

Sale deed of Mr. Abhay Kambekar, JMD.  
DES Techno Services Private Ltd.

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

14023808230943

Bank/Branch: PNB/APMC  
Pmt Txn id : 131114M852309  
Pmt DtTime : 13-11-2014@03:38:19  
ChallanIdNo: 03031322014111350383  
District : 1201/THANE

Stationery No: 14023808230943  
Print Dctime: 13-11-2014@17:39:34  
GRAS GRN : MH003855767201415S  
Office Name : IGR115/THN3\_THANE NO 3 J

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS  
StDuty Amt : R 11,10,000/- (Rs One One, One Zero, Zero Zero only)

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

Article : B25/Agreement to sale/Transfer/Assignment  
Prop Mvblty: Immovable  
Prop Desur : PLAT NO. 803, 8TH FLR, BLDG 48, SEAWOODS ESTATES, PHASE II, PART I SEC 5  
4, 56, 58NERUL, NAVI MUMBAI, Maharashtra  
Consideration: R 1,65,00,000/-

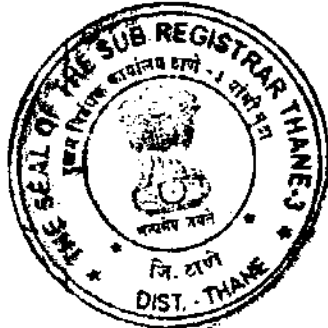
Duty Payer: (PAN-AANPK9522G) ABHAY RAMAKANT KASBEKAR  
Other Party: (PAN-AABPA0431E) GANESH YADAVA ACHARYA

Bank official1 Name & Signature  
*Mahesh Shivde*

Bank official2 Name & Signature  
*Mahesh Shivde*



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



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प्लान: ७५०६ / २०१४
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Stamp Duty paid Rs. \_\_\_\_\_

Flat No. 803

Admeasuring 1340.725 Sq. Ft. builtup area

Consideration - Rs. 1,85,00,000/-

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*ARZ*

**DEED OF ASSIGNMENT**

THIS DEED OF ASSIGNMENT made at Navi Mumbai, on this 15<sup>th</sup> day of Nov. 2014, between MR GANESH YADAVA ACHARYA (having I.T. PAN No. AAAPR0431E), Adult, Indian Inhabitant, residing at Apt.no.803, Building no.48, Seawoods Phase II(P-I), Sector54,56,58, Nerul, Navi Mumbai, hereinafter jointly referred to as "THE ASSIGNOR" (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include his heirs, executors and administrators) of the ONE PART

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and MR. ABHAY RAMAKANT KASBEKAR, having I.T.PAN no. AANPK9522G ), Adult, Indian Inhabitant, residing at 201, SV Mansion, Road no.14, Banjara Hills, Hyderabad-500 034, hereinafter referred to as "THE ASSIGNEE" (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS by an Agreement Of Sale made at CBD - Belapur, Navi Mumbai, on the 20th January 2009, registered with the Sub-Registrar Thane 11 on 21<sup>st</sup> January 2009 under serial no.TNN11-00254-2009 vide receipt no.259, between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LTD., a Company incorporated under the Companies Act 1956, having its registered office at 2nd floor, Nirmal, Nariman Point, Mumbai-400021, (hereinafter referred to as "the CIDCO") of the One Part and the Assignor of the Other Part (hereinafter referred to as "the said Agreement"), the CIDCO agreed to sell and transfer and the Assignor agreed to purchase and acquire Flat bearing No.803, admeasuring 1340.725 Sq. Ft. builtup area on the eighth floor in the building no.48, together with Open Parking Space No.106 in Seawoods Estates, Phase-II, Part-I, NRI HOUSING COMPLEX, situated at Sector-54, 56 & 58, Nerul, Navi Mumbai, Tal. & Dist. Thane, (the said flat together with the said open parking space are hereinafter jointly referred to as "the said premises") together with the permanent and absolute right of use and occupation of the said premises.

AND WHEREAS the Assignor has in terms of the said Agreement to be paid to the CIDCO the consideration of Rs.52,95,864/- (RUPEES NINETY FIVE THOUSAND EIGHT HUNDRED SIXTY FOUR ONLY) and open parking Space No.106 at Rs.50,000/- (RUPEES FIFTY THOUSAND ONLY) mentioned in Clause No.9 thereof

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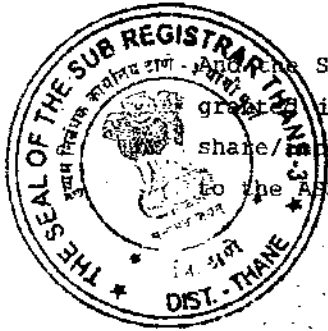
*Signature*

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AND WHEREAS the ASSIGNOR together with the other Flat Owners have formed a Housing Society namely SEAWOODS ESTATE Co-operative Housing Society Ltd., Phase-II, duly registered under the Maharashtra Co-operative Societies Act 1960 bearing Registration No.NBOM/CIDCO/HSG/(TC)/3943/JTR/2011-12 dated 24<sup>th</sup> May 2011. And the said Society had admitted the VENDOR as the member of the Society and issued share certificate bearing no.093 comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 461 to 465, (both inclusive) to him.

AND WHEREAS the Assignor is in possession of the said Flat No.803.

AND WHEREAS the ASSIGNOR hereby assigns all his Shares/interest in the capital/property i.e. Share Certificate no.093 and the Flat No.803 admeasuring 1340.725 sq. ft. area built up area on the eighth floor of the building no.48, together with open parking space No.106 in the SEAWOODS ESTATE Co-operative Housing Society Limited, Seawoods Estates, Phase-II, Part-I, NRI Housing Complex, situated at Sector-54, 56 & 58, Nerul, Navi Mumbai, Tal. & Dist.Thane, free from all encumbrances, to the ASSIGNEE for a consideration of Rs.1,85,00,000/- (RUPEES ONE CRORE EIGHTY FIVE LACS ONLY).



And the Society vide its letter dated 27-October-2014 granted its permission to the ASSIGNOR to assign his share/interest in the capital/property of the Society to the ASSIGNEE.

*Assignor*

*Assignee*

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The ASSIGNOR hereby represents and declares that he has paid all dues, charges, taxes etc., in respect of the said Flat and also the said Flat is free from all encumbrances and/or liabilities and that he is entitled to sell, assign and transfer the said Flat to the ASSIGNEE and that he has not done any act whereby he is prevented from transferring or selling the said Flat and the said flat entitles a clear marketable title.

AND WHEREAS The Assignor made the following representations and declarations to the Assignee:-

a. There are no suits, litigations, civil or criminal or any other Proceedings pending as against the Assignor personally affecting the said Flat.

b. There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat are free from all encumbrances or charges and/or are not the subject matter of any lispendens or easements or attachments either before or after judgement. The Assignor has not received any notice either from the Government, or any other public authority or Municipal Corporation regarding any of the proceedings in respect of the said Flat.

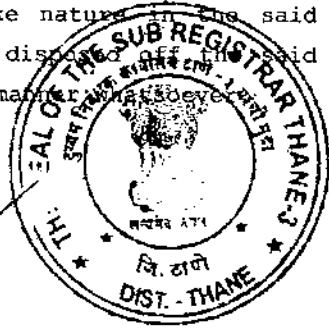
c. The Assignor has paid all the dues, charges etc. whatsoever in nature in respect of the said Flat and the Assignor has not received any notice from any statutory body or authorities.

d. The Assignor in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other manner whatsoever and has not created any ownership, tenancy, leave and licence or any other rights of the like nature in the said Flat and has not dealt with or disposed of the said Flat or any part thereof in any manner whatsoever.

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*[Handwritten Signature]*

*[Handwritten Signature]*



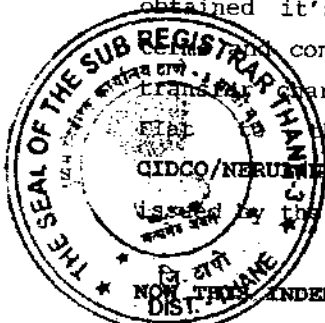
e. The Assignor is in exclusive use, occupation and possession of the said Flat and every part thereof and except the Assignor no other person or persons are in use, occupation and enjoyment of the said Flat or any part thereof.

f. The Assignor has good and clear title free from encumbrances of any nature whatsoever of the said Flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise whatsoever outstanding against the Assignor and/or against the said Flat or any part thereof.

g. The Assignor is not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from transferring disposing off the said Flat under this Deed.

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

AND WHEREAS the ASSIGNOR applied to the CIDCO and obtained it's requisite permission, subject to the conditions contained therein, on payment of charges for sale and transfer of the said Flat to the ASSIGNEE under the letter No. CIDCO/NERUWARI (II)/2014/2210 dated 10<sup>th</sup> November 2014 issued by the Asstt. Estate Officer, CIDCO Ltd.



NOT THIS INDENTURE WITNESSETH that in consideration of the sum of Rs.1,85,00,000/- (RUPES ONE CRORE EIGHTY FIVE LACS ONLY) paid by the ASSIGNEE to the ASSIGNOR

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(the receipt whereof the ASSIGNOR doth hereby admit and acknowledge and forever discharge, acquit and release the ASSIGNEE of the same and every part thereof), the ASSIGNOR doth hereby assign and transfer all his right, interest, title and benefits arising out of the said Agreement dated 20th January 2009, mentioned herein including the deposits standing to the credit of the ASSIGNOR with the said CIDCO Ltd. and others being the Party of the First Part referred to in the Agreement dated 20th January 2009, unto and to their ASSIGNEE **TO HAVE AND TO HOLD** the same unto absolutely but subject to the conditions on which the ASSIGNOR holds the same under the Agreement and the ASSIGNEE doth hereby agree to take the said Flat subject to such conditions contained therein AND the ASSIGNOR doth hereby agree to indemnify the ASSIGNEE against all loss and damage that may be occasioned as a result of defect in title or want of title to the said Flat or if for any reason the said Flat is not transferred to the name of the ASSIGNEE or the ASSIGNEE is not made a member of the SEAWOODS ESTATE Co-Operative Housing Society Limited of the said building or refused membership of the said SEAWOODS ESTATE Co-Operative Housing Society Limited and the ASSIGNEE is dispossessed of the said Flat by the CIDCO Ltd. and others being the Party of the First Part referred to in the said Agreement dated the 20th January 2009, as a result thereof AND the ASSIGNOR further agrees and covenants with the ASSIGNEE to execute all other documents and/or deeds and to do all acts, things and deeds as may be necessary to complete and make perfect the title of the ASSIGNEE to the said Flat.

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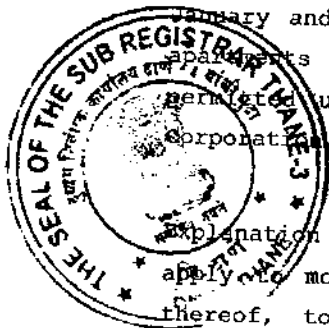


The ASSIGNEE doth covenant with the ASSIGNOR and undertakes that the ASSIGNEE shall not without the previous permission in writing of the CIDCO sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his interest therein or part wholly or partly with the possession of the demised premises. The ASSIGNEE shall perform to the satisfaction of the Corporation the following covenants:

1. The ASSIGNEE pays to the Corporation additional price in consideration of such permission.
2. IN the instrument by which the ASSIGNEE shall transfer the demised premises, the ASSIGNEE shall impose upon the person to whom the demised premises are so transferred to perform and observe to the Corporation all the conditions and covenants of the Lessee granted to him including this covenant.
3. A true certified copy of the instrument of transfer executed between the ASSIGNEE and the Transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

Explanation: (i) "The additional price" means the premium determined by the Corporation in the months of January and July each year in respect of a class of apartments with reference to the carpet area and permitted users and displayed in the office of the Corporation.

Explanation : (ii) Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Govt., a State Govt., a Nationalised Bank, the Life Insurance Corporation of



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India Limited, the Housing Development Finance Corporation Limited, or an employer of the ASSIGNEE or any other financial Institutions as may be approved by the Board of Directors of the Corporation from time to time for the purpose of securing a loan for buying the said property.

SCHEDULE OF LAND

ALL THAT piece or parcel of land situated lying and being Sector-54,56,58 at Nerul, Navi Mumbai, Tehsil Thane, Dist. Thane and bounded as follows:

THAT IS TO SAY :

ON THE NORTH BY :

ON THE SOUTH BY :

ON THE EAST BY :

ON THE WEST BY :

SCHEDULE OF FLAT

Flat No.803 admeasuring 1340.725 sq. ft. area built up area on the eighth floor of the building no.48, together with open parking space No.106 in the SEAWOODS ESTATE Co-operative Housing Society Limited, Seawoods Estates, Phase-II, Part-I, NRI Housing Complex, situated at Sector-54, 56 & 58, Navi Mumbai, Tal. & Dist.Thane.



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*[Handwritten signature]*

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

SIGNED, SEALED AND DELIVERED by the  
withinnamed ASSIGNOR

MR GANESH YADAVA ACHARYA  
in presence of ....



*[Handwritten signature]*

- 1) Neeraj Agarwal
- 2) Sachin Soden

*[Handwritten signatures of Neeraj Agarwal and Sachin Soden]*

SIGNED, SEALED AND DELIVERED by the  
Withinnamed ASSIGNEE

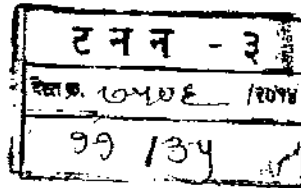
MR ABHAY RAMAKANT KASBEKAR  
In presence of ....



*[Handwritten signature]*

- 1) Neeraj Agarwal
- 2) Sachin Soden

*[Handwritten signatures of Neeraj Agarwal and Sachin Soden]*

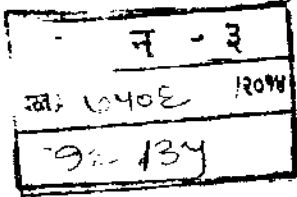


R E C E I P T


RECEIVED from MR ABHAY RMAKANT KASBEKAR, the sum of Rs.1,85,00,000/- (RUPEES ONE CRORE EIGHTY FIVE LACS ONLY) being as full and final payment in respect of sale and consequent transfer of the Flat No.803 admeasuring 1340.725 sq. ft. area built up area on the eighth floor of the building no.48, together with open parking space No.105 in the SEAWOODS ESTATE Co-operative Housing Society Limited, Seawoods Estates, Phase-II, Part-I, NRI Housing Complex, situated at Sector-54, 56 & 58, Nerul, Navi Mumbai, Tal. & Dist.Thane.

MODE OF PAYMENT:

- 1) Rs.20,00,000/- by Cheque no.000030 dated 20<sup>th</sup> August 2014 drawn on HDFC Bank, Jubilee Hills branch, Hyderabad
- 2) Rs.2,05,000/- by Cheque no.649935 dated 16<sup>th</sup> September 2014 drawn on The Royal Bank of Scotland, Banjara Hills branch, Hyderabad.
- 3) Rs.9,50,000/- by Cheque no.000033 dated 16<sup>th</sup> September 2014 drawn on HDFC Bank, Jubilee Hills branch, Hyderabad.
- 4) Rs.10,75,000/- by Cheque no.000007 dated 16<sup>th</sup> September 2014 drawn on HDFC Bank, Jubilee Hills branch, Hyderabad.
- 5) Rs.1,50,000/- by Cheque no.327890 dated 16<sup>th</sup> September 2014 drawn on ICICI Bank Ltd., Punjagutta branch, Hyderabad
- 6) Rs.13,00,000/- by Cheque no.649936 dated 16<sup>th</sup> September 2014 drawn on The Royal Bank of Scotland, Banjara Hills branch, Hyderabad
- 7) Rs.33,35,000/- by Cheque no.000034 dated 9<sup>th</sup> October 2014 drawn on HDFC Bank, Jubilee Hills branch, Hyderabad
- 8) Rs.1,85,000/- towards TDS
- 9) Rs.93,00,000/- by Cheque/D.D. no. 320442 dated 14/11/2014 drawn on HDFC Bank

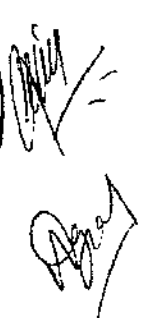


I SAY RECEIVED

  
MR GANESH YADAVA ACHARYA

Witnesses:





**POSSESSION LETTER**

I, MR GANESH YADAVA ACHARYA, Adult, Indian Inhabitant, do hereby CERTIFY AND CONFIRM that I have handed over the peaceful vacant possession of the Flat No.803, on the eighth floor in the building no.48, together with Open Parking Space No.106 in Seawoods Estate Co-operative Housing Society Limited, Phase-II, Part-I, NRI HOUSING COMPLEX, situated at Sector-54, 56 & 58, Nerul, Navi Mumbai, Tal. & Dist. Thane to MR ABHAY RAMAKANT KASBEKAR, the Purchaser as per the Agreement dated 15/11/2014 2014 upon receiving the Agreed consideration as stated therein.

*Ganesh Yadava Acharya*

MR GANESH YADAVA ACHARYA  
VENDOR

Place:  
Date:  
Witness:

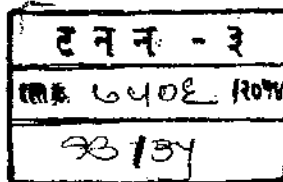
I, MR ABHAY RAMAKANT KASBEKAR, Adult, Indian Inhabitant do hereby CERTIFY AND CONFIRM THAT I have received the peaceful vacant possession of the Flat No.803, on the eighth floor in the building no.48, together with Open Parking Space No.106 in Seawoods Estate Co-operative Housing Society Limited, Phase-II, Part-I, NRI HOUSING COMPLEX, situated at Sector-54, 56 & 58, Nerul, Navi Mumbai, Tal. & Dist. Thane, FROM MR GANESH YADAVA ACHARYA the VENDOR of the Flat No.803 as per the Agreement dated 15/11/2014 2014.



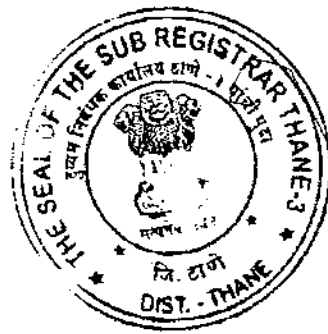
*Abhay Ramakant Kasbekar*

MR ABHAY RAMAKANT KASBEKAR  
PURCHASER

Place:  
Date:  
Witness:



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REF.NO.SECHSL/2014-15/098

Dated: 27<sup>th</sup> October, 2014

To,  
Housing Development Finance Corporation Ltd.,  
Ramon House, H T Parekh Marg,  
169, Backbay Reclamation  
Churchgate, Mumbai 400 020.

Re : Flat / Plot no **48-803** of **Mr. Ganesh Yadava Acharya** in the building called the Seawoods Estate CHS Ltd., situated at Sector- 54,56 & 58, Nerul (w), Navi Mumbai 400706.

Dear Sir,

This is to confirm that the above Society registered under No. NBOM/CIDCO/HSG(TC)/3943/JTR/YEAR-2011-12 dated 24<sup>th</sup> May, 2011 is the owner of the above building pursuant to the conveyance dated Nil registered under No. Nil dated Nil and that the Society has allotted/transferred/agreed to transfer the above flat to **Mr. Abhay Ramakant Kasbekar**.

We hereby assure you that the said flat, as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

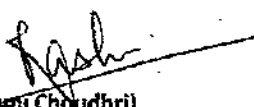
We further confirm that we have a clear, legal and marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof have been paid upto date.

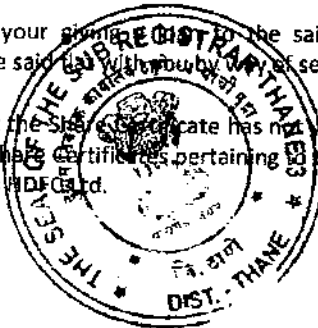
We have no objection to your providing the said allottee/transferee/proposed transferee and his/her/their mortgaging the said flat with the bank by way of security for repayment.

We have to inform you that the Share Certificate has not yet been issued/transferred, and as soon as they are issued/transferred the Share Certificates pertaining to the said allottee/transferee/proposed transferee will be forwarded directly to HDFC Ltd.

Thanking You,

Yours faithfully,  
For Seawoods Estate CHS Ltd..

  
(Rashmi Choudhri)  
Chairperson

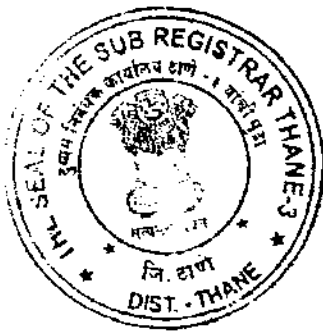


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**SEAWOODS ESTATE CO-OP HSG. SOCIETY LTD.**

Phase II, Sec. 54, 56 & 58, Nerul (W), Navi Mumbai - 400 706. Office Tel.: 022-39345418/19/20/21  
E-mail: info@seawoodsestate.com, Registration No.: NBOM/CIDCO/HSG/(TC)/3943/JTR/YEAR - 2011 -2012

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REF.NO.SECHSL/2014-15/93


Date: 19<sup>th</sup> Oct., 2014

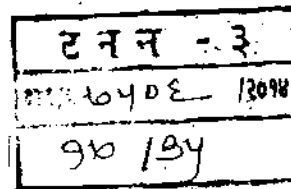
**NO DUES CUM NO OBJECTION CERTIFICATE**

This is to certify that **Mr. Ganesh Yadava Acharya** holding Flat No. 48-803, admeasuring 1340.725.sq.ft built-up area in this Society's building is the members of this Society.

He has paid all the dues of the Society.

This Society has no objection, if Flat No. 48-803 in this Society's building is transferred to the name of **Mr.Abhay Ramakant Kasbekar** from the name of **Mr. Ganesh Yadava Acharya**.

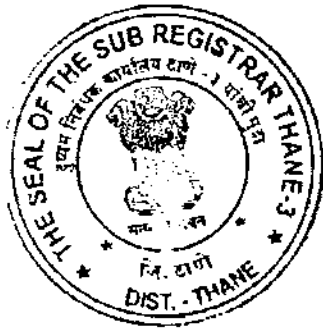
  
(Rashmi Choudhri)  
Chairperson



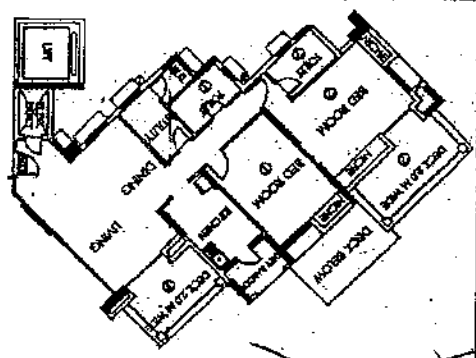
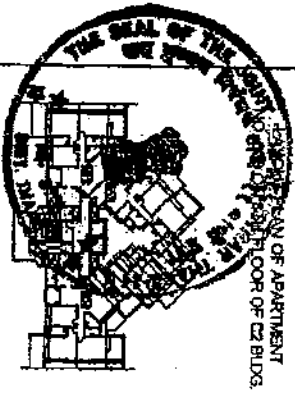
**SEAWOODS ESTATE CO-OP HSG. SOCIETY LTD.**

Phase II, Sec. 54, 56 & 58, Nerul (W). Navi Mumbai - 400 706. Office Tel.: 022-39345418/19/20/21  
E-mail: info@seawoodsestate.com ,Registration No.: NBOM/CIDCO/HSG/(TC)/3943/JTR/YEAR - 2011 -2012

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CONDUIT PLAN OF APARTMENT IN BLDG. C-21111-4-19  
 21111-4-19  
 Room  
 21111-4-19



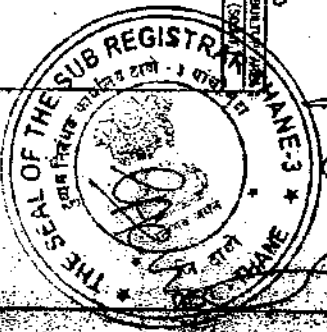
*Signature*  
 MARKING OFFICER  
 CDDCO, 101, CBD, Dhaka  
 MAIN: 9604881-9604814

**BOBO**

AREA STATEMENT (GRT, NET, ACC)

Accommodation	Carpet Area (BUILT UP AREA)	Net Area (GRT)	Acc. Area (GRT)
Living/Pass	30.73	30.73	
Bed Room-1	14.47	14.47	
Bed Room-2	18.48	18.48	
Bed Room-3			
Kitchen	7.31	7.31	
Dry Balcony	2.98	2.98	
W.C.	1.55	1.55	
Utility	3.94	3.94	
TO-1	3.79	3.79	
TO-2	3.87	3.87	
TO-3			
<b>TOTAL AREA</b>	<b>88.87</b>	<b>114.33</b>	
<b>TOTAL (GRT)</b>	<b>938.15</b>	<b>1208.81</b>	

DECK/TERACE - SURFACE AREA :-  
 DECK AREA-1 (GRT) 8.18  
 DECK AREA-2 (GRT) 12.31  
 TOTAL AREA 20.49



**NOTES :-**  
 1. THE CONCLUDED AGREEMENT IS FOR THE BUILT UP AREA.  
 2. FOR THE SAKE OF CONVENIENCE, APPROXIMATE CARPET AREA IS MENTIONED AND ANY MINOR VARIATION IN THE CARPET AREA DOES NOT VIOLATE THE CONCLUDED AGREEMENT.

**ANNEXURE :-**  
**A- TO THE AGREEMENT FOR SALE OF APARTMENT.**  
**B- TO THE DEED OF APARTMENT.**

I, Architect, Hafeez Contractor, do hereby certify that this is an accurate copy of the floor plan shown, designed and prepared by the local authority namely, City and Municipal Development Corporation of Dhaka, Bangladesh. I, the Architect, have inspected the building on location and that the said floor plan and documents of the apartments as per the said plan and drawings are in accordance with the plan and drawings on file with the local authority and that the said plan and drawings are in accordance with the plan and drawings on file with the local authority and that the said plan and drawings are in accordance with the plan and drawings on file with the local authority.

Solemnly affirmed of Dhaka, Bangladesh, this 25th DAY OF JUNE, 2008.

ARCHITECT HAFEEZ CONTRACTOR  
 22/Grand Street, Dhaka-1000, Bangladesh, Dhaka, Bangladesh

Room No. 21111-4-19  
 21111-4-19

Scale plus BIGGER upper floors such build

*Signature*

747-3  
10406 COPY  
20/34



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

## REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : 00-91-22-2202 2509 / 6650 0933

## HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166



Ref. No. CIDCO/NERUL/NRI (II)/2014/ 2210

Date 07/11/2014

To,  
**MR. GANESH YADAVA ACHARYA**  
3<sup>RD</sup> FLOOR, MURLI MAHAL,  
10<sup>TH</sup> CROSS BHAUDAJI ROAD,  
MATUNGA (C.R) MUMBAI- 400 019.

Sub : Grant of Permission to Transfer your Apartment No. B-NL-SW2/48/803,  
on the 08<sup>th</sup> floor, in building No.48 in Seawoods Estate,  
Sector-54, 56 & 58, Nerul, Navi Mumbai.

Sir/Madam,

Please refer to your letter received on dated 21/10/2014.

Since you have paid a sum of Rs.1,40,600/- towards the Transfer Charges the Corporation is pleased to permit you to transfer the aforesaid Apartment to **MR. ABHAY RAMAKANT KASBEKAR** subject to the following terms and Conditions :-

- 1) The transfer shall be effected after obtaining permission of the Competent Authority under Urban Land (Ceiling & Regulation ) Act 1976 by a regular conveyance according to law at the cost of the parties.
- 2) The conveyance shall be registered with the Sub-Registrar of Assurance within 90 days i.e. on or before 09/02/2015.
- 3) The conveyance shall contain the following covenant.

A. The purchaser shall not sell, assign, mortgage underlet or otherwise transfer wholly or partly the said premises save and except with the written permission of the Corporation. Which permission shall be refused if the purchaser performs or is willing to perform the following conditions, that is to say :

In the instrument by which the purchaser shall transfer the said premises, the purchaser shall impose upon the person to whom the said premises are transferred to perform and observe all the conditions and covenants of the lease granted to him including this covenant.

Contd. ....page 2

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र न न - ३ / २०१४
२९ / १३४

(2)

- 4) A true certified copy of the instrument of transfer executed between the purchaser and the transferee is deposited with the Assistant Estate Officer of the Corporation within seven days from the date of its execution.
- 5) You shall obtain any other permission, as may be required by any other Statute or law being in force.

The permission hereby granted shall lapse and shall be of no effect if the Deed of Apartment for the tender transfer or conveyance of the apartment is not executed and lodged for registration with Sub Registrar of Assurance on or Before Dt. 20/01/2015 and a certified copy with its registration No. and date is deposited with the corporations in the Estate Section within seven days from the time of such registration for effecting consequential changes in our record.

We will appreciate if you kindly note that the Share money and deposits paid by you and Service Connection Charges if any paid to the M.S.E.B. Which are attached to the apartment stands transferred with the apartment consequent on the above sale and no claim for refund of these amounts will be entertained.

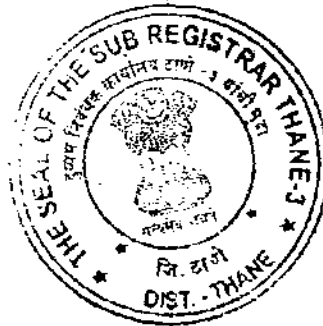
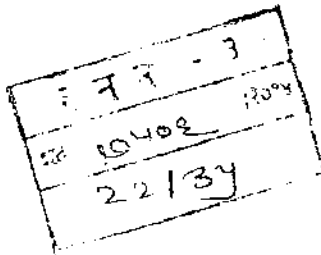
Thanking you,

Yours faithfully,



ASSTT. ESTATE OFFICER  
(NERUL/SANPADA)  
Assistant Estate Officer  
MDCO Ltd. Nerul/Sanpada

C. C. to : MR. ABHAY RAMAKANT KASBEKAR  
FLAT NO.803, BLDG NO.48,  
SECTOR-54, 56 & 58, NRI COMPLEX,  
SEAWOODS ESTATE, PHASE-II,  
NERUL, NAVI MUMBAI.



**Taxpayer's Counterfoil**

PAN No : AANFK0522G  
BSR Code Date Of Receipt Chalan Sr No  
CIN : 0510306 10112014 42642  
Received From : ABHAY RAMAKANT KASBEKAR  
Debit to A/c : 03171930000092 -JUBILEE HILLS  
Basic Tax : INR 185000  
Surcharge : INR 0  
Edu Cess : INR 0  
Others : INR 0  
Penalty : INR 0  
Interest : INR 0  
Fee : INR 0  
For Rs. : INR 185000  
Rs.(in words) : INR ONE LAKH(S) EIGHTY FIVE THOUSAND ONLY  
Drawn on : HDFC Bank-777  
For the assessment year : 2015-16  
Major Head : 0021 INCOME-TAX (OTHER THAN COMPANIES)  
Minor Head : 800 TDS on Sale of Property  
Transaction Date : 2014-11-10 13:34:17.0  
1850000  
20082014  
AABFA0431E  
AB3900853  
HYDERABAD  
TELANGANA

Note :

1) Any payments made after 23:00 hours will be accounted for on the next working day in Mumbai.

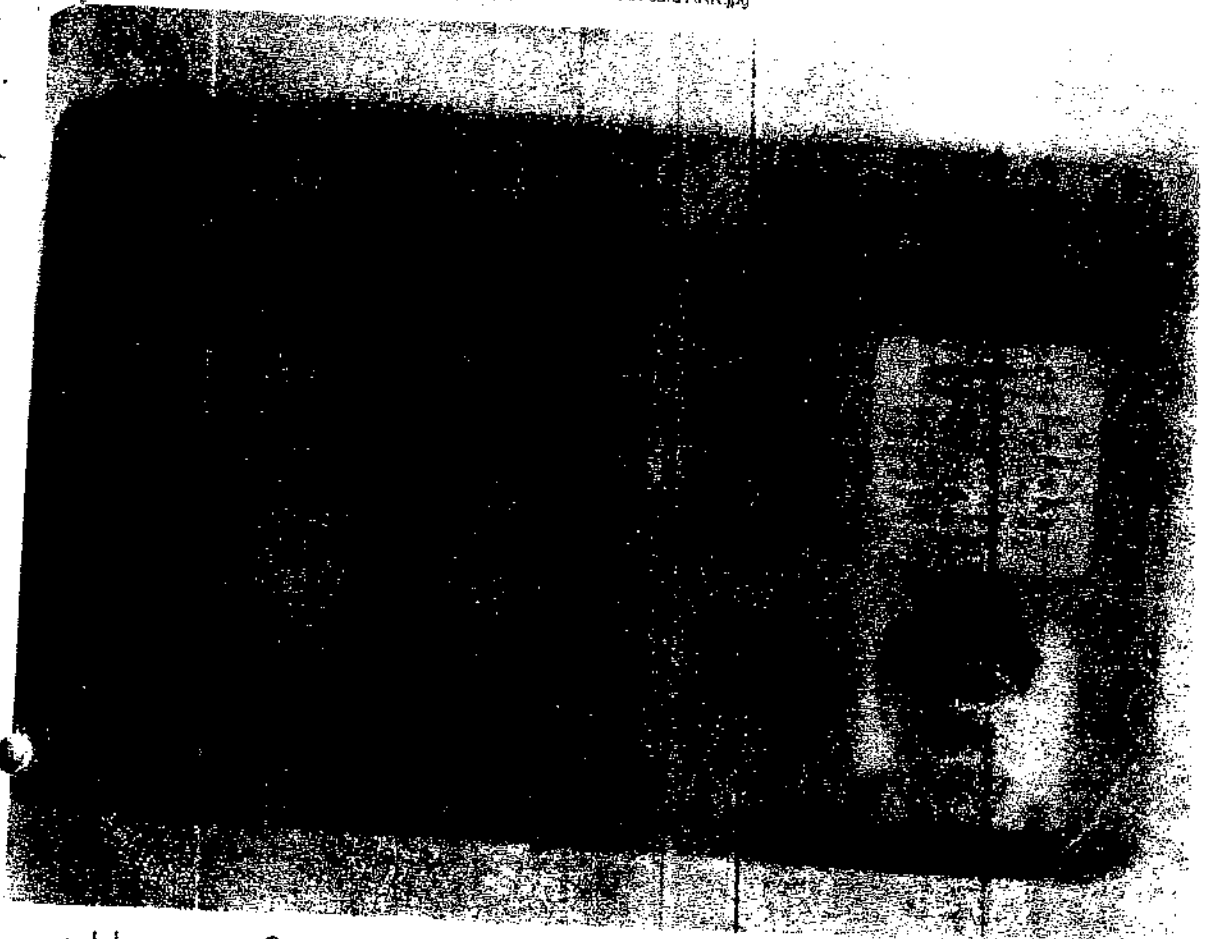


टनन - ३  
क्र. ७५०६ / २०१४  
२३/३५

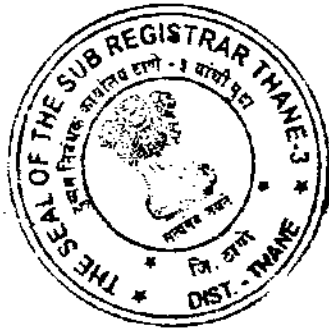
द्विन - ३
२०४/३४
२०४/३४





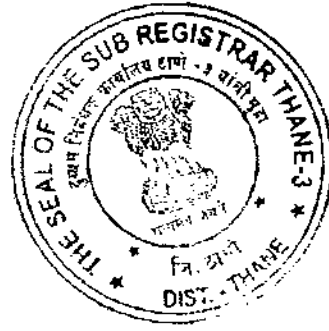


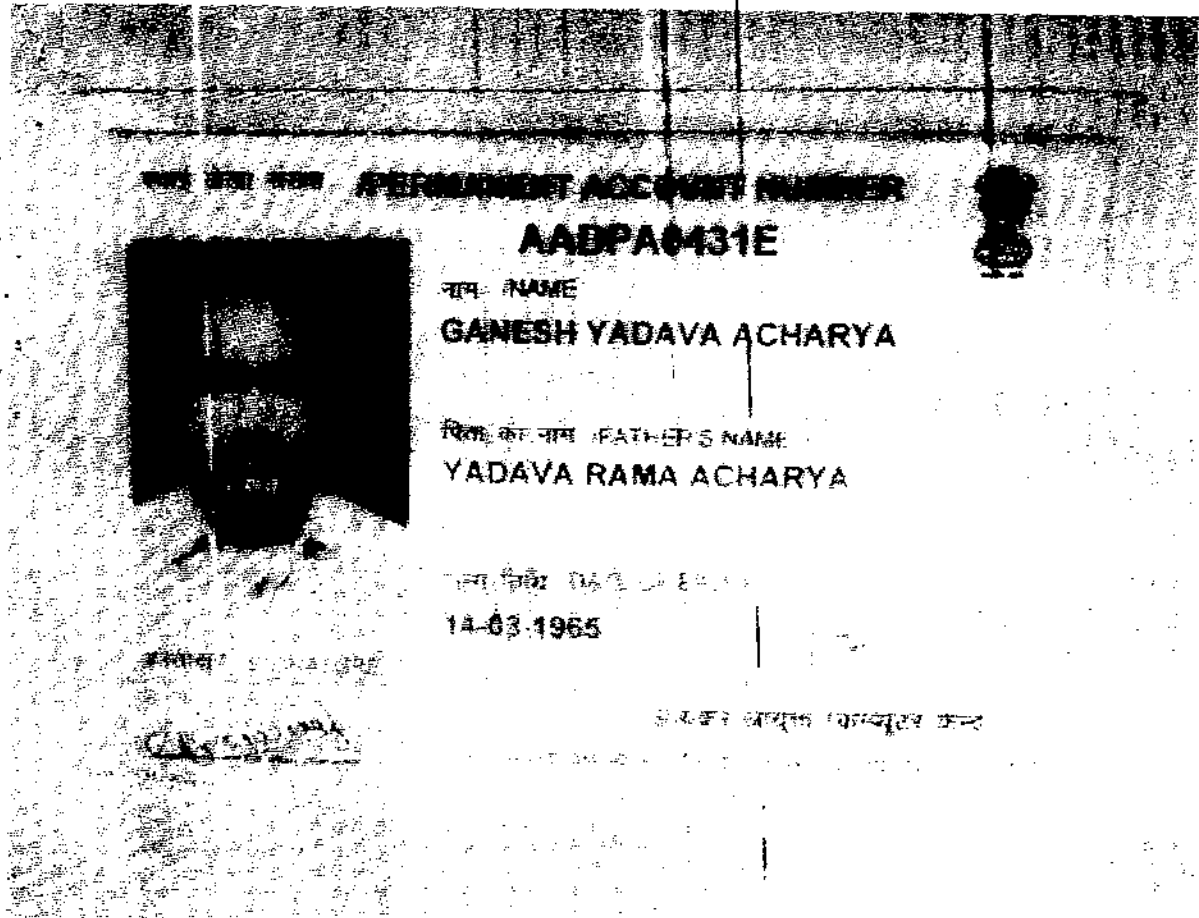
Address :- 201, SV Mansion, Road no 14  
Banjara hills, Hyderabad 500 034



ट न न - ३
दल B. 1040E / 2098
24/12/94

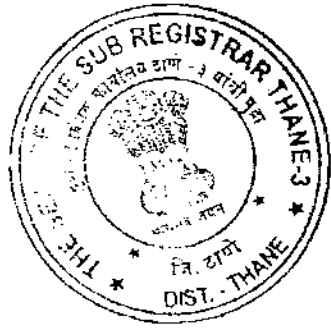
दृ. नं - ३
क्र. ७५०६
२६/३५





टनन - ३
दस्तावेज क्र. 104108 / 2014
26/34

30/08/1934  
RC 34



THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No. MH43 2885008785 DOI 11-03-2003  
 Valid Till 10-03-2023 (MAY)

DLD 16-03-2008  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 GOV. DOI  
 MCWG 11-03-2003  
 LRV 11-03-2003

DOB 16-01-1985 BG B+

Name NEERAJ AGARWAL  
 S/D/W of ANAND AGARWAL  
 Add e-INDIA, SEC-3, VASHI  
 ROVI MUMBAI  
 PIN 400705  
 Signature & ID of  
 Issuing Authority MH43 2885254

Signature/Thumb  
 Impression of Holder

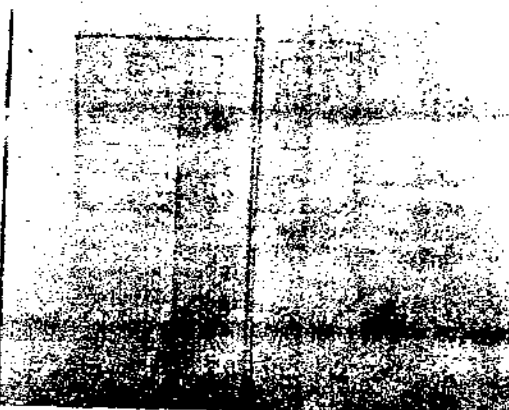
नरविन मोहंराम सुतार  
 Sachin Mohram Sutar  
 जन्म वर्ष / Year of Birth : 1984  
 पुरुष / Male

5038 8203 9530

आधार - सामान्य माणसाचा अधिकार



रान - 3  
 वस्तु BLO40E 12098  
 22/134



टनस - ३
दि. ३०/०९, २०१४
३०/०९



**घोषणापत्र / झापथपत्र**

मी / आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रण, म. रा. पुणे यांचे १०.११.२०१३ रोजीचे परिपत्र वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेला दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे अथवा दुबारा विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे अहून याची आम्ही स्वतः खात्री करून या दस्ता सोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

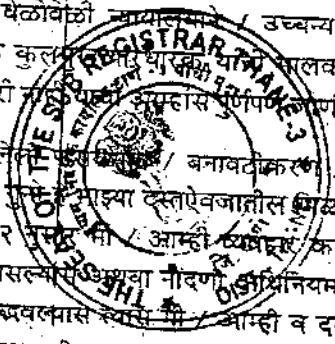
सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हात आहे व फक्त कुलमुखत्यारपत्र अद्यापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेल्या व्यवहारास अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारांसमक्ष निष्पादित केलेला आहे.

या दस्ता सोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कामदपत्रे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयांची भनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व घेळोवेळी न्यायालयाने / उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यारधारक मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी आहे. आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली कोणत्याही बनावटकरणे / संगनमत व त्वष्ट अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे याच्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही व्यंग्रहण कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्याचे अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक व देणारे जबाबदार राहणार आहोत याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ बर्काच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे ही घोषणापत्र / झापथपत्र दस्ताचा भाग म्हणून जोडत आहोत.



दस्ता क्र. ७५०६  
३९.३५

*Gemmy*  
लिहून देणार

*[Signature]*  
लिहून घेणार

१	
१६०२१	१६२२
६ - ११२	

पान - ३  
दि. ०५/०६/२०२१  
३२/३५





Summary] (GoshwaraBhag-1)

75/7506

शनिवार, 15 नोव्हेंबर 2014 9:14

म.पू.

दस्त गोशवारा भाग-1

टनन3 23194

दस्त क्रमांक: 7506/2014

दस्त क्रमांक: टनन3 /7506/2014

बाजार मूल्य: रु.

1,21,00,000/-

मोबदला: रु. 1,85,00,000/-

भरलेले मुद्रांक शुल्क: रु.11,10,000/-

दु. नि. सह. दु. नि. टनन3 यांचे कार्यालयात

पावती:7925

पावती दिनांक:

अ. क्र. 7506 वर दि.15-11-2014

15/11/2014

रोजी 9:05 म.पू. वा. हजर केला.

सादरकरणासंदर्भ नाव: अभय रमाकांत कसबेकर - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

दस्त हजर करणाऱ्याची सही:

एकुण: 30700.00

*cel*

Joint Sub Registrar Thane 3



*cel*

Joint Sub Registrar Thane 3

दस्ताचा प्रकार: करारनामा

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

शिकका क्र. 1 15 / 11 / 2014 09 : 05 : 44 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 15 / 11 / 2014 09 : 07 : 12 AM ची वेळ: (फी)



15/11/2014 9 19:14 AM

दस्तावेज गोपनीयता भाग-2

दस्तावेज क्रमांक 3/7506/2014

दस्तावेज क्रमांक: 7506/2014

दस्तावेज क्रमांक : दस्तावेज/7506/2014

दस्तावेजाचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: गणेश यादव आचार्य - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 803, बिल्डींग नं. 48, सीव्हेस फ्लॉट 2, पार्ट 1, सेक्टर 54, 56 व 58, नैरुड, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, पिन नंबर: AABPA0431E	लिहून देणार वय: 49 स्वाक्षरी:-		
2	नाव: अभय रमाकांत कसबेकर - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 201 एस व्ही. मेन्शन रोड नं. 14, बंजारा हिल्स, हैदराबाद, ब्लॉक नं. -, रोड नं. -, पिन नंबर: AANPK9522G	लिहून देणार वय: 49 स्वाक्षरी:-		

वरील दस्तावेज करून देणार तथाकथित करारनामा चा दस्तावेज करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ: 15 / 11 / 2014 09 : 09 : 07 AM

ओळख:-

खालील इमम असे निवेदीत करतात की दस्तावेज करून देणा-यांना व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: निरज अगरवाल - वय: 29 पत्ता: सेक्टर 03, वाशी, नवी मुंबई. पिन कोड: 400703	स्वाक्षरी		
2	नाव: सचिन सुतार - वय: 30 पत्ता: सेक्टर 31, वाशी, नवी मुंबई. पिन कोड: 400703	स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 15 / 11 / 2014 09 : 09 : 58 AM

शिक्का क्र.5 ची वेळ: 15 / 11 / 2014 09 : 11 : 39 AM नोंदणी पुस्तक 1 मध्ये