TH</sup> Day of October 2024 : BETWEEN : MR. BHUSHAN D. KESKAR [ alias - MR. BHUSHAN DATTATRAYA KESKAR ]. Age – 42 years, AND MRS. ASHWINI B. KESKAR [ alias - ASHWINI BHUSHAN KESKAR ]. Age - 41 years, both are an adults, Indian Inhabitants of Mumbai, residing at Flat No. 2604, On Twenty Sixth Floor, Acme Avenue A - Wing Co-operative Housing Society Ltd., Bhabrekar Nagar, Charkop, Kandivali (West), Mumbai - 400067., hereinafter referred to as "THE TRANSFERORS " ( Which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, assignees ) of the ONE PART;

AND

MR. GANESH SHIVAJI GHARE. Age – 45 years AND MRS. SHEETAL GANESH GHARE. Age – 39 years both are adults, Indian Inhabitants of Mumbai, presently residing at Room No. 6, Shivsai Society, Plot No. 265, Sector – 2, Charkop, Kandivali (W), Mumbai – 400067, hereinafter referred to as "THE TRANSFEREES" ( which expression unless repugnant to the context meaning thereof shall mean and include their heirs, executors and assigns ) of the OTHER PART;

*[Handwritten signatures in blue ink]*  
 Keskar  
 Keskar

*[Handwritten signature in blue ink]*  
 Ghare



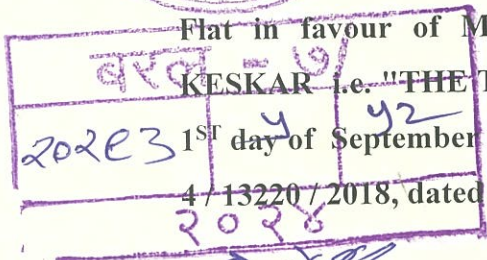
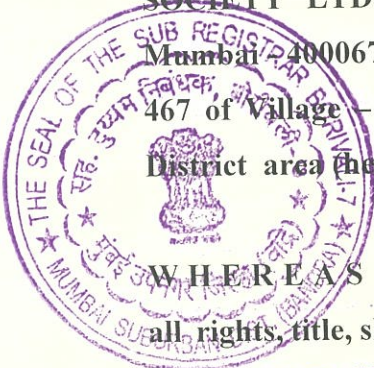
**WHEREAS :-**

By an Agreement For Sale of Ownership Flat dated the 27th day of February 2018, registered at the Sub-Registrar of Assurances, Borivali 6, under Sr. No. BRL – 6 / 2265 / 2018 (hereinafter referred to as "the said Agreement for Sale"), executed between Dharmesh Constructions Pvt. Ltd. (the "Promoter", which expression shall, unless repugnant to the context or meaning thereof, include its heirs, executors, administrators, and assigns) of the First Part, and MR. BHARAT C. SANGHAVI (hereinafter referred to as "the Purchaser") of the Second Part, the Promoter sold, and Mr. Bharat C. Sanghavi purchased, Flat No. 2604 on the twenty-sixth floor of "A" Wing in the building known as "ACME AVENUE" situated at Bhabrekar Nagar, Charkop, Kandivali (West), Mumbai - 400067, together with all rights, title, interests, benefits, etc., on the terms and conditions and for the consideration mentioned therein. The aforesaid Agreement for Sale, dated the 27th day of February 2018, was duly stamped and registered under Sr. No. BRL – 6 / 2265 / 2018 on 27/02/2018.

WHEREAS all Members of the ACME AVENUE A WING CO - OPERATIVE HOUSING SOCIETY LTD., have formed the society which is further registered under the Maharashtra Co-operative Societies Act, 1960 under Registration Number – M U M / S R A / H S G.(TC) / 1 3 3 1 4 / 2 0 2 2 dated – 19 / 05 / 2022 ( hereinafter referred to as ' the said Society ' )

THAT the Flat No - 2604, On Twenty Sixth Floor, "A" Wing, admeasuring 59.49 Sq. Mtrs. Rera Carpet area ( equivalent to 65.43 Sq. Mtrs. Built up area) In the Society ACME AVENUE A WING CO - OPERATIVE HOUSING SOCIETY LTD., situated at Bhabrekar Nagar, Charkop, Kandivali (West), Mumbai 400067, City Survey No – 3 A / 1 of Village – Charkop and C.T.S No. 467 of Village – Kandivali Taluka – Borivali within the Mumbai Suburban District area (hereinafter called and referred to as ' the said Flat ' )

WHEREAS the said MR. BHARAT C. SANGHAVI has transferred his all rights, title, shares, interest, funds, benefits, F.S.I etc., in respect of the said Flat in favour of MR. BHUSHAN D KESKAR AND MRS. ASHWINI B. KESKAR i.e. "THE TRANSFERORS" through an Agreement For Sale dated - 1<sup>ST</sup> day of September 2018, further registered under document SR. NO – BRL 4 / 13220 / 2018, dated - 01 / 09 / 2018.



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AND WHEREAS "THE TRANSFERORS" have become the absolute owners of the said Flat, and by virtue of being members of the ACME AVENUE A WING CO - OPERATIVE HOUSING SOCIETY LTD., "THE TRANSFERORS" hold absolute rights, title, and interest over the said Flat. They are in possession of the Flat and are fully and lawfully entitled to it."

"THE TRANSFERORS" are bonafide members of ACME AVENUE A WING CO - OPERATIVE HOUSING SOCIETY LTD., and they hold 10 (ten) shares under Certificate No. 171. These 10 (ten) shares have been issued with distinctive numbers from 1701 to 1710, representing ten fully paid-up shares of Rs. 50/- each, in their names, pertaining to the said Flat in the society (hereinafter referred to as 'the said shares').

AND WHEREAS the "THE TRANSFERORS " have declared that their membership in the said Society is valid and subsisting and has not terminated by the society. "THE TRANSFERORS" have not received any notice of expulsion from membership of the said society nor any other notice restraining them from transferring the said Flat and the said shares. Furthermore, "THE TRANSFERORS" declare that their title to the said Flat is marketable and free from all encumbrances.

"THE TRANSFERORS" have agreed to sell, and "THE TRANSFEREES" have agreed to purchase, the said Flat in the said Society, along with all rights, title, interest, benefits, sinking fund, deposit and the said shares etc., on the following terms and conditions mutually agreed upon by and between the parties hereto.



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

1 ) "THE TRANSFERORS" have agreed to sell, transfer and assign to "THE TRANSFEREES" AND "THE TRANSFEREES " have agreed to purchase and acquire the said Flat in the Society ACME AVENUE A WING CO - OPERATIVE HOUSING SOCIETY LTD., together with all right, title, interest, benefits, shares, sinking Funds, etc. at lump sum price or Full And Final consideration amount of Rs. 1,30,00,000/- ( RUPEES ONE CRORE THIRTY LAKHS ONLY )

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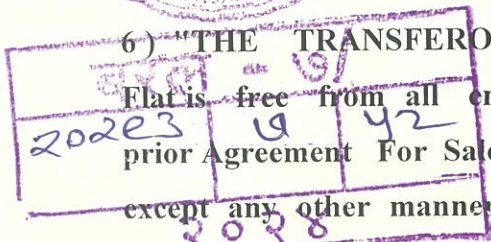
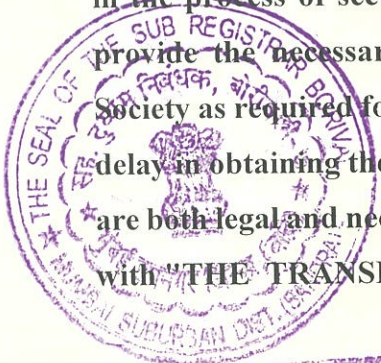
2) "THE TRANSFEREES" have paid to "THE TRANSFERORS" sum of Rs. 20,00,000/- ( RUPEES TWENTY LAKHS ONLY ) by Cheques / RTGS / NEFT / being the part consideration amount inclusive T.D.S. amount of Rs. 1,30,000/- ( Rupees One Lakh Thirty Thousand Only ) in respect of the said Flat as per the particulars mentioned in the receipt at foot hereof ( the payment and receipt whereof "THE TRANSFERORS" doth hereby admits and acknowledges ) on or before the execution of this Agreement.

3) "THE TRANSFEREES" shall pay to "THE TRANSFERORS" balance consideration amount of Rs. 1,10,00,000/- ( RUPEES ONE CRORE TEN LAKHS ONLY ) by raising housing loan from any bank or any financial Institute on or before 30 ( thirty ) working days from the date of registration work and the time period is essence of this contract.

4) If "THE TRANSFEREES" fail to pay to "THE TRANSFERORS" the said balance consideration within stipulated period mentioned in this Agreement, then the said Agreement stands cancelled and "THE TRANSFERORS" shall refund the said part consideration amount mentioned in this Agreement upon signing and registering the Cancellation Deed by "THE TRANSFEREES" by deducting a compensation amount 10% of Agreement value, as mutually agreed between both the parties, and "THE TRANSFEREES" agree to attend before Joint Sub Registrar of Taluka – Borivali, Mumbai Suburban District, for the registration of Cancellation Deed.

5) It is clearly agreed and understood by "THE TRANSFERORS" that "THE TRANSFERORS" shall co-operate with the "THE TRANSFEREES" in the process of securing a bank loan. "THE TRANSFERORS" also agree to provide the necessary paperwork, NOC, and other legal formalities from the Society as required for the bank loan and as demanded by the bank. In case of any delay in obtaining the aforementioned documents or NOC from the Society, which are both legal and necessary formalities, "THE TRANSFERORS" shall cooperate with "THE TRANSFEREES" to adjust the stipulated period accordingly.

6) "THE TRANSFERORS" hereby declare confirm agree that the said Flat is free from all encumbrances, claims or demands by way of any prior Agreement For Sale, Gift, Will, Lien, Mortgage, lease, sublet and / or except any other manner whatsoever and hereby agrees to indemnify and shall keep "THE TRANSFEREES" indemnified against any such legal/valid



*[Handwritten signatures]*

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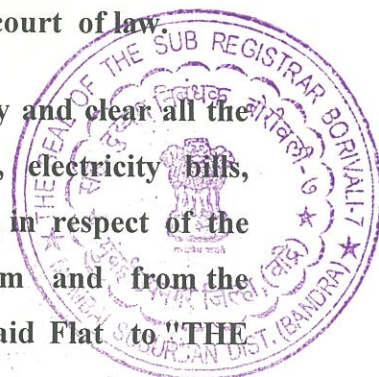


claims made by any person and /or any part in respect of the said Flat and or any part thereof at any time whatsoever except HDFC BANK, LTD., Branch – Malad (West), Mumbai – 400 064 Maharashtra and "THE TRANSFERORS" have the full and absolute right over to transfer and deliver the vacant possession of the said Flat to "THE TRANSFEREES" AND "THE TRANSFERORS" hereby undertake the full responsibility in respect of the title of the said Flat and "THE TRANSFERORS" hereby undertake to clear all the defect if any in the title of the said Flat at their own cost, charges and expenses only.

- 7 ) "THE TRANSFERORS" hereby declare that ;
- a) "THE TRANSFERORS" have not entered into any agreement/s with any other person/s in respect of the said Flat .
  - b) "THE TRANSFERORS" have not assigned / transferred their rights, title and interest in respect of the said Flat to any other person/s.
  - c) "THE TRANSFERORS" have not mortgaged, alienated, charged with the said Flat and the same is free from all encumbrances except HDFC BANK, LTD., Branch – Malad (West), Mumbai – 400 064 Maharashtra.
  - d) Except "THE TRANSFERORS " no other person/s has any right, title and interest in the said Flat shares and they are being a members of the said Society has got full and absolute rights to assign.
  - e) That no suit, proceedings, litigations etc. are pending against the Said Flat nor the said Flat is subject of matter in any court of law.

8 ) "THE TRANSFERORS" agrees and undertake to pay and clear all the taxes, outgoings, maintenance, society charges, lease rent, electricity bills, telephone bills, assessment tax and all other liabilities etc., in respect of the said Flat till the date of possession of said Flat by them and from the date of handing over the vacant and peaceful possession of said Flat to "THE TRANSFEREES", "THE TRANSFEREES shall pay such charges and property tax and both the parties herein indemnify each other in this respect.

9 ) "THE TRANSFERORS" have agreed to hand over the vacant and peaceful possession of the said Flat immediately after the receipt and realization of Full And Final consideration amount mentioned in this Agreement.



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2023			2023		

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10) "THE TRANSFEREES" shall be entitled to possess and hold the said Flat, and shall do so for their use and benefit, including that of their heirs, executors, successors, and assignees, forever. This ownership shall be free from any claims, charges, rights, interests, demands, or liens by the Transferors or any person(s) claiming through or under them.

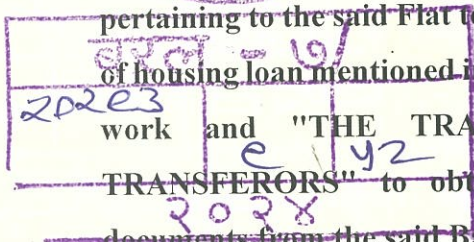
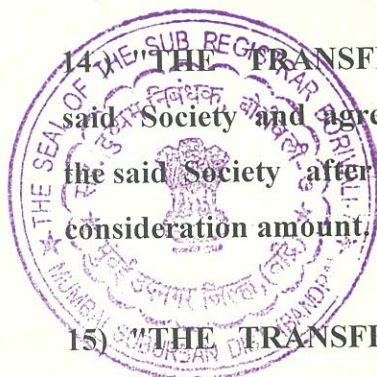
11) "THE TRANSFERORS" hereby declare that "THE TRANSFEREES" shall be entitled to all the rights of the ownership of the said Flat share money, deposits, benefits in respect of the said Flat "THE TRANSFERORS" shall relinquish all their rights and interest in said Flat in favour of "THE TRANSFEREES" upon payment of full and final sale consideration of the said Flat to "THE TRANSFERORS".

12) "THE TRANSFERORS" agree and undertake to keep "THE TRANSFEREES" free and indemnified from all actions, charges, claims, demands, suits and any kind of pending stamp duty against stamp act filed by any person / s claiming any interest in respect of the said Flat referred to as above.

13) "THE TRANSFERORS" hereby further agree with "THE TRANSFEREES" that they shall attend from time to time and at all times hereafter whenever called for by "THE TRANSFEREES" do and execute and caused to be done and executed all acts, deeds and things whatsoever for perfectly securing interest etc., "THE TRANSFEREES" in the said Flat as shall or may be reasonably required.

14) "THE TRANSFEREES" are entitled to become members of the said Society and agree to abide by the Rules, Regulations and Bye-laws of the said Society after "THE TRANSFERORS" have received the full and final consideration amount.

15) "THE TRANSFERORS" agrees to hand over all original documents pertaining to the said Flat to the Bank of "THE TRANSFEREES" for the purpose of housing loan mentioned in this Agreement after the procedure of the registration work and "THE TRANSFEREES" shall co - operate with "THE TRANSFERORS" to obtain original acknowledgement against all original documents from the said Bank.



*Signature*  
*Signature*

*Signature*  
*Signature*

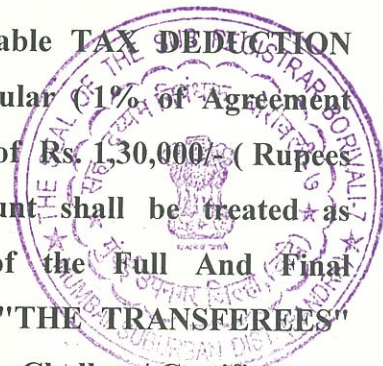


16) "THE TRANSFERORS" agrees and undertake to get the said Flat transferred in the names of "THE TRANSFEREES" and the transfer charges payable to the said society shall be borne and paid by both parties in equal proportion.

17) "THE TRANSFERORS" hereby declare that they have not received any prohibitory order by any Government and/or Local Authority or injunction from dealing with the said Flat and "THE TRANSFERORS" further declare that no attachment has been levied by anybody on the said Flat.

18) That "THE TRANSFERORS" have not created any charge or encumbrance of whatsoever nature in respect of the said premises and that the said premises is not subject matter of any litigation nor are the same or any of them attached in execution, any tenancy or leave and licence or any right in favor of anyone in respect of the said premises and the same is not attached either before or after judgment at the instance of Income Tax authorities, the Custom Authorities, FEMA authorities, SAFEMA authorities or from the Government of Maharashtra, Local Municipality or any other Government Body or person and there are no outstanding or arrears payable to the Income Tax Authorities and the "THE TRANSFERORS" have not given any undertakings to the taxation authorities or any other Government Authorities or any other authorities to deal with or dispose of right, title and interest in the said Flat and that the "THE TRANSFERORS" have full and absolute power to deal with the same.

19) "THE TRANSFEREES" shall pay the applicable TAX DEDUCTION AT SOURCE (T. D. S.) as per the new CBDT circular (1% of Agreement Value) directly to the Taxation Authorities amount of Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only) and this amount shall be treated as amount paid to "THE TRANSFERORS" out of the Full And Final consideration amount mentioned in this Agreement and "THE TRANSFEREES" shall pay the above T.D.S. and provide the Tax paid Challan / Certificate to "THE TRANSFERORS."



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20) "THE TRANSFERORS" hereby state, declare and confirm that, the "THE TRANSFEREES" shall be entitled to get transferred the Electricity Meter and Mahanagar Gas Meter installed in the said premises to their names and "THE TRANSFERORS" shall, if required give their fullest co-operation in that regards.

*[Handwritten signatures]*

*[Handwritten signature]*  
Sgphare



21) "THE TRANSFERORS" agree and undertake to obtain No Dues Certificate from the Society and an NOC from the said Society, as required by the Registering Authority for the Registration of this Agreement.

22) "THE TRANSFEREES" shall pay the necessary stamp duty and Registration to the concerned Government Authority on this Agreement.

23) Both the parties hereby declares that all the above terms and covenants are individually read by them and made them understood by translating this Agreement.

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



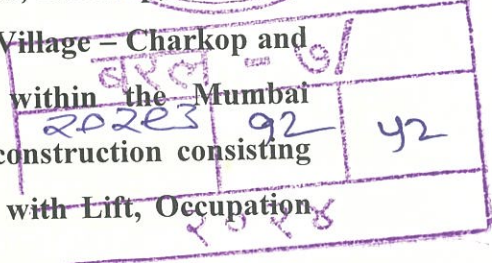
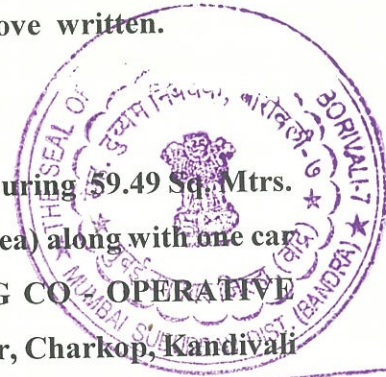
वरल - ७/		
२०२३	११	५२
३०३४		



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

**SCHEDULE OF THE PROPERTY :-**

Flat No - 2604, On Twenty Sixth Floor, "A" Wing, admeasuring 59.49 Sq. Mtrs. Rera Carpet area ( equivalent to 65.43 Sq. Mtrs. Built up area) along with one car parking bearing No. P1 - 46, ACME AVENUE A WING CO-OPERATIVE HOUSING SOCIETY LTD., situated at Bhabrekar Nagar, Charkop, Kandivali (West), Mumbai - 400067, City Survey No - 3 A / 1 of Village - Charkop and C.T.S No. 467 of Village - Kandivali Taluka - Borivali within the Mumbai Suburban District area, Society Building has R.C.C. type construction consisting Stilt plus three level podiums plus 30 (thirty) upper Floors with Lift, Occupation year is 2021.



SIGNED AND DELIVERED BY THE  
 Within named "THE TRANSFERORS")  
 MR. BHUSHAN D. KESKAR )  
 [ P.A.N - ARSPK8273C ]  
 [ Adhaar No - 5784-6420-1211 ]



MRS. ASHWINI B. KESKAR )  
 [ P.A.N - BLXP0448R ]  
 [ Adhaar No - 3808-4101-5153 ]  
 [ In the presence of ..... )  
 (MR. SUDHIR D. TARKAR.....)



SIGNED AND DELIVERED BY THE )  
 With in named "THE TRANSFEREES" )  
 MR. GANESH SHIVAJI GHARE )  
 [ P.A.N. AHYPG5873E ]  
 [ Adhaar No - 3796-0147-9911 ]



MRS. SHEETAL GANESH GHARE )  
 [ P.A.N - ATLP3597J ]  
 [ Adhaar No - 7458-2064-2666 ]  
 In the presence of ..... )  
 (Dipali... Amit... Kshirsagar.....)





## PART CONSIDERATION RECEIPT

RECEIVED on the hereinabove written the sum of Rs. 20,00,000/- (RUPEES TWENTY LAKHS ONLY) by Cheque / NEFT / RTGS / being a part consideration amount inclusive T.D.S. amount of Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only) out of Full And Final consideration amount of Rs. 1,30,00,000/- (RUPEES ONE CRORE THIRTY LAKHS ONLY) from within named "THE TRANSFEREES".

Sr. No.	Cheque/NEFT/RTGS IMPS/UPI No.	Date	Bank Name / Branch	Amount
1.	Ref.No.JSBPH24261000190	17/09/2024	Janata Sahakari Bank Ltd., Ghodbundar, Thane	6,00,000/-
2.	Ref.No.JSBPH24277000326	03/10/2024	Janata Sahakari Bank Ltd., Ghodbundar, Thane	6,70,000/-
4.	Ref.No.JSBPH24277000317	03/10/2024	Janata Sahakari Bank Ltd., Ghodbundar, Thane	6,00,000/-
	TDS Challan No.			1,30,000/-
			TOTAL :-	20,00,000/-

\* Subject to realization of above mentioned cheque/s.  
NEFT / RTGS / D. D. /

WE SAY RECEIVED

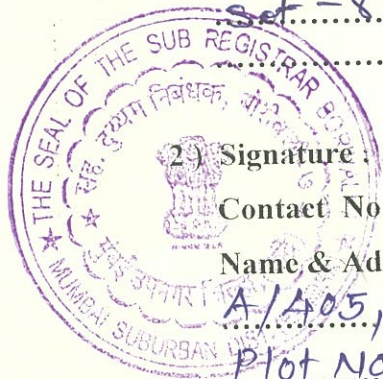
*[Signature]*

*[Signature]*

(MR. BHUSHAN D. KESKAR & MRS. ASHWINI B. KESKAR)  
[ THE TRANSFERORS ]

WITNESS ;

1) Signature *[Signature]*  
Contact No - 9867655758  
Name & Address : Dipal, Amit Ksursekar  
on sider. ca. p. 101 / A. w. of  
set - 8 Charkop, Kundli, (w) 67



2) Signature *[Signature]*  
Contact No : - 9833979016  
Name & Address :- MR. SUDHIR D. TARKAR,  
A/A05, Charkop Shanti doot Chs Ltd,  
Plot No: 47, Sector-2, Charkop

बयल Kandivali (w), Mumbai - 400067.

2023	93	42
2028		





# ACME AVENUE

## A-WING CO-OP HOUSING SOCIETY LTD.

Reg. No.: MUM/SRA/HSG.(TC)/13314/Y2022, Dt. 19/05/2022

Babrekar Nagar, Charkop, Kandivali (W), Mumbai - 400 067. E-mail : acme.avenue.awingchsl@gmail.com

Date: 03-10-2024.

### TO WHOMSOEVER IT MAY CONCERN

### NO OBJECTION CERTIFICATE

This is to certify that Mr. Bhushan D. Keskar & Mrs. Ashwini B. Keskar are bonafide member of the society and owners of **Flat No. 2604** on the **26<sup>th</sup> Floor** in **A Wing** of the building known as **Acme Avenue** situated at **Babrekar Nagar, Charkop, Kandivali (W), Mumbai – 400067.**

We further certify that there is **no outstanding** dues receivable by the society from the said members up to the date of issue of this letter.

We have **No Objection** to the sale / transfer of the said flat to Mr. Ganesh S. Ghare & Mrs. Sheetal G. Ghare.

For Acme Avenue "A" Wing CHS Ltd.

Chairman / Secretary

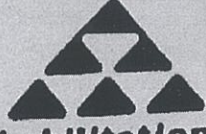


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SUED  
11/8/21

बरल - ६/-		
१६३६०	१४	८०
२०२१		



### Slum Rehabilitation Authority

No. SRA/ENG/2708/RS/STGL/AP  
Date : - 4 AUG 2021

To,  
**Mukesh Bahadur of**  
**M/s. Consultants Combined.**  
B-101, Manek Kunj (Meghwadi),  
Dr. S.S.Rao Road, Lalbaug,  
Parel, Mumbai - 400 012.

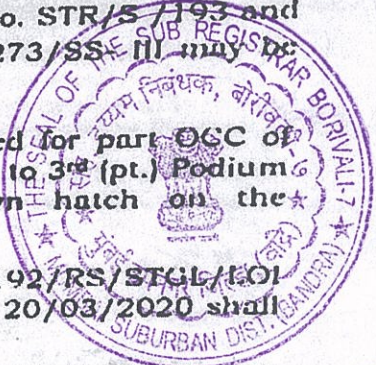
**Sub:** Part Occupation certificate to Sale building wing - 'A' Proposed under Slum Rehabilitation Proposed S.R. Scheme on plot bearing CTS No. 3A/1 (pt.) & 467 at Bhubrekar nagar, of village Charkop, Kandivali (W) Mumbai s Mumbai - 400067, for Vishwadeep, Adarsha & Triveni co-op. Hsg. Soc. Ltd.

**Ref:** Your letter dt. 17/06/2021.

Sir,

With reference to above, I have to inform you that the permission to Part occupy the Sale building wing 'A' Gr.(pt.)/ Still(pt.) + 1<sup>st</sup> to 3<sup>rd</sup> (pt.) Podium floors + 1<sup>st</sup> to 29<sup>th</sup> floors completed under the supervision of Architect Shri. Mukesh Bahadur of vide license No.CA/82/7237, the Structural Engineer Shri. Nikhil Sanghavi vide License No. STR/5/193 and Site Supervisor Shri. Sharad Gole vide Licence No. G/273/SS/11 may be occupied on the following conditions.

1. That this Part Occupation permission is granted for part OGC of Sale Building wing 'A' i.e. Gr.(pt.)/ Still(pt.) + 1<sup>st</sup> to 3<sup>rd</sup> (pt.) Podium floors + 1<sup>st</sup> to 29<sup>th</sup> upper floors as shown hatch on the accompanying occupation plans.
2. That conditions of LOI under No. SRA/ENG/1192/RS/STGL/LOI dtd. 07/07/2007, 04/02/2010, 06/06/2017 & 20/03/2020 shall be complied with.
3. That conditions of IOA under No. SRA/ENG/2708/RS/STGL/AP dtd. 25/10/2011 shall be complied with.



बरल - ७/-		
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Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai - 400051  
022 26565800 / 26590405 1879 Fax 91-22-26590457 Website www.sra.gov.in | mail info@sra.gov.in





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That conditions of amended IOA under No. SRA/ENC/2385/RS/STGL/AP dtd. 01/10/2014, 26/02/2015, 19/12/2016, 17/06/2017, 19/09/2018 & 07/08/2020 shall be complied with.

5. That final plan shall be mounted on canvas and shall be submitted before asking O.C.C.
6. That the certificate under Section 270A of B.M.C. Act shall be obtained from A.E.(W.W.) 'R-S' Ward of M.C.G.M.
7. That you shall provide the required parking space at Gr. Floor & 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> podium floor.

Note: This permission is granted without prejudice to any action under M.R. & T. P. Act, 1966.

A set of certified completion plan is returned herewith please.

Yours faithfully,

*[Signature]* 04.08.2021

Executive Engineer-  
Slum Rehabilitation Authority

*[Signature]* 4/8/21  
S.E. (SRA)

*[Signature]* 4/8/21  
A.E. (SRA)



Copy to :-

- 1) Owner : M/s. Dharmesh Constructions Pvt. Ltd.
- 2) Asst. M.C. (R/S) Ward.
- 3) A.A. & C. (R/S) Ward of M.C.G.M.
- 4) A.E.W.W. (R/S) Ward.
- 5) F.C. (SRA)

For information please.

वरल - ७/		
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२०२०		४/८/२१
		S.E. (SRA)

*[Signature]* 4/8/21  
A.E. (SRA)

*[Signature]* 04.08.2021  
Executive Engineer-  
Slum Rehabilitation Authority



*[Signature]* 4/8/21



नोंदणी क्र. : एम.यु.एम./एस.आर.ए./एच.एस.जी./ (टी.सी.)/१३३१४ /सन २०२२



सत्यमेव जयते

महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते आहे की, अॅक्मे अॅवेन्यू ए विंग सहकारी  
गृहनिर्माण संस्था मर्यादित, सी.टी.एस.नं. ३ए/१ (पार्ट) ऑफ व्हिलेज चारकोप आणि  
४६७ (पार्ट) ऑफ व्हिलेज कांदिवली, भाब्रेकर नगर, चारकोप, कांदिवली (पश्चिम),  
मुंबई- ४०० ०६७.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक  
२४ कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे.

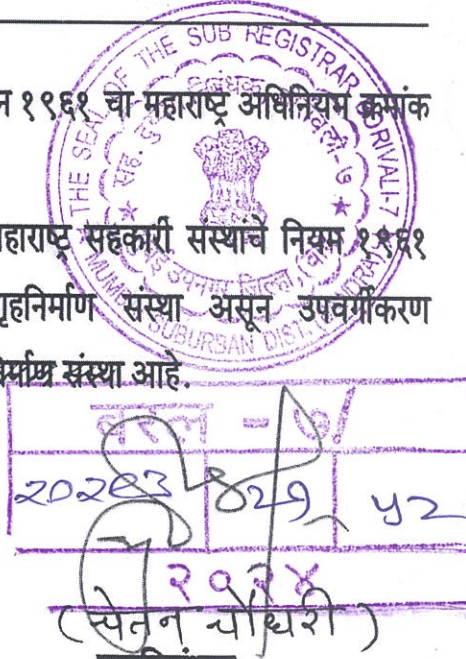
उपनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१  
मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण  
भाडेकरू मालकी संस्था/ भाडेकरू सहभागीदारी संस्था/ इतर गृहनिर्माण संस्था आहे.

कार्यालयीन मोहोर  
स्थळ मुंबई  
दिनांक : १६/०५/२०२२

सही :

हुद्दा :

सहकारी संस्था, (पूर्व व पश्चिम उपनगरे)  
झो.पु.प्रा., मुंबई







Received from  
Billing Month

Assessment and Collection Dept. R/S  
**BRIHANMUMBAI MAHANAGAR PALIKA**  
Messers Dharmesh Construction Pvt Ltd  
WARD



16-12-2021  
2022-22-12  
2022-22-12  
2022

Assessee's Name: Messers Dharmesh Construction Pvt Ltd

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M. Polty/G. Polty/ Dischg. F. + Unlawful Adm. Chrg.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
201811BIL14356921	18/12/2021	5193685	0+0+0+0+0+0+0	5527981	0	5527981	500000
201821BIL14356922	18/12/2021	5193685	0+0+0+0+0+0+0	5527981	0	5527981	500000
201911BIL14356923	18/12/2021	6108685	0+0+0+0+0+0+0	6589381	0	6589381	500000
201921BIL14356924	18/12/2021	6108685	0+0+0+0+0+0+0	6009381	0	6009381	500000

Sec No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1	Chq	29/09/2022	01686	49240182	HDFC BANK LTD	5000000	5000000

Net Amount	CGST	SGST	UGST	IGST	Gross Value
5000000	0	0	0	0	5000000

Total In Words: Fifty Lakh Only

Advance Payment  
Remark: Part Payment  
Type of Collection: Authansed

HSN/SAC NO. 999111  
MCGM PAN NO. AAALM0042L  
MCGM GST NO. 27AAALM0042L324

*[Signature]*

RS-VI-CRE-04CVS  
Omkar Vijay  
03/11/2022 14:44

Note: All amount in Rupees  
**Cheque Received Subject to Realisation**



**SLUM REHABILITATION AUTHORITY**

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

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

No. SRA/ENG/2708/RS/STGL/AP

COMMENCEMENT CERTIFICATE

6



To:  
M/s. Dharmesh Construction Pvt. Ltd.  
Acme Ghar, 19, K.D. Road,  
Off. V.L. Road, Vile Parle (W),  
Mumbai - 400 056.

Sr,  
 With reference to your application No. 889 dated 12/08/2011 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. --- C.T.S. No. 3A/1(OT)\* of village Charkop T.P.S. No. --- ward R/S situated at Bhamburda Nagar, Kandivalli (W).

\* 467 (pt.)

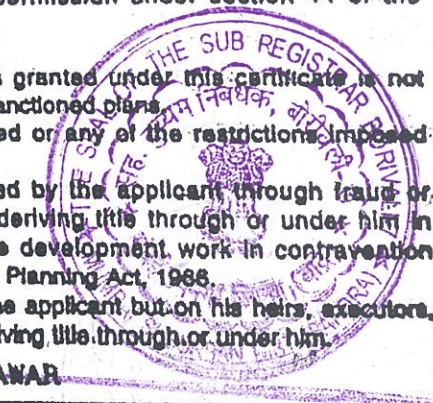
The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI UR No. SRA/ENG/1192/RS/STGL/LOI dt. 04/02/2010 IOA UR No. SRA/ENG/2708/RS/STGL/AP dt. 25/10/2011 and on following conditions.

1. The land vacated in consequence of 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 from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-  
 (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.  
 (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.  
 (c) The C.E.O. (SRA) is satisfied, that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI DEEPAK PANAR

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level to wing 'A' of Sale Bldg.



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For and on behalf of Local Authority  
 The Slum Rehabilitation Authority

*(Signature)*  
 Executive Engineer (SRA) II  
 FOR  
 CHIEF EXECUTIVE OFFICER



**SLUM REHABILITATION AUTHORITY**

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1988 (FORM

No. SRA/ENG/2708/RS/STGL/AP

COMMENCEMENT CERTIFICATE

6



To: M/s. Dharmam Construction Pvt. Ltd.

Academy Road, K.D. Road,

Charkop, Kandivalli (W),

Mumbai - 400 050.

Sr. 467 (Pt.) With reference to your application No. 889 dated 12/08/2011 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1988 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1988 to erect a building on plot No. --- C.T.S. No. 3A/1 (Pt.) of village Charkop T.P.S. No. --- ward R/S situated at Bhamburda Nagar, Kandivalli (W)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI UR No. SRA/ENG/1192/RS/STGL/LOI dt. 04/02/2010 and on following conditions. IOA UR No. SRA/ENG/2708/RS/STGL/AP dt. 25/10/2011

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
  - 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.
  - The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
  - This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
  - If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1988.
  - This Certificate is liable to be revoked by the C.E.O. (SRA) if:
    - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
    - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
    - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 and 45 of the Maharashtra Regional and Town Planning Act, 1988.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assigns, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed SHRI DEEPAK PAWAR Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This C.O. is granted for work up to plinth level to wing 'A' of Sale Bldg.

32	बरल-४	
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For and on behalf of Local Authority  
The Slum Rehabilitation Authority  
Executive Engineer (SRA) I  
FOR  
CHIEF EXECUTIVE OFFICER  
SLUM REHABILITATION AUTHORITY



119 JAN 2015

... 119 JAN 2015 ...  
...  
... on plan at pg 101

No. SRA/ENG/2708/RS/STAL/101  
13 NOV 2015  
Executive Engineer  
Slum Rehabilitation Authority

This C.C. is further extended for part portion of sale wing A up to 20th upper floors as per approved amended plans dt. 27/10/2014 and marked as F-2-F H-I-J-K-L M-N-O-P-Q as on plan at pg no 891

Executive Engineer  
Slum Rehabilitation Authority  
20 MAR 2015

This C.C. is further extended up to Gr./stilt + 3 LVL. podium + 1<sup>st</sup> to 25<sup>th</sup> upper floors (entire portion) to sale Bldgs of wing B as per approved amended plans dt. - 26/02/2015



SRA/ENG/2708/RS/STAL/101  
This C.C. is extended up to 3rd podium floor

amended plans  
Executive Engineer  
Slum Rehabilitation Authority  
17 NOV 2015

... wing A up to 25<sup>th</sup> upper floors as per approved Amended plans dt. 26/02/2015 and marked as B-B1-C8-C1 as on plan at pg B09

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Executive Engineer  
Slum Rehabilitation Authority



SRA/ENG/2708/RS/STGL/AP

31 DEC 2016

This C.C. is re-endorse cum further extended up to 1<sup>st</sup> + 3<sup>rd</sup> LVL podium + 1<sup>st</sup> to 29<sup>th</sup> upper floors C/c (8<sup>th</sup> to 29<sup>th</sup> floors, entire portion) to Sale Bldg or wing 'A' as per approved amended plans dt 19/12/2016

19/12/16

Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2708/RS/STGL/AP 20 JUN 2017

This C.C. is re-endorse as per amended plans

dt. 17/06/2017

17/6/17

Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2708/RS/STGL/AP 23 JUN 2017

This C.C. is further extended from

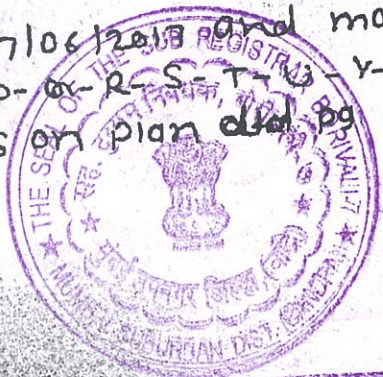
3<sup>rd</sup> upper floors to wing 'B' of sale bldg. as per approved amended plans dt. 17/06/2017 and marked as A-B-C-D-E-F-G-I-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-A1-A2-A3-A4-A5-A6-A7 & A8 as on plan at pg. 1627.

23/6/17

Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2708/RS/STGL/AP 21 FEB 2018

This C.C. is further extended from 4<sup>th</sup> to 5<sup>th</sup> upper floors to wing 'B' of sale bldg as per approved amended plans dt. 17/06/2017 and marked as A-B-C-D-E-F-G-H-I-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-A1-A2-A3-A4-A5-A6-A7 & A8 as on plan dt. pg 1627.



21.2.18

Executive Engineer  
Slum Rehabilitation Authority

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बरल - ४		
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e-Generated Through eSearch  
Rule, For original report please  
contact concern SRO office.

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

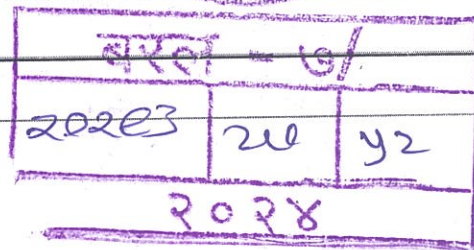
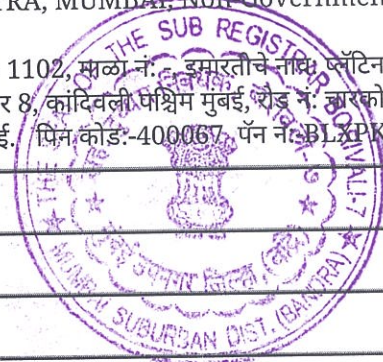
दस्त क्रमांक : 13220/2018

नोंदणी :

Regn:63m

## गावाचे नाव : 1) चारकोण

विलेखाचा प्रकार	करारनामा
मोबदला	9900000
बाजारभाव(भाडेपट्टयाच्या बतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9882755.575
भू-मापन,पोटहिस्सा व क्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 2604, माळा नं: 26 वा मजला, इमारतीचे नाव: ऍवेन्यू विंग ए, ब्लॉक नं: कांदिवली पश्चिम मुंबई 400067, रोड नं: भाभ्रेकर नगर, इतर माहिती: क्षेत्र 59.49 चौ. मीटर रेरा कार्पेट, एक कार पार्किंग स्पेस सोबत, सी.टी.एस. नं.- 3 अ/1(पार्ट)चे गाव चारकोण आणि सी.टी.एस. नं.- 467 चे गाव कांदिवली तालुका बोरिवली. मूळ करारनामा दस्त क्र. बरल6/2265/2018 दि. 27/02/2018 यावर भारलेले मु.शु. रू. 5,12,600/- यापैकी मु.शु.रू.4,95,000/- इतके मुंबई मुं.अ. 1958 चे अनुच्छेद 5 जी ए(2)नुसार समायोजित करण्यात आले.( ( C.T.S. Number : 3 A/1 (part) ; ) )
क्षेत्रफळ	1) 65.43 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल का.	
दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भरत सी. संघवी तर्फे मुखत्यार भावेश मिसाळ -- वय:-25; पत्ता:-1902, -, चैलेंजर टावर I, कांदिवली पूर्व मुंबई, ठाकूर विलेज, क्राण्डीवाळी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-BPYPS4463M
दस्तऐवज करुन घेणा-या पक्षकाराचे व नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भूषण डी केसकर वय:-36; पत्ता:-1102, -, प्लॅटिनम टावर, प्लाट नं. 32, आरएससी-19, चारकोण, सेक्टर 8, कांदिवली पश्चिम मुंबई, चारकोण सजावट सीएचएस, स्वामी समर्थ मंदिरच्या जवळ, क्राण्डीवाळी पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400067 पॅन नं:-ARSPK8273C 2): नाव:-अश्विनी बी केसकर वय:-35; पत्ता:-प्लॉट नं: 1102, माळा नं: इमारतीचे नाव: प्लॅटिनम टावर, ब्लॉक नं: प्लाट नं. 32, आरएससी-19, चारकोण, सेक्टर 8, कांदिवली पश्चिम मुंबई, रोड नं: चारकोण सजावट सीएचएस, स्वामी समर्थ मंदिरच्या जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ARSPK0448R
दस्तऐवज करुन दिल्याचा दिनांक	01/09/2018
दस्त नोंदणी केल्याचा दिनांक	01/09/2018
अनुक्रमांक, खंड व पृष्ठ	13220/2018
बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	







02/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

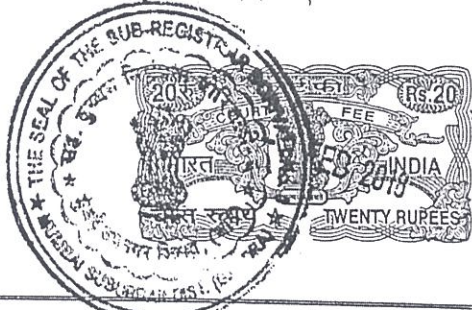
दस्त क्रमांक : 2265/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) चारकोण

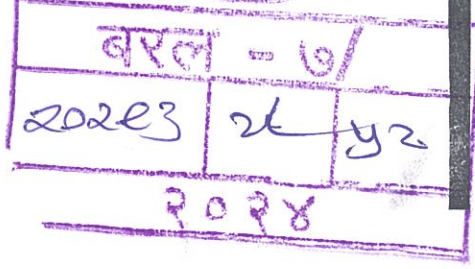
विलेखाचा प्रकार	करारनामा
मोबदला	3753640
वाजारभाव(भाडेपट्ट्याच्या वतितपट्टाकार आकारणी देतो की देदार ते नमुद करावे)	9882800
1) भू-मापन,पोटहिस्सा व घरक्रमांक सल्ल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: 2604, माळा नं: 26, इमारतीचे नाव: एंवेन्यू- विंग ए, ब्लॉक नं: कांदिवली पश्चिम मुंबई 400067, रोड : भाभेकर नगर, इतर माहिती: क्षेत्र- 59.49 चौ. मीटर कार्पेट,एक कार पार्किंग स्पेस सोबत,सी.टी.एस. नं.- 3 अ/1 (पार्ट)चे गाव चारकोप आणि सी.टी.एस. नं.- 467 चे गाव कांदिवली तालुका बोरिवली (( C.T.S. Number : 3 A/1(part) ; ))
2) क्षेत्रफळ	1) 65.43 चौ.मीटर
3)आकारणी किंवा जुडी देण्यात असेल का.	
4) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-धर्मेश कन्स्ट्रक्शन्स प्रा. लि. चे ऑथोराइस सिग्रेट्टि भूपेंद्र दोशी तर्फे मुखत्यार तेजस पारेख -- वय:-37; पत्ता:-प्लॉट नं: 35 ए, माळा नं: -, इमारतीचे नाव: लाराम सेंटर, ब्लॉक नं: आंधेरी पश्चिम मुंबई, रोड नं: एस.वी.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AACCD4733E
5) दस्तऐवज करून देणा-या पक्षकाराचे किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भरत सी. संघवी तर्फे मुखत्यार भावेश मिसाळ -- वय:-26; पत्ता:-प्लॉट नं: 1902, माळा नं: -, इमारतीचे नाव: चेलंजर टावर 1, ब्लॉक नं: ठाकूर विलेज, कांदिवली पूर्व मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-BPYPS4463M
6) दस्तऐवज करून दिल्याचा दिनांक	27/02/2018
7) दस्त नोंदणी केल्याचा दिनांक	27/02/2018
8) अनुक्रमांक, खंड व पृष्ठ	2265/2018
9) वाजारभावाप्रमाणे मुद्रांक शुल्क	512700
10) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
11) शेरा	



मुल्यांकनासाठी विचारात घेतलेला मूल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला मुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

सह दुय्यम निबंधक, जोरीवली क्र. - 6  
मुंबई उपनगर जिल्हा.



Share Certificate

Mem. Reg. No. 171



ACME AVENUE A-WING CO-OP HOUSING SOCIETY LTD

Reg. No.: MUM/SRA/HSG.(TC)/13314/Y2022, Dt. 19/05/2022

Babrekar Nagar, Charkop, Kandivali (W), Mumbai - 400 067. E-mail : acme.avenue.awingchs@gmail.com

Athorised Share Capital of Rs. 1.00,000/- Devided into 2000 shares of Rs. 50/- each

This is to certify that Shri. / Smt./ Kum. BHARAT C. SANGHAYI

of Flat No. 2604 is / are Registered Holder/s of 10 shares of Rs. 50/- each numbered 1701 to 1710 in

ACME AVENUE A-WING CO-OP HOUSING SOCIETY LTD. subject to the provision of the Bye-Laws of the said Society and that the sum of Rs. 50/- has been paid in respect of each of the said shares.

Subject to the Bye - Laws thereof

₹ 500/-



Given under the Common seal of the said society, at Mumbai this 30th day of MAY 2023

Chairman

Hon. Secretary

Committee Member



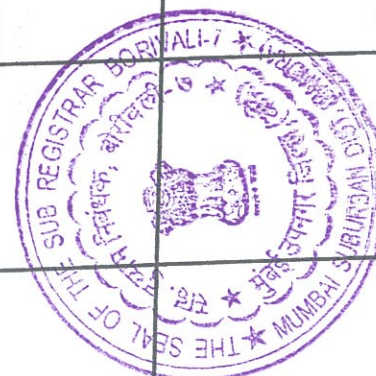
Handwritten notes in a box: 171, 2604, 2023, 30, 2023





## MEMORANDUM OF TRANSFERS OF THE WITHIN METIONED SHARES

Sr. No. of Transfer	Date of Transfer	Date of General Body / Managing Committee transfer approved meeting	To Whom Transferred	Serial No. of Transferor in Share Register	Serial No. of Transferee In Share Register	SIGNATURES OF Hon. Chairman Hon. Secretary Committee Member
<del>233</del>	<del>30/10 2023</del>	<del>30/10/2023</del>	<del>BHUSHAN D. KESKAR \$ ASHWINI B. KESKAR</del>	<del>171</del>	<del>233</del>	<del>For Acme Avenue A-Wing CHS Ltd. Chairman Secretary Treasurer</del>
233	30/10 2023	30/10/2023	BHUSHAN D KESKAR \$ ASHWINI B. KESKAR	171	233	For Acme Avenue A-Wing CHS Ltd. Chairman Secretary Treasurer



16/12/2023  
 30/10/2023



DMESH CONSTRUCTIONS PRIVATE LIMITED

U70100MH1991PTC063058



**ACME**  
Housing happiness, since 1976

Date: 11/08/2021

To,  
**BHUSHAN D. KESKAR**  
**ASHWINI B. KESKAR**

FLAT NO. 1102, PLATINUM TOWER, CHARKOP SAJAWAT CHS,  
PLOT NO. 32, RSC-19, NEAR SWAMI SAMARTH MANDIR,  
CHARKOP, SECTOR 8, KANDIVALI (EAST), MUMBAI - 400067

**Sub:** No Dues Certificate in respect of Flat No. 2604, on 26 Floor in the building/  
real estate project known as "Avenue -Wing A" Village Kandivali at  
Babrekar Nagar, Charkop, Kandivali (West), Mumbai - 400 067 ('said Flat').

Dear Sir / Madam,

We are pleased to inform you that as per the provisions of the registered Agreement for Sale dated 01/Sep/2018, all the amounts payable thereunder have been received by us from you including the charges payable on possession and as on date there are No Dues pending in respect of the said Flat.

Further, all these legal compliances and other statutory compliances have been fulfilled and duly obliged by you and the Promoter.

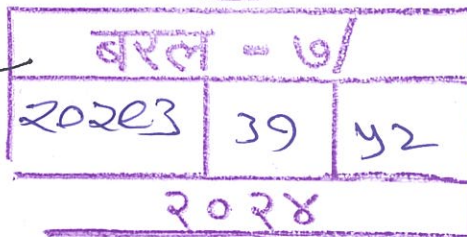
There are no grievances raised by you and/or any pending complaints remained to be resolved by the Promoter in respect of the said Flat. In view of the above, you hereby further agree and undertake that you shall not file any complaint against us in MahaRERA Authority or the Adjudicating Officer and/or sub city consumer forum or courts, for any reasons whatsoever.

Kindly acknowledge the same.

Yours faithfully,  
For **Dmesh Constructions Private Limited.,**

Authorized Signatory  
I/ We hereby Accept

**BHUSHAN D. KESKAR & ASHWINI B. KESKAR**







**ACME**  
Housing happiness, since 1976

**POSSESSION LETTER**

Date: 24/09/2021

To,  
**BHUSHAN D. KESKAR,**  
**ASHWINI B. KESKAR**  
**FLAT NO. 1102, PLATINUM TOWER, CHARKOP SAJAWAT CHS,**  
**PLOT NO. 32, RSC-19, NEAR SWAMI SAMARTH MANDIR,**  
**CHARKOP, SECTOR 8, KANDIVALI (EAST), MUMBAI - 400067.**

Ref: Flat No. 2604, on 26 Floor in the building/ real estate project known as "Avenue - Wing A" ("said Flat").

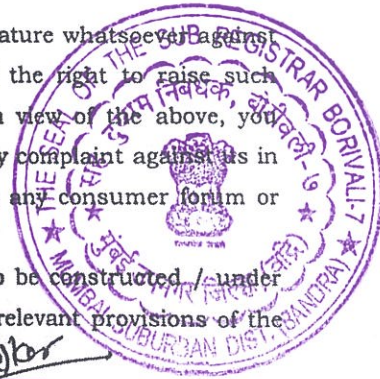
Dear Sir/Madam,

This is to certify that we have handed over quite, vacant and peaceful possession of the said Flat viz., Flat No. 2604, on 26 Floor in the building/ real estate project known as "Avenue - Wing A" situated at Village Kandivali at Babrekar Nagar, Charkop, Kandivali (West), Mumbai - 400 067 .

Upon collection of the keys of said Flat by you, it will be deemed that you confirm and undertake that:

- I. You have inspected the said Flat;
- II. You have found and satisfied yourself that all the amenities, common areas, construction quality and workmanship is up to your satisfaction and is in accordance with the Agreement;
- III. You confirm that any concerns within the said Flat with respect to fixtures and the fittings shall be addressed to us or our Facility Management Team within a period of 7 days, after which, your right to raise such grievances / claims shall be deemed to have been waived.
- IV. You do not have any complaint, grievance or claims of any nature whatsoever against the Company in respect of the said Flat or otherwise and the right to raise such grievances/claims shall be deemed to have been waived; In view of the above, you hereby further agree and undertake that you shall not file any complaint against us in MahaRERA Authority or the Adjudicating Officer and/ or in any consumer forum or courts, for any reasons whatsoever.
- V. You are aware that there are other structures / buildings to be constructed / under construction in the larger property, in compliance with the relevant provisions of the

Page 1 of 3



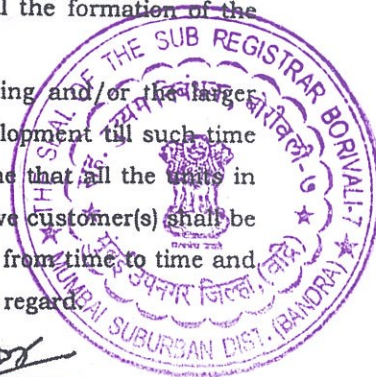
24/09/2021		
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applicable Development Control Regulations (as may be amended from time to time), and you do not have any objection in relation to the same and waive any right to raise any objection in this regard.

- VI. You are aware that during the period of construction of such other structures/buildings, part of the larger property (which may include part of the parking and/or common areas) maybe isolated by means of barricading / equivalent and only construction access shall be permissible in such isolated area(s) in view of safety and/or construction logistics requirements. Further, in order to ensure cleanliness and safety of your building and/or in use common areas, the site team may take necessary measures such as safety net installation etc. in such areas, as it may deem fit.
- VII. You are aware that we will be the Caretaker of all the common amenities including podium parking, puzzle parking, stack parking & pit parking, mechanical car parking tower, club facility(ies), swimming pool(s), garden(s), playground(s) etc., and all other common facilities in the project and will be strictly maintained under our supervision and will be under Common Area Maintenance (CAM) charges which will include outgoings such as common electricity charges, fuel for DG back up and other Operation and Maintenance cost or expenses till the Apex Body is formed and the accounts handed over.
- VIII. You are aware that the common areas, including club facility(ies), swimming pool(s), garden(s), playground(s) etc., are for use by all owners/residents of the larger property and no individual / group/ building shall in any manner interfere in the management of and access to the said facilities by us till such time that all the buildings in the larger property are fully completed and handed over to the Apex Society/society(ies).
- IX. You are aware that the Promoter will be maintaining the operation of the said Building till the completion of the Real Estate Project in totality. Further you also undertake to pay the maintenance charges for the same to the Promoter till the formation of the Society/ Apex Body.
- X. You are aware that we have unsold unit(s) in the said building and/or the larger property and shall be operating our sales office inside the development till such time that all the units in the larger property are sold. Until such time that all the units in the larger property are sold, our staff, associate(s) and prospective customer(s) shall be visiting the property, building(s), unit(s) and/or common area(s) from time to time and you shall not raise any objection or cause any obstruction in this regard.



*Handwritten signatures and dates:*

*2023*

बरोल - ७/		
2023	33	42
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**ACME**  
Housing happiness, since 1976

XI. From the date of handing over the possession of the said Flat, you shall be solely responsible and liable for any damage, alteration and defect in respect of the Flat or any of the amenities, fixtures and fittings provided therein.

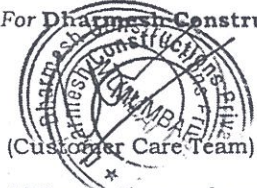
We request you to sign this letter confirming your acceptance of the terms and conditions mentioned above.

Kindly note that all the facility charges in respect of the said Flat (including CAM Charges such as Electricity and Water charges, STP, DG Sets, Security, Maintenance, Statutory taxes & liabilities etc., are payable with effect from 30 days from the date of Occupancy Certificate irrespective of you taking the physical possession of the Flat.

Also note that the CAM charges being collected are at provisional rates. Bills would be raised for any incremental charges which will be payable by you within 15 days of demand. Accounts in respect of the CAM charges shall be provided at the time of society handover.

Yours faithfully,

For Dharmesh Constructions Private Limited



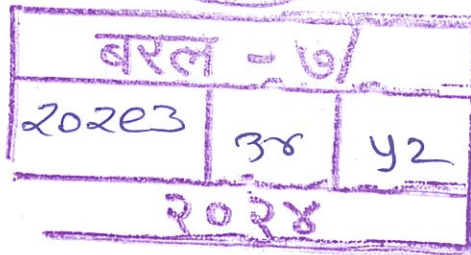
I/We confirm and accept

*Bhushan D. Keskar*

Signature of the Applicant's  
**BHUSHAN D. KESKAR**

*Ashwini B. Keskar*

**ASHWINI B. KESKAR**







**ACME**  
Housing happiness, since 1976

### Temporary Provisional Car Parking Allotment Letter

Date: 24/09/2021

To,

**BHUSHAN D. KESKAR**  
**ASHWINI B. KESKAR**  
**FLAT NO. 1102, PLATINUM TOWER, CHARKOP SAJAWAT CHS,**  
**PLOT NO. 32, RSC-19, NEAR SWAMI SAMARTH MANDIR,**  
**CHARKOP, SECTOR 8, KANDIVALI (EAST), MUMBAI - 400067.**

**Sub: Temporary Provisional Car Parking Allotment**

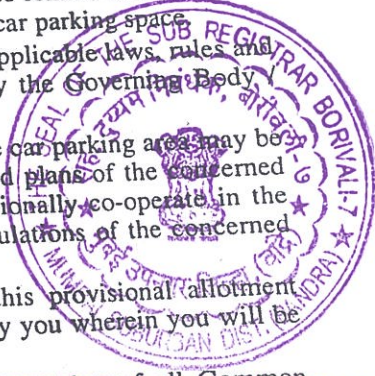
**Ref: Flat No. 2604 on 26 floor of Wing 'A' at project "Acme Avenue".**

Dear Sir/Madam,

We are glad to provisionally allot to you a **TEMPORARY CAR PARKING SPACE**, bearing NO. PI-46. You are temporarily allowed to use the aforesaid temporary designated area strictly limited to Parking of Registered Cars only.

Further you agree and confirm that:

- Car parking space cannot be used for commercial purposes or any other purposes whatsoever save and except parking.
- You are permitted to use the earmarked vehicle parking space for your flat for the purpose of parking one (1) vehicle only.
- You are restricted to use the said parking space for storage of any articles, materials or goods.
- You shall park the vehicle in such a manner that it will not obstruct or interfere or create obstruction to the other parking spaces.
- You will not cover the car parking space from any side and it has to remain on as is where is basis, at the time of provisional allotment of the said temporary car parking space.
- Misuse of car parking space shall be strictly dealt in accordance applicable laws, rules and regulations as framed from time to time by the Promoter or by the Governing Body Society / Organisation / Apex Body.
- Your wing is part of the lay-out under construction and hence the car parking area may be subject to isolation by means of barricading: as per the approved plans of the concerned sanctioning authority from time to time and you will unconditionally co-operate in the matter failing which it shall amount to breach of rules and regulations of the concerned sanctioning authority.
- You shall not be entitled to transfer/assign the benefits of this provisional allotment separately, except during transfer or sale of the flat purchased by you wherein you will be required written consent of the Promoter for the same.
- You agree and confirm that we being the Promoter are the caretaker of all Common Amenities including parking areas and will be maintained strictly under our supervision till the entire construction of all buildings and common amenities are completed in the lay-out.
- You will not have any objection or create any hindrance as you are aware that the Promoter is developing the project in phase-wise manner and the development work is



Page 1 of 2

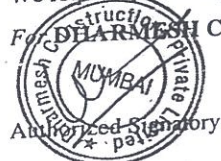




- under progress for other wing i.e. Wing B as well as the additional floors are to be constructed in Wing A of the project.
- k) You agree to promptly and punctually pay the necessary parking charges and any other incidental charges therefrom, to the Promoter/ Society on timely basis without any default. Further, in the event of default in the aforesaid payment for parking to the Promoter/ Society, you shall be solely liable to bear the costs and consequences arising therefrom.
  - l) You are aware that the development of other wing(s) as well as additional floor to be constructed in wing A is under progress and hence, this allocation of car park provided to you at the time of possession of the flat is purely temporary and conditional and you shall have mere right to use the same and no ownership rights of any nature whatsoever is created under this temporary allotment letter.
  - m) That you will not claim any rights of whatsoever nature, on this **Temporary Car Parking** which is subject to change at the sole discretion of the Promoter. You agree and acknowledge that upon allotment of **PERMANENT Car Parking**, you will vacate the **TEMPORARY Car Parking** immediately along with this letter. You hereby agree and undertake that you shall not file any complaint against us in MahaRERA Authority and/ or the Adjudicating Officer and/ or in any consumer forum or courts, for any reasons whatsoever in respect of this temporary allotment. Please note, upon handing over to you concerned proposed letter for allotment of permanent car parking space, this letter shall be deemed to be treated as null and void, which please note.

We request you to sign this letter confirming your acceptance of the above.

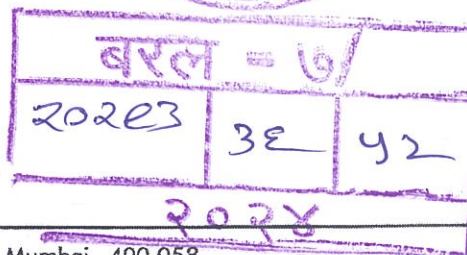
For **SH CONSTRUCTIONS PRIVATE LIMITED**



I/ We confirm and accept the above

*[Signature]*  
**BHUSHAN D. KESKAR**

*[Signature]*  
**ASHWINI B. KESKAR**





**ACME AVENUE A WING CO-OPERATIVE HOUSING SOCIETY LTD**

REG. NO MUM/SRA/HSG.(TC)/13314/Y2002 DT 19/05/2022  
 BABREKAR NAGAR,CHARKOP,KANDIVALI(WEST) MUMBAI-400067.

**Bill for the Month of Aug-2024(Adhoc Bill)**Name : Mr. Bhushan D. Keskar/Mrs. Aswnini B. KeskarFlat No. **A 2604**

Bill No. : **00951**  
 Bill Date : **03/08/2024**  
 Due Date **25/08/2024**  
 AREA **605 SQ. FEET**

Particulars	Amount (in Rs.)
Service Charges	4,008.00
Sinking Fund	189.00
Repair Fund	567.00
Water Charges	134.00
Electricity Charges	1,347.00
Parking Charges	0.00
Non Occupancy Charges	0.00
Cheque Return Charges	0.00
Other Charges	-802.00
Cultural Fund	11.00
Building Insurance	64.00
Principal Amount Dues :	Total : 5,518.00
Accumulated Interest 0.00	Arrears / Advance 0.00
	Interest on Arrears 0.00
Rs. Five Thousand Five Hundred Eighteen only.	Grand Total : 5,518.00

## Notes :

1. Please inform the Society Office in case of any discrepancies in this Bill within 7 days.
2. Please mention your Bill No./ Flat No. on the reverse side of the cheque.
3. PAY BY cheque/NEFT/ IMPS/UPI received after 25th will be charged Interest @ 21 % p.a.on Outstanding Dues.
4. A/c Details for online Maintenance Payment SVC CO-OP BANK LTD  
A/C NO 105503010000078 IFSC : SVCB0000055

Receipt No.: **542****RECEIPT**

for Previous Bill

Received with thanks from

**Mr. Bhushan D. Keskar/Mrs. Aswnini B. Keskar**

Rs. Eight Thousand Seven Hundred Eighty Six only.

Vide Cash/Chq. NEFT



Subject to Realisation of Cheque

For ACME AVENUE A WING CO-OPERATIVE HOUSING SOCIETY LTD

Powered by **SOCIETY MAXX**

COMPUTER GENERATED BILL HENCE NO SIGNATURE REQUIRED





भारत सरकार  
GOVERNMENT OF INDIA



गणेश शिवाजी घारे  
Ganesh Shivaji Ghare  
DOB: 21-11-1979  
Gender: Male



3796 0147 9911

आधार - आम आदमी का अधिकार

*[Handwritten Signature]*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O शिवाजी पांडुरंग घारे, शिवसाई  
सोसायटी, रूम नं 6, प्लॉट नं 265,  
सेक्टर नं 2, चार्कोप, टेलिफोन  
एक्सचेंज समोर, कांदिवली वेस्ट, मुंबई,  
कांदिवली वेस्ट, मुंबई, महाराष्ट्र,  
400067

Address:  
S/o Shivaji Pandurang Ghare,  
Shivsai Society, Room No 6, Plot No  
265, Sector No 2, Charkop, Opp  
Telephone Exchange, Kandivali  
West, Mumbai, Kandivali West,  
Mumbai, Mumbai, Maharashtra,  
400067



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1800 300 1947

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www  
www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

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2028



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AHYPG5873E



नाम/ Name  
GANESH SHIVAJI GHARE

पिता का नाम/ Father's Name  
SHIVAJI PANDURANG GHARE

जन्म की तारीख/  
Date of Birth  
21/11/1979

*[Handwritten Signature]*  
हस्ताक्षर/ Signature

07082021

*[Handwritten Signature]*



भारत सरकार  
Government of India

आधार



शीतल गणेश घारे  
Sheetal Ganesh Ghare  
जन्म तारीख/DOB: 17/06/1985  
महिला/ FEMALE  
Mobile No: 9892345360

**7458 2064 2666**

**मेरा आधार, मेरी पहचान**

*Signature*

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
W/O Ganesh Shivaji Ghare, Shivsai Society,  
Room No 6, Plot No 265, Sector No 2,  
Charkop, Opp Telephone Exchange, Kandivali  
West, Mumbai, PO: Kandivali West, DIST:  
Mumbai,  
Maharashtra - 400067



**7458 2064 2666**

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**ATLPG3597J**

नाम / Name  
SHEETAL GANESH GHARE

पिता का नाम / Father's Name  
PRAKASH SHANKAR KHIRSAGAR

जन्म की तारीख /  
Date of Birth  
17/06/1985



हस्ताक्षर / Signature

13062023

*Signature*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**BHUSHAN DATTATRAYA KESKAR**  
**DATTATRAYA VYANKATESH KESKAR**

**14/04/1982**  
 Permanent Account Number  
**ARSPK8273C**

  
 Signature



*Handwritten signature*



बरोल - ७/		
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भारत सरकार  
Government of India



भूषण दत्तात्रया केसकर  
Bhushan Dattatraya Keskar  
जन्म तारीख/DOB: 14/04/1982  
पुरुष/ MALE  
Mobile No: 9221430093

**5784 6420 1211**  
VID : 9122 2160 1857 1785

**MERA AADHAAR, MERI PEHCHAN**



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
फ्लॉट न 1102, प्लाटीनम टॉवर, चारकोप सजावट  
सीएचएस, प्लॉट न 32, आरएससी-19, स्वामी समर्थ मंदिर  
जवळ, चारकोप सेक्टर 8, मुंबई, मुंबई,  
महाराष्ट्र - 400067

Address:  
Flat No 1102, Platinum Tower, Charkop  
Sajawat CHS, Plot No 32, RSC-19, Near  
Swami Samarth Mandir, Charkop Sector 8,  
Mumbai, Mumbai,  
Maharashtra - 400067

**5784 6420 1211**  
VID : 9122 2160 1857 1785



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHWINI B KESKAR

EKNATH KANADI

27/11/1982

Permanent Account Number

BLXPK0448R

*AKeskar*

Signature



1612009

*AKeskar*



वरल - ७/		
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भारत सरकार  
Government of India



अश्विनि भुषन केसकर  
Ashwini Bhushan Keskar  
जन्म तारीख/DOB: 27/11/1982  
महिला/ FEMALE  
Mobile No: 9221618127

**3808 4101 5153**  
VID: 9131 3987 3702 7312

**MERA AADHAAR, MERI PEHCHAN**



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

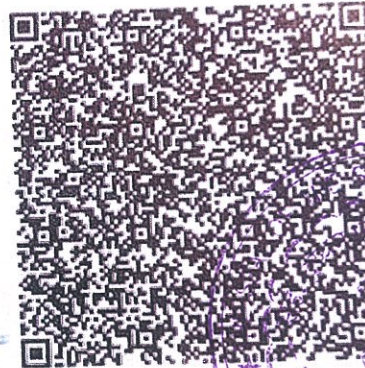


पत्ता:  
फ्लैट न 1102, प्लैटिनम टॉवर, चारकोप सजावट  
सीएचएस, प्लॉट न 32, आरएससी-19, स्वामी समर्थ मंदिर  
जवळ, चारकोप सेक्टर 8, मुंबई, मुंबई,  
महाराष्ट्र - 400067

Address:  
Flat No 1102, Platinum Tower, Charkop  
Sajawat CHS, Plot No 32, RSC-19, Near  
Swami Samarth Mandir, Charkop Sector 8,  
Mumbai, Mumbai,  
Maharashtra - 400067

**3808 4101 5153**

VID: 9131 3987 3702 7312



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*Ashwini Keskar*

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2023	03	52
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**भारत सरकार**  
**Government of India**



**सुधीर द्वाकरकनाथ तारकर**  
**Sudhir Dwarkanath Tarkar**  
**जन्म तारीख / DOB : 01/11/1964**  
**पुरुष / Male**



**4974 2903 9047**

**आधार - सामान्य माणसाचा अधिकार**


*Sudhir*



**भारतीय विशिष्ट ओळख प्राधिकरण**  
**Unique Identification Authority of India**


**पत्ता ए-405, चारकोप शांतिदूत कॉ.हौ.सो. लिमिटेड, प्लॉट नं. 47, आरडीपी-1, सेंट मेरी शाळा जवळ, चारकोप, सेक्टर-2, मुंबई, कांदिवली वेस्ट, महाराष्ट्र, 400067**

**Address: A-405, Charkop Shantidoot C.H.S. Ltd., Plot No. 47, RDP-1, Near St. Mary School, Charkop, Sector-2, Mumbai, Kandivali West, Maharashtra, 400067**

**4974 2903 9047**

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 1888 300 1947

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*Sudhir*



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भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 0648/51149/02243

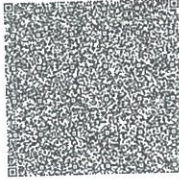
To  
Dipali Amit Kshirsagar

A/ 101 Wing A plot No 9 Charkop Om Siddhi CHS,  
RSC 25,  
Charkop,  
Sector 8 Kandivali West,  
VTC: Mumbai, PO: Kandivali West,  
Sub District: Borivali, District: Mumbai Suburban,  
State: Maharashtra, PIN Code: 400067,  
Mobile: 9867655758

76444595



KF764445956FI



आपका आधार क्रमांक / Your Aadhaar No. :

**2488 3781 5728**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 21/03/2012



Dipali Amit Kshirsagar  
DOB: 23/10/1984  
Female

2488 3781 5728

मेरा आधार, मेरी पहचान

*(Handwritten signature)*



बरत - ७/  
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CHALLAN  
MTR Form Number-6



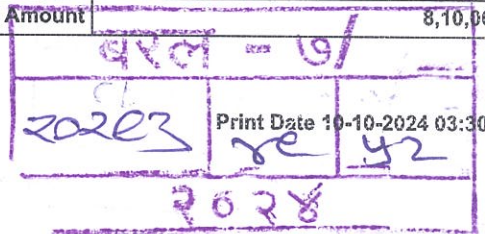
GRN	MH009451166202425M	BARCODE					Date	08/10/2024-15:08:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)						
Type of Payment				PAN No.(If Applicable)	ATLPG3597J					
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			Full Name	SHEETAL GANESH GHARE					
Location	MUMBAI			Flat/Block No.	FLAT NO. A - 2604,26TH FLOOR, A WING, ACME					
Year	2024-2025 One Time			Premises/Building	AVENUE A WING CHSL					
Account Head Details		Amount In Rs.		Road/Street	BHABREKAR NAGAR					
0030045501	Stamp Duty	780000.00		Area/Locality	KANDIVALI (WEST), MUMBAI.					
0030063301	Registration Fee	30000.00		Town/City/District						
				PIN	4 0 0 0 6 7					
				Remarks (If Any)	PAN2=ARSPK8273C~SecondPartyName=BHUSHAN DATTATRAYA KESKAR~					
				Amount In	Eight Lakh Ten Thousand Rupees Only					
Total				8,10,000.00	Words					
Payment Details				FOR USE IN RECEIVING BANK						
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172024100800909	081024M1483490			
Cheque-DD Details				Bank Date	RBI Date	08/10/2024-19:07:39	Not Verified with RBI			
Cheque/DD No.				Bank-Branch		PUNJAB NATIONAL BANK				
Name of Bank				Scroll No. , Date		1 , 09/10/2024				
Name of Branch										

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9833979016

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-451-20293	0005277706202425	10/10/2024-15:29:19	IGR196	30000.00
2	(IS)-451-20293	0005277706202425	10/10/2024-15:29:19	IGR196	780000.00
Total Defacement Amount					8,10,000.00





51/20293

दस्त गोषवारा भाग-1

बरल7

रविवार, 10 ऑक्टोबर 2024 3:29 म.नं.

दस्त क्रमांक: 20293/2024

दस्त क्रमांक: बरल7 /20293/2024

बाजार मुल्य: रु. 1,09,13,830/-

मोबदला: रु. 1,30,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,80,000/-

दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात

पावती:21743

पावती दिनांक: 10/10/2024

अ. क्र. 20293 वर दि.10-10-2024

सादरकरणाराचे नाव: गणेश शिवाजी घारे

तेजी 3:27 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

दस्त हजर करणाऱ्याची सही:

एकुण: 31040.00

सह. दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात  
सह. दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात  
मुंबई उपनगर जिल्हा.सह. दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात  
सह. दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 10 / 10 / 2024 03 : 27 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 10 / 10 / 2024 03 : 28 : 46 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

सादर दस्तऐवज हत नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :



बरल - ७/		
२०२३	५९	५२
२०२४		





10/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 20293/2024

नोंदणी :

Regn:63m

## गावाचे नाव : चारकोण

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10913829.84
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 2604, माळा नं: 26 वा मजला,ए विंग, इमारतीचे नाव: अॅकमे एवेन्यु ए विंग को ऑप हौ सोसा लि, ब्लॉक नं: भाब्रेकर नगर चारकोप, रोड : कांदिवली पश्चिम,मुंबई 400 067., इतर माहिती: सोबत 1 कार पार्किंग स्पेस क्र. पी1 - 46 व सदनिकेचे क्षेत्र 59.49 चौ. मी. रेरा कारपेट,सी.टी.एस. क्र. 3अ/1(पार्ट)चे गाव चारकोप आणि सी.टी.एस. क्र. 467 चे गाव कांदिवली,तालुका बोरिवली.-----इतर वर्णन दस्तात नमुद केल्याप्रमाणे. PUI: RS0814640490000 ( ( C.T.S. Number : 3 A/1 ; ) )
(5) क्षेत्रफळ	1) 65.43 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:-भूषण दत्तात्रया केसकर वय:-42; पत्ता:-प्लॉट नं: सदनिका क्र. 2604, माळा नं: 26 वा मजला, ए विंग, इमारतीचे नाव: अॅकमे एवेन्यु ए विंग को ऑप हौ सोसा लि, ब्लॉक नं: भाब्रेकर नगर, कांदिवली पश्चिम,मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ARSPK8273C 2): नाव:-अश्विनी भूषण केसकर वय:-41; पत्ता:-प्लॉट नं: सदनिका क्र. 2604, माळा नं: 26 वा मजला, ए विंग, इमारतीचे नाव: अॅकमे एवेन्यु ए विंग को ऑप हौ सोसा लि, ब्लॉक नं: भाब्रेकर नगर, कांदिवली पश्चिम,मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BLXPK0448R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश शिवाजी घारे वय:-45; पत्ता:-प्लॉट नं: रूम नं. 6, माळा नं: -, इमारतीचे नाव: शिवसाई सोसायटी, ब्लॉक नं: प्लॉट नं. 265,सेक्टर - 2,चारकोप, कांदिवली पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AHYPG5873E 2): नाव:-शीतल गणेश घारे वय:-39; पत्ता:-प्लॉट नं: रूम नं. 6, माळा नं: -, इमारतीचे नाव: शिवसाई सोसायटी, ब्लॉक नं: प्लॉट नं. 265,सेक्टर - 2,चारकोप, कांदिवली पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ATLPG3597J
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	10/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	20293/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	780000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-७  
मुंबई उपनगर जिल्हा.