

SALE DEED

THIS SALE DEED is made and entered into at Mumbai, on this

22nd day ofMARCH..... 2016.

BETWEEN

MR. RAMCHANDRA BALKRISHNA TAWADE, aged 69 years, an adults, Indian Inhabitants, presently having address at Flat No. A/34, Vallabh Co-operative Housing Society Ltd., 4th Floor, Sejal Park, New Link Road, Near Oshiwara Bus Depot, Goregaon West, Mumbai – 400 104, hereinafter referred to as the '**SELLER**' (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART;

A-N-D

MR. HUKUM SINGH LUGANI, aged 31 years, **AND** **MRS. SATMEET KAUR TAJINDER SINGH LUGANI**, aged 30 years, address at Flat No. D-19, Sukhdayak Society, J. B. Nagar, Andheri East, Mumbai – 400 059, hereinafter referred to as the '**PURCHASERS**' (which expression unless repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.

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WHEREAS:

- i. M/s. S. D. Construction, a firm of developers/ Builders, redeveloped all that piece and parcel of plot of Land bearing C.T.S. No. 26, being lying and situated at Siddharth Nagar, S. V. Road, Goregaon West, Mumbai – 400 104, (hereinafter referred to as 'Said Plot') and constructed a building thereon known and named as 'SIDDHARTH NAGAR SATYAM' as per plans sanctioned by Municipal Corporation of Greater Mumbai and as per development rules prevailing at the relevant time.

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Tuesday, March 22, 2016
12:51 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3235 दिनांक: 22/03/2016

गावाचे नाव: गोरगांव

दस्तऐवजाचा अनुक्रमांक: बरल-१ -2683-2016

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: हुकुम सिंह लुगानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

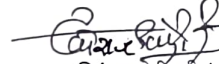
रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:09 PM ह्या वेळेस मिळेल.


दु.निबंधक बोरीवली 1

बाजार मुल्य: रु.6500000/-
भरलेले मुद्रांक शुल्क : रु. 325000/-

मोबदला: रु.6500000/-
सद. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007989129201516M दिनांक: 22/03/2016
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: रु 500/-



मुळ दस्त व थंबनील प्रिंट प्राप्त झाली.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 23/03/2016



CHALLAN
MTR Form Number-6

GRN	MH007989129201516M	BARCODE		Date	10/03/2016-18:23:58	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID (If Any)			
	Registration Fee			PAN No. (If Applicable)	ACXPL2308M		
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	MR HUKUM SINGH LUGANI		
Location	MUMBAI			Flat/Block No.	SHOP NO 1 GROUND FLOOR SIDDHARTH		
Year	2015-2016 One Time			Premises/Building	AGAR SATYAM CHSL		
Account Head Details		Amount In Rs.		Road/Street	BUILD NO 6 Siddharth Nagar, S V Road		
0030045501	Stamp Duty	325000.00		Area/Locality	GOREGAON WEST MUMBAI		
0030063301	Registration Fee	30000.00		Town/City/District			
				PIN	4	0	0
				PIN	1	0	4
				Remarks (If Any)	PAN2=ADGPT4991G--SecondPartyName=MR RAMCHANDRA BALKRISHNA TAWADE--CA=6 500000--Marketval=6499800		
Deface No.: 00048408/0 2015/16 Date: 24/3/16 सह दुय्यम नियंत्रक बोरिवली, कं.-१				Amount In	Three Lakh Fifty Five Thousand Rupees Only		
Total			355000.00	Words			
Payment Details				FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA				Bank CIN	REF No.	02300042016031438808 319726922	
Cheque/DD Details				Date	14/03/2016-15:14:35		
Cheque/DD No	बसल-१			Bank-Branch	BANK OF MAHARASHTRA		
Name of Bank	2003 9 24			Scroll No. , Date	Not Verified with		
Name of Branch	२०१६						

Mobile No. : Not Available

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SALE DEED

THIS SALE DEED is made and entered into at Mumbai, on this
..2nd... day ofMARCH..... 2016.

BETWEEN

MR. RAMCHANDRA BALKRISHNA TAWADE, aged 69 years, an adults, Indian Inhabitants, presently having address at Flat No. A/34, Vallabh Co-operative Housing Society Ltd., 4th Floor, Sejal Park, New Link Road, Near Oshiwara Bus Depot, Goregaon West, Mumbai – 400 104, hereinafter referred to as the '**SELLER**' (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART;

A-N-D

MR. HUKUM SINGH LUGANI, aged 31 years, AND **MRS. SATMEET KAUR TAJINDER SINGH LUGANI**, aged 30 years, address at Flat No. D-19, Sukhdayak Society, J. B. Nagar, Andheri East, Mumbai – 400 059, hereinafter referred to as the '**PURCHASERS**' (which expression unless repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.

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WHEREAS:

- i. M/s. S. D. Construction, a firm of developers/ Builders, redeveloped all that piece and parcel of plot of Land bearing C.T.S. No. 26, being lying and situated at Siddharth Nagar, S. V. Road, Goregaon West, Mumbai – 400 104, (hereinafter referred to as 'Said Plot') and constructed a building thereon known and named as 'SIDDHARTH NAGAR SATYAM' as per plans sanctioned by Municipal Corporation of Greater Mumbai and as per development rules prevailing at the relevant time.

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ii. Originally Vide an Agreement for sale dated 28-12-2007, M/s. Alekh Properties Pvt. Ltd., duly singed and registered at office of sub- registrar of assurance Borivalli 6, Mumbai suburban district, Mumbai vide serial no. BDR12-09502-2007, purchased and acquired, from the said Developers/Builders, on ownership basis Commercial Shop i.e. Shop No. 1, Ground Floor, Building No. 6, Siddharth nagar Satyam Co-operative Housing Society Ltd, Siddharth Nagar, S. V. Road, Goregaon West, Mumbai - 400 104, for valid consideration and upon the terms and conditions as contained thereunder (hereinafter referred to as the 'Said Shop')

iii. The said purchaser M/s. Alekh Properties Pvt. Ltd. in terms of the abovesaid Agreement have paid the full and entire consideration thereof from their own funds to the abovesaid Developers/Builders and has obtained the requisite receipts thereof from the said Developers/Builders.

iv. The various Flats/Shop owners in the said 'SIDDHARTH NAGAR SATYAM' Building formed Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 in the name and style as the Siddharth Nagar Satyam Co-operative Housing Society Ltd., registered with Dy Registrar of Co-operative Societies at Mumbai, under Registration No. BOM/HSG/7887/1982, dated 15-10-1982 hereinafter referred to as the 'SAID SOCIETY').

The Seller herein has been admitted as the member of the said Society and they have been allotted ten fully paid-up shares of Rs. 50/- each yet to be issued by the society; (the aforesaid Shares are hereinafter referred to as the 'said shares').



vi. Subsequently vide an agreement for sale dated 23-09-2009, the said original allottee M/s. Alekh Properties Pvt. Ltd., transferred their right, title and interest in the said shop to the name of present SELLER, duly singed and registered at office of sub- registrar of assurance Borivalli 6, Mumbai suburban district, Mumbai vide serial no. BDR12-08530-2009, herein also for the valuable consideration and on the terms and conditions therein.

vii. Thus the Seller herein has presently holding the said Shop on Ownership Basis.

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MP

(Signature)

below

viii. The Seller has represented to the Purchasers that he has complied with all the bye-laws of the abovesaid Society from time to time during his occupation of the said shop and has also paid the requisite Society charges as per it's bills and thus he is the bonafide member of the above said Society, and the said shop is free from all encumbrances.

ix. The Seller has further represented to the Purchasers that he has been holding the abovesaid Shop alongwith the ten shares (yet to be issued by the society) as stated herinabove and being the member of the said Society, he is desirous of disposing off his right, title and interest in the said Shop alongwith the ten shares and the membership of the said Society and the Purchasers herein have agreed to acquire all the right, title, and interest of the Seller in the said Shop alongwith ten shares, issued to them and the membership of the said Society on the following terms and conditions :

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

(1) The Seller hereby transfers and assign all his right, title, and interest in the said Shop being Shop No. 1, on the Ground Floor, Building No.6, of the said Society viz. SIDDHARTH NAGAR SATYAM CO-OPERATIVE HOUSING SOCIETY LTD., and the purchasers herein have agreed to acquire all his right, title and interest in the said Shop, ten shares and the membership of the said Society.

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(2) The Seller hereby transfer all his right, title and interest in the above said Shop alongwith the ten shares and the membership of the said Society for the total Lump sum consideration of Rs.65,00,000/- (Rupees: Sixty Five Lakhs Only) and the purchasers have agreed to acquire the same on the payment of Rs.65,00,000/- (Rupees: Sixty Five Lakhs Only) being the total consideration inclusive of everything in lump-sum, which sum has been paid by the purchasers to the Seller on the execution of this Indenture against the possession of the said Shop. The Purchasers shall deduct TDS at the rate of 1% (One Percent) on the total consideration amount of Rs.65,00,000/- (Rupees : Sixty Five Lakhs Only) which amounts to Rs.65,000/- (Sixty Five Thousand Only) The said amount shall be deducted as per the provisions of Section 194A of the Income Tax Act, 1961, and purchasers shall deposit



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M. S. Sharma

the deducted TDS amount in Government Treasury/Account and thereafter issue TDS Certificate in original in the name of Seller within one month from the date of possession of the said Shop. The Seller doth hereby admits and acknowledges the receipt of the said part consideration hereunder and hereby acquits, releases and discharges the Purchasers from the payment of such part consideration.

(3) The Seller doth hereby declares that the said Shop is free from all encumbrances, claims and demands whatsoever and that he is fully entitled to deal with or dispose off the same and undertakes to keep the purchasers indemnified in this behalf. The Seller also agree to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the Purchasers and have put Purchasers in quiet, Vacant and peaceful possession of the said Shop on receipt of the full and final consideration mentioned hereinabove.

(4) The Seller has delivered to the Purchasers the vacant and peaceful possession of the said Shop alongwith the permanent fixtures and fitting on completion of the sale i.e. on receipt of the full and final consideration and the Purchasers hereunder confirm having received the possession of the said shop from the Seller herein.



The Seller will pay and clear off the dues payable to the Society by way of Municipal Taxes and other dues/outgoing relating to the said Shop upto the date of handing over the possession to the Purchasers as per the Society bills or any other dues in respect of the said shop and hereby agrees to keep the Purchasers indemnified against any claim that may be made by the said Society or anyone else in respect of the said Shop for the above period at a later date.

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The Purchasers hereby agrees to pay all the dues payable by way of Municipal Taxes and other dues/outgoings relation to said Shop from the date of taking over the possession of the said Shop and hereby declares and confirm that they will abide by the bye-laws of the said Society, without any reservation whatsoever.

(7) The Seller hereby declare and confirm that the said Shop absolutely belongs to him and that he has not created any gift, pledge, lease, loan, mortgage, charge, lien or encumbrances on

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the said Shop or the ten shares and that these are free from any gift, lease, loan, mortgage, charge, lien, encumbrances or attachment of any statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Shop in any Court of Law, Taxing Authority or with Municipality or Society authorities. The Seller further undertakes to indemnify the Purchasers against any such claim laid by anyone at a later date whatsoever.

- (8) The Seller hereby releases, relinquishes, gives up and surrenders all his right, title and interest in the membership of the said Society, the Share Certificate and the said Shop in favour of the purchasers forever.
- (9) The Seller has hand over the original Agreements and /or all other relevant document entered into by him with the Developers /Builders, to the Purchasers for their record receipt of the full and final consideration.

- (10) The Seller has executed all the relevant papers required for the effective transfer of the said Shop. However, in future he will undertake to co-operate with the Purchasers and will execute all such further papers / documents / writing whatsoever for the effective transfer of the said Shop.



- (11) The Developers / Society transfer charges/fees, Stamp duty and Registration charges will be borne and payable by the Purchasers only, the Purchasers indemnify the Seller from any such claim laid in this respect at a later date.

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- (12) Should there be any claim in respect of the said Shop from any person or persons or any authority pertaining to any period prior to the transfer of the said Shop in the names of the Purchasers, the Seller hereby agrees to indemnify the purchasers against such claims by settling such claims from his own funds only and taking all the legal responsibilities upon him.
- (13) The Seller hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said Shop and the said shares have been made and/or created by the Seller and/or any one claiming through his prior to this day, in

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favour of any person or persons other than the said Purchasers, the same shall after the execution of THESE PERSENTS, be deemed to be null and void, in-operative, cancelled and deemed to be withdrawn and not binding upon the said Society and/or the Purchasers.

(14) Subject to provision of Clause No.2 above of this Sale Deed, the Seller agrees to transfer the said shares and his interest in the said Shop to the Purchasers and the Purchasers are entitled to hold, possess, occupy and enjoy the said Shop without any interruption from the Seller or anyone else claiming through him. The Seller hereby further declares that he has full right and absolute authority to enter into this Sale Deed and transfer the said Shop and that he has not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Sale Deed as purported to be done hereby or whereby the Purchasers may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour or whereby quiet and peaceful enjoyment possession of the Purchasers in respect of the said shop may be disturbed and in event of it being found that the Seller was not entitled to enter into this Sale Deed and Transfer his right sought or purported to be transferred hereby and the Purchasers are not able to enjoy quiet and peaceful possession of the said Shop due to any such reasons the Seller shall be liable to compensate, indemnify and/or reimburse the Purchasers all the loss or damage which the purchasers may suffer or sustain in this behalf.



(15) The Seller hereby undertakes to furnish any other documents, which may be required by the Purchasers to make the title of the said Shop complete and absolute without claiming any extra charge or compensation. The Seller also agrees and undertakes to co-operate with the Purchasers and also to appear personally as and when required, for the registration of this Agreement with the concerned authorities of sub-registrar of assurances, Mumbai.

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(16) This Sale Deed has been executed in Mumbai, the property is situated at Mumbai, and the payments are made in Mumbai, hence it is subject to jurisdiction of Mumbai Court of Law.

M.S.

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[Signature]

THE SCHEDULE OF THE SHOP ABOVE REFERRED TO:

Shop No. 1, Ground Floor, Building No. 6, and known as SIDDHARTH NAGAR SATYAM Co-operative Housing Society Ltd; constructed on the Plot of land bearing C.T.S. No. 26, Village Goregaon, Taluka Borivali, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, S-West Ward of the Municipal Corporation of Greater Mumbai, situated at Siddharth Nagar, S. V. Road, Goregaon West, Mumbai - 400 104, admeasuring 23.42 Sq.Mtr. built-up Area.



IN WITNESS WHEREOF the parties hereto have put (and subscribed their respective hands and seals the day and year hereinabove mentioned:

SIGNED AND DELIVERED BY THE)
Withinnamed - THE SELLER)

MR. RAMCHANDRA B. TAWADE)
PAN NO. - ADGPT4991G)

Ramchandra B. Tawade



In the presence of :)



1) JAYESH SHETTY

Jayesh

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2) PAUL TAURO

Paul Tauro



SIGNED AND DELIVERED BY THE)
Withinnamed - THE PURCHASERS)

Hukum Singh

MR. HUKUM SINGH LUGANI)
PAN NO. - ACXPL2308M)



AND

MRS. SATMEET KAUR T. S. LUGANI)
PAN NO. - AMXPL0317Q)

Satmeet

In the presence of :)

1) JAYESH SHETTY

Jayesh

2) PAUL TAURO

Paul Tauro



RECEIPT


RECEIVED on and from the withinnamed Purchasers, **MR. HUKUM SINGH LUGANI AND MRS. SATMEET KAUR TAJINDER SINGH LUGANI**, a sum of Rs.65,00,000/- (Rupees: **Sixty Five Lakhs Only**) being full and final cost payment/Consideration of the sale and transfer of the Shop No. 1, Ground Floor, Building No. 6, Siddharth nagar Satyam Co-operative Housing Society Ltd., Siddharth Nagar, S. V. Road, Goregaon West, Mumbai - 400 104, as under :-

<u>Sr.No.</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount</u>
1.	By RTGS			Rs. 30,00,000/-
2.	803317	17/03/2016	Kotak Mahendra Bk.	Rs. 10,00,000/-
3.	803318	17/03/2016	Kotak Mahendra Bk.	Rs. 20,00,000/-
4.	026820	18/03/2016	HDFC Bank	Rs. 4,35,000/-
5.	TDS Amount			Rs. 65,000/-
Total				Rs. 65,00,000/-

Handed over quiet, vacant and peaceful physical possession of the shop to the Purchasers herein.



I SAY RECEIVED,


MR. RAMCHANDRA B. TAWADE
(SELLER)

WITNESSES :

- 1) 
- 2) 

We say that we have taken over the vacant and exclusive possession of the above said Shop, from the withinnamed Seller.

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MR. HUKUM SINGH LUGANI


MRS. SATMEET KAUR T. S. LUGANI
(PURCHASERS)



construction
पर वसूलायी कालसे

Date:21.03.2016

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **M/s. S.D.CONSTRUCTION** have sold Shop No. 1 (one) admeasuring 23.42 Sq. ft. built-up area on the Ground Floor in the building No.6 known as Siddharthnagar Satyam Co-operative Housing Society Ltd, situated at Siddharthnagar, S.V.Road, Goregaon (West), Mun.umbai- 400 104, bearing C.T.S. No.26 of Village-Goregaon, Taluka- Borivali, Mumbai Suburban District to **M/S. AALEKH PROPERTIES PVT. LTD.**, vide an Agreement for Sale dated 28/12/2007, duly signed and registered at the Office of Sub-Registrar of Assurances, Borivali-6, Mumbai Suburban District, vide Serial No. BDR12 - 09502 - 2007 dated 28/12/2007.

Further pursuant to an Agreement for Sale dated 23rd day of September, 2009, duly signed and registered at the Office of Sub-Registrar of Assurances, Borivali-6, Mumbai Suburban District, vide Serial No. BDR12- 08530 - 2009, dated 24/09/2009, have sold the said Shop No. 1 (one) by **M/S. AALEKH PROPERTIES PVT. LTD.** to **MR. RAMCHANDRA BALKRISHNA TAWADE.**

M/s. S.D.CONSTRUCTION have No Objection for sale / transfer of the said Shop.

Thanking You,

M/s. S.D.CONSTRUCTION

PROPRIETOR

(Handwritten signature)
PROPRIETOR



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G. R. R. D. No. 8610, dated 13.9.20.

O. T. B. 23 a.

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महाराष्ट्र गृहनिर्माण मंडळ.

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२६-८-७२		सुधारित विनोदीती क्षेत्रा नं. भू. क्रमांक २ प्रमाणे.

जि. सि. प्र. वय
न. भू. एचि क्र ६
म. भू. अण



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माडेपूरमाला ३.१६.०३
वलेपूरणी
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माडे वहेकर
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शिखाजी वारीच ४१३१०७
व्यार
माला

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सत्य प्रतिलिपि
नगर भूमापन अधिकारी
माला



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T. E. F. - 1001200 - 1 (REV. VOA) - (09) 116
 G. No. 10, D. No. 8010, dated 18-8-2011

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A. T. E. D. A.
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गोरिया - सुद्विभागीय - चंडक.



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 श्री. श्री. गोरिया/सुद्विभागीय नं. ५३ क्र. २
 गोरिया

२९-५-२०११

सुद्विभागीय विद्वानों के द्वारा श्री. श्री. गोरिया - ५३ क्र. २

दि. १९/५/११
 ग. चं.
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बादर-१२१/	
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BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ 8940 /BP(WB)/AP/24 APR 2007

COMMENCEMENT CERTIFICATE

To
M/s. Siddharthnagar satyam
Co-op. Hsg. Soc. Ltd., Owner

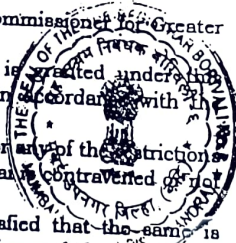
OFFICE OF THE
 EX. ENGR. BLDG. PROPL. (W.S.) R & P. WARD
 Dr. BABASAHEB AMBEDKAR MARKET BLDG
 KANDIVALI/WEST, MUMBAI-400 067.

Sir,
 With reference to your application No. 9947 dated: 21/12/2004 for Development Permission and grant of Commencement Certificate under Sector 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 Residential Building C.T.S. No. 26(Pt.)

at premises at ~~Street~~ Siddharthnagar
 Village Goregaon Plot No. 6
 situated at Goregaon(West) Ward P/South

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



24	25	26	27
28	29	30	31
32	33	34	35

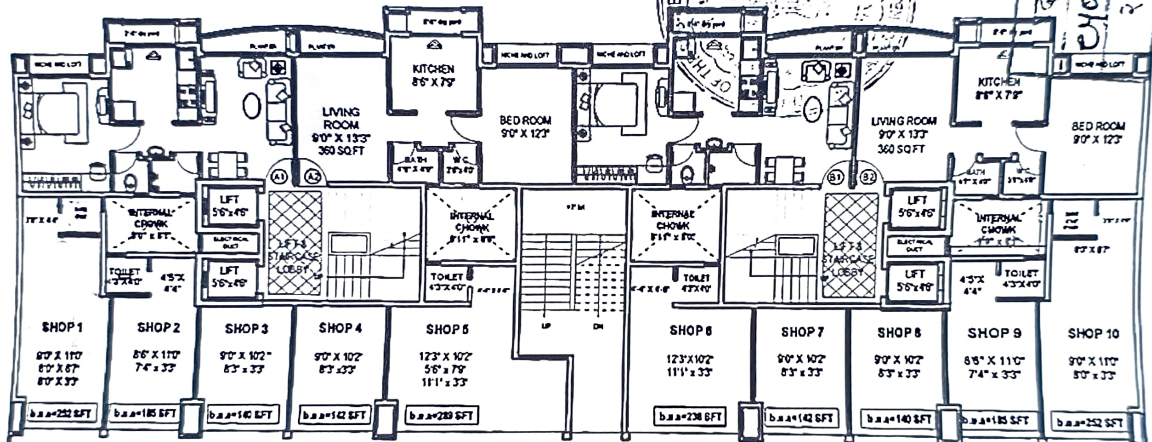


The Municipal Commissioner has appointed Shri P. S. Tamhane
 Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Plot level as per approved plans dt. 30/12/2005

For and on behalf of Local Authority
 Brihanmumbai Mahanagar Palika
 230 38

Exec. ~~Asst~~ Engineer, Building Proposal (West Sub) P & R Wards
 FOR
 MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



JX

OTLA

27.45 m wide s/v road UP 0,0M

GROUND FLOOR PLAN
PROPOSED RESIDENTIAL LAYOUT FOR SATYAM CO.OP.
HOS. SOC. PLOT NO. 6, CHORBA, CHORBA, CHORBA, CHORBA

ARCHITECT - SHEKHAR DADARKAR
SHOP NO. 6 AND 7, TRIVANI CO-OP HSG. SOC.,
SHARDA, MALAD, CHORBA, CHORBA, CHORBA

DATE - 26 DEC 2007 (mumbai west)

आयकर विभाग
INCOME TAX DEPARTMENT

HUKUM SINGH LUGANI

VARINDER SINGH LUGANI

24/10/1986

Permanent Account Number
ACXPL2308M

[Signature]
Signature



भारत सरकार
GOVT. OF INDIA



[Handwritten initials]

आयकर विभाग
INCOME TAX DEPARTMENT

SATMEET KAUR TAJINDER SINGH
LUGANI

BHUPENDRA SINGH CHHABRA

11/12/1985

Permanent Account Number
AMXPL0317Q

[Signature]
Signature



भारत सरकार
GOVT. OF INDIA



[Handwritten initials]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMCHANDRA B. TAWADE
BALKRISHNA SHAMANT

2091546

ADGET 891G

[Signature]

मुंबई उपनगर जिल्हा, (पुणे)
MUMBAI (PUNE)

[Handwritten signature]

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20090174472
Valid Till 01-07-2018 (NT)

DLR 30-10-2009
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOJ
LMV 08-11-1989

FD 3617
RULE 14 (7)

[Signature]

DOB 02-07-1968 BG

Name PAUL TAURO
S/D/W of GREGORY TAURO
Add. 45, KIRAN TOWER, PALI HILL,
BANDRA (W) MUMBAI

PIN 400050
Signature & ID of
Issuing Authority MH02 200970

Signature/Thumb
Impression of Holder

बरल - १		
२६८३	१९८	२५
२०१६		

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

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S/D/W of GREGORY TAURO
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BANDRA (W) MUMBAI
PIN 400050

[Handwritten signature]

बसल-१		
२६८३	२०	१५
२०१६		





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१५

दस्ताचा प्रकार :- SALE DEED अनुच्छेद क्रमांक :- 25(B)

- 1) सादाकऱ्यांचे नाव 1) MR. HUKUM SINGH LUGANI
- 2) तालुका 2) MRS. SATMEET KAUR T. S. LUGANI
- 3) गावाचे नाव BORIVALI
- 4) नगरभुमापन क्रमांक / अंतिम भुखंड क्रमांक GOREGAON
- 5) भुज्य दरविभाग (झोन) 56 26
- 6) मिल्कतीचा प्रकार उपविभाग :- 259
- 7) प्लॉट चौ. मी. इत SHOP
- 8) दस्तात नमुद केलेल्या मिल्कतीचे क्षेत्रफळ 252300
- 9) मजला क्रमांक 23.42 / विल्ड अप चौ. मीटर
- 10) बांधकाम वर्ष Ground Floor
- 11) बांधकामांचा प्रकार 2007-2008
- 12) निर्धारित केलेले वाजारमूल्य आरसीसी 6500000/-
- 13) दस्तामध्ये दर्शविलेली मोबदला 6500000/-
- 14) देय मद्रांक शुल्क 325000/-
- 15) भरलेले मुद्रांक शुल्क 325000/-
- 16) देय नोंदणी फी 30000/-

बरात - १		
२६८३	२१	८५
२०१६		

$$252300 * 10\% = 277530 * 23.42 = 6499800$$

लिपीक

(Signature)

सह दुय्यम निबंधक



बरल - १		
१६८३	१२	१५
२०१६		



Summary I (GoshwaraBhag-1)

मंगळवार, 22 मार्च 2016 12:51 म.नं.

दस्त गोशवारा भाग-1

बरल-१
दस्त क्रमांक: 2683/2016

दस्त क्रमांक: बरल-१ /2683/2016

बाजार मूल्य: रु. 65,00,000/- मोबदला: रु. 65,00,000/-

भरलेचे मुद्रांक शुल्क: रु.3,25,000/-

दु. नि. सह. दु. नि. बरल-१ यांचे कार्यालयात
अ. क्र. 2683 वर दि.22-03-2016
तोजी 12:50 म.नं. वा. हजर केला.

पावती:3235 पावती दिनांक: 22/03/2016
सादरकरणाराचे नाव: हुकुम सिंह लुगानी

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 500.00
पृष्ठांची संख्या: 25

दस्त हजर करणाऱ्याची सही:

एकूण: 30500.00

दु.निबंधक बोरीवली 1

सह. दुय्यम निबंधक, बोरीवली क्र.-१,

मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: सेल डीड

दु.निबंधक बोरीवली 1

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

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

शिक्का क्र. 1 22 / 03 / 2016 12 : 48 : 16 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 03 / 2016 12 : 49 : 41 PM ची वेळ: (फी)

बरल-१
२६८३ ३३ २५
२०१६



प्रतिज्ञापत्र

* सदा दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दोषल केलेला आहे. * दस्तऐवज संपूर्ण मजबूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचे सत्यता तपासली आहे. * दस्तऐवजी सत्यता, वैधता कार्यदेशीर बाबीसाठी दस्त निष्पादक व कमुलधारकांचे संपूर्णपणे नजरासर राहतील.

लिहून दिप्रारं :

skaur:

लिहून घेणारे :

Summary-2(दस्त गोषवारा भाग - २)



22/03/2016 12:54:20 PM

दस्त गोषवारा भाग-2

बरल-१

दस्त क्रमांक:2683/2016

दस्त क्रमांक :बरल-१ /2683/2016

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हुकुम सिंह लुगानी पत्ता:प्लॉट नं: डी-19, माळा नं: डी-19, इमारतीचे नाव: सुखदायक सोसायटी, ब्लॉक नं: जे बी नागर, रोड नं: आंधेरी ईस्ट मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ACXPL2308M	लिहून घेणार वय :-31 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:सतमीत कौर टी एस लुगानी पत्ता:प्लॉट नं: डी-19, माळा नं: डी-19, इमारतीचे नाव: सुखदायक सोसायटी, ब्लॉक नं: जे बी नागर, रोड नं: आंधेरी ईस्ट मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AMXPL0317Q	लिहून घेणार वय :-30 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:रामचंद्र बाळकृष्ण तावडे पत्ता:प्लॉट नं: ए/34, माळा नं: 4TH फ्लोर, इमारतीचे नाव: वल्लभ को ओपी हाउसींग सोसायटी लीमीटेड, ब्लॉक नं: सेजल पार्क 120 फिट लिंक रोड, रोड नं: गोरेगाव वॅस्ट मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ADGPT4991G	लिहून देणार वय :-69 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:22 / 03 / 2016 12 : 51 : 10 PM

बरल - १
२६३ २४ १५
२०१६

ओळख:-
खालील इसम असे निवेदीत करतात की ते दर एवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवित्तसे

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा	
1	नाव:पाल जी टावरो वय:46 पत्ता:45 किरण टावर पाली हील बांदरा वॅस्ट पिन कोड:400050	स्वाक्षरी <i>[Signature]</i>		
2	नाव:नरेश अशोक माधव वय:23 पत्ता:353 आदर्श नागर 120 फ्लोर, रोड नं: गोरेगाव वॅस्ट पिन कोड:400102	स्वाक्षरी <i>[Signature]</i>		



शिक्का क्र.4 ची वेळ:22 / 03 / 2016 12 : 52 : 59 PM
शिक्का क्र.5 ची वेळ:22 / 03 / 2016 12 : 53 : 05 PM नोंदणी पुस्तक 1 मध्ये

Summary-2(दस्त गोपवारा भाग - २)

(Signature)

दु. निबंधक, बोरीवली १
सह. दुय्यम निबंधक, बोरीवली क्र.-१

मुंबई उपनगर जिल्हा Payment Details.

sr.	Epayment Number	Defacement Number
1	MH007989129201516M	0004840810201516

2683

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बरल - १		
२६३	२५	१५
२०१६		

प्रमाणित करणेत येते, की या
दस्तामध्ये एकूण २५ पाने आहेत.
(Signature)
सह. दुय्यम निबंधक, बोरीवली क्र.-१
मुंबई उपनगर जिल्हा.



बरल - १/ २६३ / २०१६
पुस्तक क्रमांक - १, क्रमांक वर
नोंदला २२/३/२०१६
दिनांक :

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



23/03/2016

सूची क्र.2

दुयुग निरंकर मद्र दू.नि.नी.नी.1

दुयुग क्रमांक 2883/2016

नोंदणी

Regn 63m

गवतारचे नाव : 1) गोरगांव

(1)विनेषाचा प्रकार	सेल डीड
(2)मोबदला	6500000
(3) बाजारभाव(भाडेपटयाच्या नावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6500000
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: शांण नं 1, माळा नं: ग्रीड फ्लोर बील्डींग नं 6 सिद्धार्थ नागर, इमारतीचे नाव: सत्यम को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड. ब्लॉक नं: सिद्धार्थ नागर,, रोड : एस वीइड रोड गोरगाव वॅस्ट,मुंबई 400 104((C.T.S. Number : 26 ;))
(5) क्षेत्रफळ	1) 23.42 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:-रामचंद्र बाळकृष्ण तावडे वय:-69; पत्ता:-प्लॉट नं: ए/34, माळा नं: 4TH फ्लोर. इमारतीचे नाव: वल्लभ को ओपी हाउसींग सोसायटी लीमीटेड, ब्लॉक नं: सेजल पार्क 120 फिट लिंक रोड, रोड नं: गोरगाव वॅस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-ADGPT4991G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हुकुम सिंह लुगानी वय:-31; पत्ता:-प्लॉट नं: डी-19, माळा नं: डी-19, इमारतीचे नाव: रुद्रदायक सोसायटी, ब्लॉक नं: जे बी नागर, रोड नं: आंधेरी ईस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-ACXPL2308M 2): नाव:-सतमीत कौर टी एस लुगानी वय:-30; पत्ता:-प्लॉट नं: डी-19, माळा नं: डी-19, इमारतीचे नाव: सुखदायक सोसायटी, ब्लॉक नं: जे बी नागर, रोड नं: आंधेरी ईस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-AMXPL0317Q
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2016
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2016
(11)अनुक्रमांक,खंड व पृष्ठ	2683/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	325000
(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.



सद. दुयुग निरंकर, सोतेवली क्र.-१,
मुंबई उपनगर जिल्हा.