

MR ATUL M Pareek 167

475/13



NEELKANTH KINGDOM



VFI

Nalanda - 1204 AP

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पावती

Original/Duplicate

Tuesday, January 29, 2013

नोंदणी क्र.: 39M

4:04 PM

Regn.:39M

पावती क्र.: 1128 दिनांक: 29/01/2013

मावाचे नाव: किरीळ

दस्तावेजाचा अनुक्रमांक: करल4-977-2013

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

मादर करणाऱ्याचे नाव: अतुल मनुभाई पारिख

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 3780.00

पुढांची संख्या: 189

एकूण: ₹. 33780.00

आपणान हा दस्तऐवज अंदाजे 4:23 PM ह्या वेळेस मिळेल आणि सोबत धरमाल पत्र व CD
प्यावी.

KRL4

वाजार मूल्य: ₹. 10789464 /-

मोबदला: ₹. 11000000/-

भरलेले मुद्रांक शुल्क: ₹. 59500/-

सह दुय्यम निबंधक कुर्ली-४

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: By Demand Draft रक्कम: ₹. 30000/-

डीटी/धनादेश/प ऑर्डर क्रमांक: 023800 दिनांक: 16/01/2013

बँकेचे नाव व पत्ता: Shamrao Vitthal Co.Op Bank

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 3780/-

DELIVERED

सुसाशाधनाच्या आधन राहून

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 201९

1. दस्ता प्रकार :- SALE DEED अनुच्छेद क्रमांक 5 GA(II)
2. दादा व्यक्ती नाव :- ATUL MANUBHAI PAREKH
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ली
4. गावा नाव :- KEROL
5. नगर आपन क्रमांक/सर्व्हे क्र./अंतिम भुयंड क्रमांक :- 237
6. मूल्य रविभाग (झोन) :- 104 उपविभाग :- 429
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय :- 20१३
ची मी. दर :- 7.6100 दुकान :- औद्योगिक
8. दस्ता तयार केलेल्या मिळकतीचे क्षेत्रफळ :- 126.35 कार्पेट / विल्ट अप ची.मीटर / फूट :-
9. कायदा क्रमांक :- 1 पत्ती :- पोस्टाळा :-
10. मालक क्रमांक :- 13 उदयाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- NEV घसारा :-
12. अर्थ साधना प्रकार :- आरवारसी / इतर पक्के / अर्ध पक्के / कच्चे
13. दादा तयार केलेल्या मार्गदर्शक सुचना क्र. :- ज्यान्वगे दिलेली घट / वाढ
14. दादा तयार केलेल्या मिळकत असलेल्या क्षेत्रातील क्षेत्र (सुने क्षेत्र) :-
- दिलेले क्षेत्र :-
15. लिहिलेले लादलेल्या वस्तु :- 1. प्रमाणित माडे रकमेचे 1 प्रमाणित माडे रकमेचे
सी/अनिवासी 2 अर्धमाते रकमेचे 1 प्रमाणित माडे
16. मिळकत दिलेले गाजारपुला 1,07,89,464
17. दस्ता तयार केलेली भोवदला 1,10,00,000/-
18. दस्ता तयार केलेले शुल्क :- 59,500/- भरलेले मुद्रांक शुल्क :- 59,500/-
19. दस्ता तयार केलेली मालकी :- 30,000/-



सहाय्यक उपनिबंधक कुर्ली-४
मुंबई उपनगर जिल्हा.

SALE DEED

FLAT NO. 1304

THIS SALE DEED is made and entered into at
Mumbai, on this 17th day of JANUARY 2013,

BETWEEN

VAISHRAVAN FINANCE AND INVESTMENT LTD Through its Director

MR RAVINDRA KOLTHARKAR of age 62 years, having PAN No
AABCV 8216 B an adults, Indian Inhabitants, presently having address
at Remi House Plot No-11 Cama Industrial Estate Goregaon (East)
Mumbai-400063, hereinafter referred to as the 'TRANSFEROR' (which
expression unless repugnant to the context or meaning thereof shall
mean and include their representatives, successors, administrators and

assigns) of the **ONE PART**

AND

MR ATUL MANUBHAI PAREKH of age 57 years having PAN No.

AAAPP 4732 C AND MRS NEETA ATUL PAREKH of age 54
years, having PAN No. AAGPP 4667 A both adults, Indian
Inhabitants, presently having address at Flat No-705 on 7th Floor
PRABHU APARTMENT Situated at Rajawadi Ghatkopar (East)
Mumbai-400077. hereinafter referred to as the 'TRANSFEREES'
(which expression unless repugnant to the context or meaning
thereof shall mean and include them, their heirs, executors,
administrators and assigns) of the **OTHER PART:**



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Law *MP* *Ravindra Koltharkar*



AND WHEREAS the Transferor have represented to the Transferees that they have been entitled to hold the abovesaid Flat as stated hereinabove and being the Flat purchasers they are desirous of disposing off their rights, title in the said Flat and the Transferees herein have agreed to acquire all the rights, title and interest of the Transferor on the following terms and conditions :

NOW THIS AGREEMENT WITNEETH AS UNDER:

1. The Transferor hereby transfer and assign all their rights, title and interest in the said Flat being No. 1304, on 13th Floor, of the building named as "NALANDA" in the project named "NEELKANTH KINGDOM", Vidyavihar (West), Mumbai - 4000 86 along with One Coved Car Parking and the Transferees herein have agreed to acquire all their rights, title and interest in the said Flat.
2. The Transferor hereby transfer all their rights, title and interest in the above Flat along with One Car Park for the total consideration of Rs. 1,10,00,000/- (RUPEES One Crore Ten Lacs Only) and the Transferees have agreed to acquire the same on the payment of RS. 1,10,00,000/- (RUPEES One Crore Ten Lacs Only) being the total consideration. to be paid by the



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Ram *MAP* *Rami. Kothaskar*

6. The Transferor hereby release, relinquish, gives up and surrenders all their rights, title and interest in the said Flat in favour of the Transferees forever.
7. The Transferor have handed over Original Agreement and Supplementary Agreement and/or all other relevant documents entered into by them with the concerned Authorities / Builders, to the Transferees for their record on receipt of the full and final consideration. The Transferees have read all the Original Agreement and Supplementary Agreement and terms and conditions of the said agreements and have agreed to abide by the same.
8. The Transferees have agreed to bare any and every charges levied by the builder and or any government agencies in regards to any Taxes and duties such as Service Tax / VAT etc. on the said flat.
9. The Transferor have executed all the relevant papers required for the effective transfer of the said Flat. However, in future they undertake to co-operate with the Transferees and will execute all such further papers/documents/writings whatsoever for the effective transfer of the said Flat.



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₹ 200	₹

Sam 1999

Ami Kothaskar



them prior to this day, in favour of any person or persons other than the said Transferees, the same shall after the execution of **THESE PRESENTS**, be deemed to be null and not binding upon the said Ad hoc Committee/Builders and/or the Transferees.

14. The Transferor agree to transfer their interest in the said Flat to the Transferees and the Transferees are entitled to hold, possess, occupy and enjoy the said Flat without any interruption from the Transferor or anyone else claiming through them. The Transferor hereby further declare that they have full right and absolute authority to enter into this Agreement and transfer the said Flat.



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15. The Transferor hereby undertake to furnish any other documents, which may be required by the Transferees to make the title of the said Flat complete and absolute without claiming any extra charges or compensation. The Transferor also agree and undertake to sign any other documents or forms with regards to transfer of Flat

Pam [Signature] Sam Kothhadkar

237, 237/1, 237/2, 237/3, 513 to 514, 515 and 516 in
Village Kirol, and C T S No- 634, 635/4, 635/5, 635/6 of
Village Kurla Part-II Taluka. Kurla

635/4
635/5
635/6
evb 13

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

SIGNED AND DELIVERED by the)

Within named- TRANSFEROR)

VAISHRAVAN FINANCE AND
INVESTMENT LTD

Through its Director
MR RAVINDRA KOI THARKAR

SIGNED AND DELIVERED by the)

Within named- TRANSFEREES)

MR ATUL MANUBHAI PAREKH



MRS NEETA ATUL PAREKH

(1) *Neeta Parekh*
(2) *Atul Parekh*

Handwritten signatures and stamps of the parties:

- Signature: *Ravindra Koi Tharkar*
- Signature: *Parekh AM*
- Signature: *Atul Parekh*

Seals and photographs of the parties are also present.

VAISHRAVAN FINANCE AND INVESTMENTS LIMITED

(Formerly known as VAISHRAVAN TRADING LIMITED)

Regd. Office: Remi House, Plot No.11, Cama Industrial Estate, Goregaon (E), Mumbai - 400 063,

RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF VAISHRAVAN FINANCE AND INVESTMENTS LIMITED ON THE 30th NOVEMBER, 2012.

“RESOLVED THAT Mr. Ravindra Koltharkar, a Director of the Company be and is hereby authorised to sign, sale agreement of Flats situated at Neelkanth Kingdom, Vidyavihar, Mumbai.”

CERTIFIED TRUE COPY



Ravindra Koltharkar
DIRECTOR

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<i>etw</i>	<i>97</i>
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घाबाचे नाव : किराळ

- (1) निवेद्याचा प्रकार **अभिहस्तांतरणपत्र**
- (2) मोबदला **₹.11,000,000/-**
- (3) बाजारभाव(भाडेपट्ट्याच्या बायलितपट्ट्याकार आकारणी देतो की घट्टेदार ते नमुद करावे) **₹.10,789,464/-**
- (4) भू-मापन,पोटहिस्सा व घटकमांक(असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक,छंद व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेत

237, पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदरिका नं: 1304, माळा नं: तेरावा, इमारतीचे नाव: नानंदा नीलकंठ किंबव , ब्लॉक नं: विद्याविहार -पश्चिम,मुम्बई-86 , रोड : नगधानि रोड, इतर माहिती: एक कन्वर्ट कार पार्कींग सहित मुंबई भुदांक अधिनियम 1958 चे आर्टिकल 5GA(II) प्रमाणे मुद्रांक शुल्क ₹ 59500 भरण्यात आलेले आहे. दस्त क्र करल-1-475-2013 दिनांक 14/01/2013 भरलेल पु.सु रु 490600 व नो. की रु 30000 नगरील मिल्कती बाबत वसूल करण्यात आलेले आहे 126.35 चौ.मीटर



स्वर प्रत

मुल्पांकनामाची किंवा दस्त घेतलेला दिनांक
मुद्रांक शुल्क आकारलेला दिनांक

Null सह दुय्यम निबंधक कुर्ला-4
महानगरपालिका जिल्हा.

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

B.H. Baken