

①

1604

SANDEEP SARKAR & ANR.

... Transferors

AND

ARCHANA MANOJ GUPTA.

... Transferee

~~ms~~

DEED OF SALE AND TRANSFER

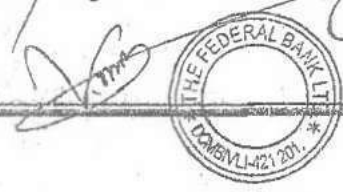
Flat No. 1604,

Tower B, Ashok

Tower, Dr. B.A. Road,

Parel, Mumbai - 400 012

original with our  
Custody due to housing loan



**SANDEEP SARKAR & ANR.**

...Transferors

AND

**ARCHANA MANOJ GUPTA.**

...Transferee



**DEED OF SALE AND TRANSFER**

***Flat No. 1604,***

***Tower B, Ashok***

***Tower, Dr. B.A. Road,***

***Parel, Mumbai - 400 012***



Thursday, June 02, 2016  
10:27 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6051 दिनांक: 02/06/2016

गावाचे नाव: परेल-शिवडी  
दस्तऐवजाचा अनुक्रमांक: बबई-5378-2016  
दस्तऐवजाचा प्रकार : ऑन्रीमेंट टू सेल  
सादर करणाऱ्याचे नाव: अर्चना मनोज गुसा

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 740.00

प्रधानी संख्या: 37

DELIVERED

एकूण: ₹. 30740.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
10:46 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-२

बाजार मूल्य: ₹. 9721800/-  
मोबदला ₹. 15000000/-  
भरलेले मुद्रांक शुल्क : ₹. 750000/-

सह दुय्यम निबंधक  
मुंबई शहर क्र. २

- 1) देयकाचा प्रकार: e: 3TR/SimpleReceipt रकम: ₹. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000323882201617S दिनांक: 02/06/2016  
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 740/-

DELIVERED



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन - 2016-2017

1. दस्ताचा प्रकार :- DEED OF SALE AND TRANSFER अनुच्छेद क्रमांक :- 25 (D)(B)
2. सादरकर्त्याचे नाव :- MRS. ARCHANA MANOJ GUPTA
3. तालूका :- MUMBAI
4. गावाचे नाव :- PAREL-SEWREE
5. नगर भूमापन क्रमांक :- C.S. NO. 63/74
6. मूल्यदर विभाग (झोन) :- ~~11/83~~ 11/81
7. मिळकतीचा प्रकार :- खुलीजमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ. मी. दर :- — 215000/-
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफल :- 38.55 चौ. मी. बिल्ट अप / कम्पेड
9. कारपार्किंग :- ONE गच्ची :- NIL चौ. फूट बिल्ट अप पोटमाला :- NIL
10. मजला क्रमांक :- 16<sup>TH</sup> Floor उदवाहन सुविधा :- नाही
11. बांधकाम वर्ष :- 2010 घसारा :- NIL
12. बांधकाम प्रकार :- आर. सी. सी / इतर पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शन सुचना क्रमांक :- 6 ज्यान्वये विस २०१६
14. निर्धारित केलेले बाजार मूल्य :- = Rs.97,21,800/  
38.55 X 215000/- X10% = RS.91,17,100/- ...A  
11.15 X 215000 X 25% = RS. 6,04,700/- ...B  
A + B = RS.97,21,800/-
15. दस्ता मध्ये दर्शविलेली मोबदला :- RS.1,50,00,000/-
16. देय मुद्रांक शुल्क :- 7,50,000/- भरलेले मुद्रांक शुल्क :- 7,50,000/-
17. देय नोंदणी फी :- 30,000/-



ms

313 sq.ft. Carpet area  
@ 38.55 sq.mt. built up

|         |      |      |
|---------|------|------|
| वजई - २ |      |      |
| लिपीक   | १३७८ | १ ३७ |
| २०१६    |      |      |

हमीपत्र

सह दुय्यम निबंधक

सदरच्या हमीपत्राद्वारे असे घोषित करण्यात येते की, या दस्तासोबत निवासी या स्थावर मिळकतीसोबत वाहनतळ विकत देण्यात/विकत घेण्यात आलेले नाही.

लिहून देणारा

लिहून देणारा



|          |   |    |
|----------|---|----|
| २०२५ - २ |   |    |
| ५३०८     | २ | ३० |
| २०२५     |   |    |

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

14072033157454

Bank/Branch: PNB/FORESHORE RD NARIMAN  
 POINT (1232)  
 Pmt Trn id : 160416M925137  
 Pmt DtTime : 16-04-2016@03:59:22  
 ChallanIdNo: 03006172016041350503  
 District : 7101/MUMBAI

Stationery No: 14072033157454  
 Print DtTime: 16-04-2016@16:30:58  
 GRAS GRN : MH0003238822016179  
 Office Name : IGR183/BOM2\_JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS  
 StDuty Amt : R 7,50,000/- (Rs Seven, Five Zero, 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 Consideration: R 1,50,00,000/-  
 Prop Descr : 1604,,ASHOK TOWERS-A,DR B A ROADPAREL,MUMBAI,Maharashtra

Duty Payer: (PAN-ALIPG7821L) ARCHANA GUPTA  
 Other Party: (PAN-AAZPS7720C) SANDEEP



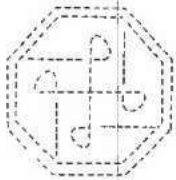
Bank official Name & Signature

Bank official Name & Signature

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



|           |   |    |
|-----------|---|----|
| शुद्ध - २ |   |    |
| ५३७८      | ३ | ३७ |
| २०१६      |   |    |



|          |   |    |
|----------|---|----|
| पत्र - २ |   |    |
| १३७८     | ४ | ३० |
| २०१६     |   |    |

|          |   |    |
|----------|---|----|
| पत्र - २ |   |    |
| ५३६      | ५ | ३६ |
| २०२६     |   |    |

THIS DEED OF SALE AND TRANSFER made at Mumbai this 10<sup>th</sup> day of April 2016;

*Archana Gupta*

**BETWEEN**

(1) SANDEEP SARKAR & (2) MONICA DASGUPTA, all adults of Mumbai, Indian Inhabitants, having their address at Flat No. 1203, Tower-A, Raheja Vivarea, Jacob Circle, Mahalaxmi, Mumbai – 400 011, hereinafter collectively referred to as “the Transferors” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, legal representatives, executors and administrators) of the One Part;

**AND**

ARCHANA MANOJ GUPTA, an adult of Mumbai, Indian Inhabitants, residing at Flat No. 308, Tower 'B', Ashok Towers, Dr. S.S. Rao Road, Parel, Mumbai – 400 012, hereinafter referred to as “the Transferee” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, legal representatives, executors and administrators and assigns) of the Other Part.

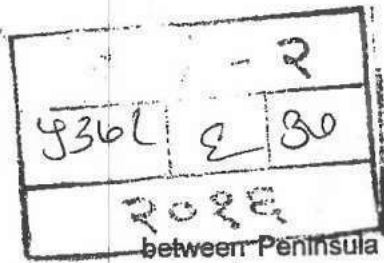
**WHEREAS,**

- A. By an Agreement for Sale dated 8th December, 2006, duly registered with the office of the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE2-12358-2006 on 22.12.2006, entered into by and



*Archana Gupta*  
1 MDG *[Signature]*





between Peninsula Land Limited, therein and hereinafter referred to as "the Developers" of the One Part and the (1) SANDEEP SARKAR & (2) MONICA DASGUPTA therein referred to as "the Purchasers" of the Other Part (hereinafter referred to as "the MOFA Agreement"), (1) SANDEEP SARKAR & (2) MONICA DASGUPTA purchased and acquired from the Developers an apartment bearing No. 1604, having Carpet Area admeasuring 313 sq. ft., i.e. 29.08 sq. mtrs., and Built-up Area of 415 sq. ft. i.e. 38.55 sq. mtrs, hereinafter referred to as "the Flat" on the 16<sup>th</sup> floor of Tower 'A' of the building known as 'Ashok Towers', hereinafter referred to as "the Building" situated at Dr. Baba Saheb Ambedkar Road/ Dr. S.S. Rao Road, Parel, Mumbai 400 012, together with the exclusive right to use 1 (One) Stilt Car Parking space bearing No. 1111 at P1 Level, hereinafter referred to as "the Car Parking Space", in the parking area of the said Building, more particularly described in the First Schedule hereunder written, for the consideration and on the terms and conditions set out therein.

- B. The various unit/flat transferee of the Building have formed a co-operative society by the name of Ashok Tower Co-operative Housing Society Limited, bearing Reg. No. MUM/W F-S/HSG/TC/9211/ YEAR 2015, hereinafter referred to as "the Society". Upon an application being made by the Transferors to the Society, the Society has issued 10 (ten) fully paid-up shares of the face value of Rs. 50/- (Rupee Fifty only) each, bearing Distinctive Nos. 1191 to 1200 (both inclusive) held



Archana Gupta  
MDG

|          |   |    |
|----------|---|----|
| वर्क - २ |   |    |
| ५३०८     | ८ | ३० |
| २०१६     |   |    |

under Share Certificate No. 120 dated 16<sup>th</sup> June, 2013 to the

Transferors, hereinafter referred to as "the Shares". In addition to the Share, Flat and the Car Parking Space, the Transferors are entitled and authorized to make use of various amenities provided by the Society and have contributed towards different funds maintained by the Society.

C. The Shares, the Flat and the Car Parking Space and rights of membership of the Society including right to use amenities provided by the Society, funds with Society, deposits with utility companies, sinking funds, repair funds etc. are hereinafter collectively referred to as "the Premises".

D. Upon negotiations between the Transferors and the Transferee, the Transferors have agreed to sell and the Transferee has agreed to purchase from the Transferors, the Premises, at or for a sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs Only) and upon certain terms and conditions as hereunder set out.

F. That the Transferors have since obtained from the Society its No Objection Certificate (NOC), granting permission and/or no objection to the Transferors to transfer the Premises to the Transferee.

G. The Transferors have agreed to execute this Deed of Sale and Transfer for the absolute and irrevocable sale, transfer and assignment of all their rights, title and interest in the Premises in favour of the Transferee as hereinafter appearing.



Archanal Gupta  
 M.Dey

|          |   |    |
|----------|---|----|
| पत्र - २ |   |    |
| 4360     | ← | 30 |
| २०१३     |   |    |

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES  
HERETO AS FOLLOWS:**

1. The recitals contained hereinbefore shall form and be treated as an integral part of the operative portion hereof.
2. The Transferors hereby sell, transfer and grant ownership rights to the Transferee and the Transferee hereby purchases and acquires from the Transferors all benefits and the right, title and interest of the Transferors into, upon or in respect of the Premises viz. 10 (ten) fully paid-up shares of the face value of Rs.50/- (Rupees fifty only) each, bearing Distinctive Nos. 1191 to 1200 (both inclusive) held under Share Certificate No. 120 dated 16<sup>th</sup> June, 2013, hereinafter continued to be referred to as **"the Shares"** and incidental to holding of the Shares, the right to use and occupy Fiat No. 1604 admeasuring 313 sq. ft. (carpet area) equivalent to 29.08 sq.mtrs. and admeasuring 415 sq. ft. (built-up area) equivalent to 38.55 sq.mtrs., hereinafter continued to be referred to as **"the Flat"** on the 16<sup>th</sup> Floor of Tower 'A' of the building known as 'Ashok Towers', hereinafter continued to be referred to as **"the Building"** situate at Dr. S.S. Rao Road/ Dr. Ambedkar Road, Parel, Mumbai – 400 012 together with 1 (one) stilt car parking space bearing No. 1111 at P1 level, hereinafter continued to be referred to as **"the Car Parking Space"** in the parking area of the Building and more particularly described in the First Schedule

hereunder written, at and for an aggregate consideration of Rs.



*Archana*  
MDY

|         |   |    |
|---------|---|----|
| बका - २ |   |    |
| ९३७८    | ८ | ३७ |
| २०१६    |   |    |

1,50,00,000/- (Rupees One Crore Fifty Lacs Only), hereinafter referred to as "the Total Purchase Consideration". The Transferee shall be liable to deduct a sum of Rs. 1,50,000/- (Rupees One Lacs Fifty Thousand only) being the Tax Deducted at Source @ 1 % of the Total Purchase Consideration paid under this Deed as per the extant Income Tax Act.

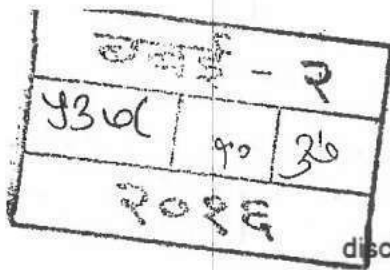
3. It is agreed that the Total Purchase Consideration mentioned herein above includes all the benefits in respect of the Premises viz. the Shares, the Flat, the Car Parking Space and rights of membership of the Society including right to use amenities provided by the Society, funds with Society, deposits with utility companies, sinking funds, repair funds etc. and on completion of sale as contemplated herein, the Transferors shall have no right, title or interest of any nature whatsoever therein and the same shall be deemed to have been transferred to the Transferee.
4. The Total Purchase Consideration has been paid by the Transferee to the Transferors in the following manner:-

- (i) balance consideration amount of Rs. 1,48,50,000/- (Rupees One Crore Forty Eight Lacs Fifty Thousand only) which has been paid by the Transferee to the Transferors simultaneously on execution and registration of these presents, the payment and receipt whereof the Transferors do and each of them doth hereby admit, acknowledge and confirm and do release,



*Archana Upty*

*MDG*



discharge and exonerate the Transferee of and from the payment of the same) as under:

- (a) Manager's Cheque/Pay Order No. 669091 for Rs. 1,03,95,000/- (Rupees One Corer Three Lacs Ninety Five Thousand only) dated 01.06.16 drawn on Federal Bank Dombivl Branch, in favour of Transferor No. 1 i.e. Mr. Sandeep Sarkar.
- (b) Manager's Cheque/Pay Order No. 669088 for Rs. 44,55,000/- (Rupees Forty Four Lacs Fifty Five Thousand only) dated 01.06.16 drawn on Federal Bank Dombivl Branch, in favour of Transferor No.2 i.e. Monica Dasgupta.
- (iii) A sum of 1% viz. Rs. 1,50,000/- (Rupees One Lac Fifty thousand only), deducted by the Transferee from the full purchase price and sale consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs only), as TDS as required under Section 194 IA of Income Tax Act 1961 and deposited with the Government, Certificate copies of which will be provided to the Transferors. The T.D.S. deducted for Transferor No.1 i.e. Mr. Sandeep Sarkar is Rs. 1,05,000/- (Rupees One Lacs Five Thousand only) and T.D.S. deducted for Transferor No.2 i.e. Monica Dasgupta is Rs. 45,000/- (Rupees Forty Five Thousand only).



*Archana Kurtey*  
*MDG*

|           |    |    |
|-----------|----|----|
| ST 57 - 2 |    |    |
| 43106     | 29 | 30 |
| 2025      |    |    |

5. Simultaneously on receipt of the balance consideration, the Transferors have handed over vacant and peaceful possession of the Premises along with all original title deeds and other incidental documents in respect of the Premises and as set out in the Second Schedule hereunder written.
6. Upon realization of Total Purchase Consideration mentioned hereinabove paid by the Transferee to the Transferors, all the right, title, interest, property claim and demand of the Transferors in the Premises shall stand transferred, released and relinquished by the Transferors in favour of the Transferee and the same shall forthwith vest in and belong to the Transferee and to the exclusion of the Transferors and all persons claiming by, through, under or in trust for the Transferors.
7. The Transferors do and each of them doth hereby further agree, declare and undertake that:
  - a) the Transferors jointly are absolutely seized and possessed of, and well and sufficiently entitled to the Premises, free from all claims and encumbrances;
  - b) the Transferors (or any of them) have not entered into any agreement for sale, disposal or letting out and/or created any right, title and interest of any nature whatsoever (whether by way of lien, charge, possession, easement, gift, trust,



*Archana Chavhan*

*MDe*

|         |       |
|---------|-------|
| बवई - २ |       |
| १३०८    | १२/६० |
| २०१६    |       |

exchange, mortgage, tenancy, license) in respect of the Premises (or any part thereof) with/ in favour of any other person or entity;

- c) the Transferors jointly have good right, marketable title, full power and absolute authority to deal with and dispose off the Premises (and every part thereof) and no other person or entity has any right, title or interest in respect of the Premises (or any part thereof);
- d) the Premises are not affected by any *lis pendens* or insolvency proceedings and/or any proceedings before any court of law, tribunal, judicial or quasi-judicial or otherwise, and/or any prohibitory orders from Income Tax Department or any other taxation authorities;
- e) there are no insolvency proceedings and/or actions and/or suits and/or proceedings before any court of law, tribunal, judicial authority, quasi-judicial authority, local authority or otherwise, attachment, and/or any orders from Income Tax Department or any other taxation authorities which affect the Premises (or any part thereof);
- f) no notice of requisition and/or acquisition and/or of any claim, demand, charge or otherwise has been received in respect of the Premises (or any part thereof) till date;



Archana  
SMDG

|                 |    |    |
|-----------------|----|----|
| कॉन्ट्रैक्ट - २ |    |    |
| ५३०८            | ७३ | ३० |
| २०२६            |    |    |

- g) the Transferors have not created any encumbrances or third party interest in or against the Premises and the same is free from all encumbrances or charges.
- h) they have not received any notice either from Income Tax or Wealth Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the Premises.
- i) there are no claims of any nature whatsoever by any person or persons or by Government, Municipal Corporation of Greater Mumbai (MCGM) or any other person or authority in or upon or against the Premises and the title of the Transferors to the Premises is clear and marketable.
- j) the Transferors have paid all the dues and outgoing in respect of the Premises upto 30.04.2016 and there are no arrears against them regarding municipal taxes, common area maintenance, outgoing, electricity charges, telephone and other charges in respect of the Premises.
- k) the Transferors have not obtained any Housing Loan from any bank, financial institution or any private party on security/mortgage or otherwise of the Premises and there is no pending encumbrance or right whatsoever subsisting in favor of any other person in respect of the Premises.



Anchana [Signature]

[Signature]



|        |    |    |
|--------|----|----|
| 2008-2 |    |    |
| 9300   | 92 | 36 |
| 2008   |    |    |

they have faithfully observed, performed and complied with the terms and conditions contained in the hereinbefore mentioned Agreement for Sale dated 8th December, 2006 mutually agreed by and between them and the Developers to the extent the same were to be observed, performed and complied with by them and in any event, there is no subsisting breach of any of the said terms or provisions on the date hereto and the said Agreement for Sale dated 8th December, 2006 is still valid and subsisting and the same has not been terminated, revoked or cancelled at any time.

- m) there are no suits, applications (including any probate applications) no litigations, civil or criminal or any other proceedings whatsoever pending in respect of the premises and / or affecting the said Premises.
- n) neither the Government nor any public authority has issued any order under The Income Tax Act, 1961, The Wealth Tax Act, 1957 or under any other statute restraining them from selling or disposing-off the Premises and there is no attachment or other prohibitory order issued by any competent Court or any Government or other authority preventing or restraining them from selling or disposing-off or transferring the Premises as contemplated under these presents.



Ancharal *[Signature]*  
 MDe

|        |    |    |
|--------|----|----|
| 2006-2 |    |    |
| 9366   | 93 | 30 |
| 2006   |    |    |

- o) as far as they are aware, there are no other circumstances or factors within their knowledge preventing them from selling or disposing-off the Premises to the Transferee herein, in the manner contemplated under these presents.
- p) the Transferors have paid full and the entire purchase consideration including various charges and deposits as per the agreement for Sale dated 8th December, 2006 to the Developers and (1) Sandeep Sarkar & (2) Monjica Dasgupta for the purchase of the Premises towards consideration for the Premises and no part of consideration amount has remained unpaid or outstanding.
- q) save and except the no-objection of the Society (as has already been obtained), as far as the Transferors are aware no permission of any person, entity or authority is required for the sale and transfer of the Premises in favour of the Transferee and if any no-objection is found to be necessary in future, at any time, and required to be obtained by the Transferors, the same will be obtained by the Transferors at their costs. For avoidance of doubt, it is hereby clarified that any permission required from MCGM shall be obtained by the Transferee at her own costs and the Transferors will co-operate with the Transferee in this behalf and



11

*Archana Gupta*  
*MDG*

|      |    |    |
|------|----|----|
| 5-2  |    |    |
| 4366 | 92 | 30 |
| PAGE |    |    |

r) the Transferors have duly observed and performed the by-laws and rules and regulations of the Society, and have paid up to date, their respective contribution of the municipal taxes, water, electricity, maintenance and other charges and outgoings payable by them in respect of the Premises including VAT/Service Tax to the Society the Developer and other concerned government bodies and authorities and to the best of their knowledge, there are no outstanding dues in this regard.

s) if any of the aforesaid declarations turns out to be false or if any person makes any claim in respect of the said Premises and thereby otherwise the Transferee is put to any loss, expenses or prejudice, otherwise the Transferors shall indemnify and keep indemnified and harmless the Transferee against all such loss and expenses. It is hereby clarified that the indemnity provided herein is limited and valid only upto the transfer of the Shares in favour of the Transferee by the Society.

8. The Transferee hereby agrees and covenants with the Transferors, until the realization of the balance purchase consideration, as under:

(a) to regularly pay to the Society the monthly outgoings and other society charges and/or payable to the Statutory Authorities in respect of the Premises as envisaged under this Agreement and/or otherwise from the date of execution hereof; and



*Arshant Lupto*  
*MDG*

|          |    |    |
|----------|----|----|
| 2025 - 2 |    |    |
| 4340     | 90 | 30 |
| 2025     |    |    |

(b) the Transferee shall from the date of execution hereof, hold and enjoy the Premises for residential purpose or as permissible by law in accordance with the provisions of the Rules, Regulations and Bye-laws of the said Society from time to time in force.

9. The Parties have simultaneously on execution hereof, executed the necessary society forms including the letters and undertakings and indemnities.

10. All taxes and other outgoings payable in respect of the Premises including VAT, any interest or Penalty on VAT, Common Area Maintenance Charges and other dues payable to the Society, Electricity Bills, Telephone Bills, any utility bills and other outgoings relating to the Premises, for the period upto execution and registration of this Deed contemplated hereby shall be borne and paid by the Transferors, notwithstanding demand thereof is raised after execution and registration of this agreement. The Transferor hereby undertakes to indemnify and keep indemnified the Transferee in respect thereof AND for the subsequent period shall be borne and paid by the Transferee who shall indemnify and keep indemnified the Transferor in respect thereof. The Transferors hereby undertake to discharge any liabilities to the builder/developers (Peninsula Land Ltd./CBRE/said society, which relates to the period of their membership with the society and has become payable by them after cessation of membership of the said society due to any demand made by the local authority, Government, or by any other authority on any account



*Archer*

*MD9*

|          |    |    |
|----------|----|----|
| पत्र - २ |    |    |
| ५३७८     | १८ | ३० |
| २०१६     |    |    |

(including but not limited to any unpaid VAT and related payments) after cessation of their membership. Thereafter, the Transferee receiving the quiet and vacant possession of the flat will be liable to pay the same to the society. In case the Transferee pay any amount due and payable by the Transferors till the cessation of their membership, the Transferors will reimburse the amount to the Transferee within 60 (sixty) days of the Transferee having paid the same.

10. The Transferors have on or before execution of this Agreement paid the transfer charges payable to the Society. All other charges, taxes, amounts payable to the said Society by whatever name called shall be borne and paid by the Transferee alone.
11. The Transferors hereby undertake and declare that no nomination or will or testamentary declaration in regard to the Premises made by the Transferors if any, is subsisting as on the date of this Deed and if any such nomination, will or testamentary declaration, is subsisting shall hereafter be deemed to be in-operative, cancelled, revoked, withdrawn and shall become null and void. The Transferors shall, at all times, indemnify and keep the Transferee indemnified against any loss, liability, costs and expenses that may be borne, suffered or paid by the Transferee pursuant to any action, proceedings arising out of any claim raised by a person pursuant to any will, nomination or testamentary declaration made by the Transferors or any of them.



Anchana Apte  
 Apte  
 MDey

|          |       |
|----------|-------|
| 2023 - 2 |       |
| 3306     | ge 3u |
| RORE     |       |

12. The Transferee shall deduct tax at source from the Total Purchase Consideration at the rate 1% (one percent) and immediately pay the same to the competent authorities and deliver promptly to the Transferors, the necessary TDS certificate to enable the Transferors to claim credit for the same, within the prescribed period.
13. The Stamp Duty and charges for registration, if any, on this Deed and documents to be executed in pursuance hereof, shall be borne and paid by the Transferee and the Transferors shall not be liable to pay the same.

PAN of the Parties is as under -

| Name                    | PAN          |
|-------------------------|--------------|
| (1) SANDEEP SARKAR      | AAZPS 7720 C |
| (2) MONICA DASGUPTA     | AGSPD 6756 G |
| (3) ARCHANA MANOJ GUPTA | ALIPG 7821 L |

**FIRST SCHEDULE HEREINABOVE REFERRED TO:**  
(Description of the Premises)

The Transferors' right, title and interest in 10 (ten) fully paid-up shares of the face value of Rs. 50/- (Rupees fifty only) each, bearing Distinctive Nos. 1191 to 1200 (both inclusive) in the share capital of Ashok Tower Co-operative Housing Society Limited held under Share Certificate No. 120 dated June, 2013 and incidental to holding of the Shares, the right to use and occupy Flat No. 1604 admeasuring 313 sq. ft. (carpet area) equivalent to 29.08 sq.mts. and admeasuring 415 sq. ft. (built up area) equivalent to 38.55 sq.mts on the 16<sup>th</sup> Floor along with 1 (one) car parking space bearing No.



*Archana Lusty*  
*A. M. Dey*

|           |    |    |
|-----------|----|----|
| शुद्ध - २ |    |    |
| ५३७८      | २४ | ३० |
| २०१९      |    |    |

1111 on P1 level of Tower 'A' in the building known as 'Ashok Towers', situated at Dr. S.S. Rao Road/Dr. Ambedkar Road, Parel, Mumbai – 400 012, lying, being and situate on land bearing Cadastral Survey No. 63/74 and 107 of the Parel Sewri Division, bounded as follows:

- Towards North : Shirodkar Marg;
- Towards South : C. S. No. 107 [part] of Parel Sewri Division  
admeasuring 19,594.27 square mtrs and set back area  
thereto admeasuring 313.33 square mtrs belonging to  
Peninsula Land Limited;
- Towards West : Dr. B. A. Ambedkar Road; and
- Towards East : Dr. S. S. Rao Road.

**SECOND SCHEDULE HEREINABOVE REFERRED TO:**  
**(List of Original Documents and Incidental Documents)**

1. Original Agreement for Sale dated 8th December, 2006, duly registered under Sr. No. BBE2-12358-2006 on 22.12.2006, between "the Developers" and the (1) Sandeep Sarkar & (2) Monica Dasgupta "the Purchasers".
2. Original Share Certificate No. 120 dated 16<sup>th</sup> June, 2013 issued by the Society i.e. the Ashok Tower CHS Ltd.
3. Original No-Objection of the Society to the sale and transfer of the Premises in favour of the Transferee.



Anchona [Signature] MDY

|         |    |    |
|---------|----|----|
| लॉट - २ |    |    |
| ५३७८    | २९ | ३० |
| २०२६    |    |    |

- Original letter to Federal Bank issued by the Society giving NOC for mortgage of the property and confirming that there is no lien or other encumbrance on the Premises.
- Letter of Possession addressed by the Transferors to the Transferee in respect of the Flat;

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day and year first herein before written.

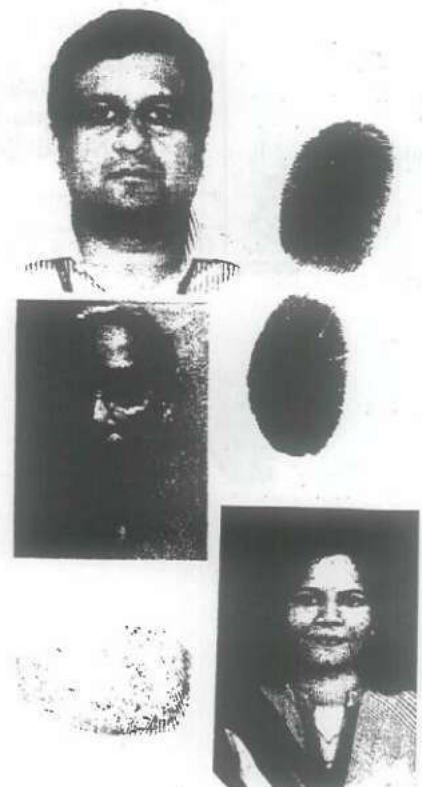
SIGNED AND DELIVERED by the

withinnamed Transferors

(1) SANDEEP SARKAR

*Sarkar*

(2) MONICA DASGUPTA



in the presence of .....

1. Umang P. Puri *Umang P. Puri*

*Monika Dasgupta*

2. Laxman Prasad Dwivedi *Dwivedi*

SIGNED AND DELIVERED by the )

withinnamed Transferee )

ARCHANA MANOJ GUPTA )

in the presence of: ..... )

1. Umang P. Puri *Umang P. Puri*

*Archana Manoj Gupta*

2. Laxman Prasad Dwivedi *Dwivedi*





|            |
|------------|
| २०१६ - २   |
| ४३७८ २२ ३० |
| २०१६       |

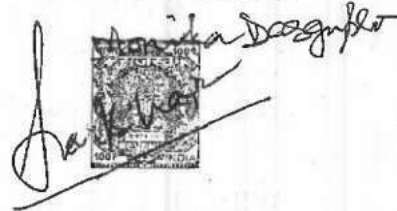
**RECEIPT**

RECEIVED of and from the within named Transferee **ARCHANA MANOJ GUPTA**, a sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs only) being purchase paid under this Deed of Sale and Transfer as under:

| Sr. No.                            | Cheque/Pay Order No.       | Dated      | Drawn On     | Amount (In Rupees) |
|------------------------------------|----------------------------|------------|--------------|--------------------|
| 1.                                 | Manager's Cheque No.669091 | 01.06.2016 | Federal Bank | 1,03,95,000        |
| 2.                                 | Manager's Cheque No.669088 | 01.06.2016 | Federal Bank | 44,55,000          |
|                                    |                            |            | TOTAL TDS    | 1,50,000           |
| (Rupees One Crore Fifty Lacs only) |                            |            | TOTAL        | 1,50,00,000        |

Rs. 1,50,00,000/-

WE SAY RECEIVED

*Archana Manoj Gupta*  


**TRANSFERORS**



9360 23 30  
2026

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
No. EB/370/FS/A 27/11/10

To

M/s. Peninsula Land Limited  
1, Peninsula Spenta,  
Mathuradas Mill Compound,  
Senapati Bapat Marg,  
Lower Parel,  
Mumbai 400 013

Ex. Eng. Bldg. Proposal (City) III  
E Ward Municipal Offices, 3rd Floor,  
10, S. K. Hafizuddin Marg, Byculla,  
Mumbai - 400 080.

Sub: Occupation to the Residential Tower Building "A" in the housing project on plot bearing C.S.No. 63/74 & 107 of Parel Sewree Division, Parel, Mumbai 12 for M/s. Peninsula Land Ltd. known as MGM Unit-1.

Ref: Your Architect's letter dated 9.7.2009.

**WITHOUT PREJUDICE**

Sr,

With reference to above letter, this is to inform you that there is no objection to occupy the Bldg. under reference for Tower "A" comprises of Basement + Podium 1 + Podium 2 + Ground (Pt.) + Stilt (Pt.) + 1<sup>st</sup> to 29<sup>th</sup> upper floors + Service floor + 30<sup>th</sup> (Pt.) + 31<sup>st</sup> (Pt.) floor which is constructed under supervision of Architect Shri Sanjay Razdan (Regn. No.CA/88/10351) and Regd. Structural Engineer Shri Vakil Mehta Sheth (Regn.No.STR/S/139) subject to following conditions :-

1. That the remaining conditions of the amended approval letter dated 6.5.2009 shall be complied.
2. That the remaining conditions of the approved layout dated 20.5.2008 shall be complied.
3. That the B.C.C. shall be submitted.
4. That the certificate under section 270-A of M.M.C. Act should be obtained from H.E.'s department.
5. That the area of setback shall be handed over before asking further C. of Tower D

This occupation permission is granted with full prejudice to rights of M.C.G.M. to take action under Section 353-A of M.M.C. Act if found necessary.

A set of plans duly stamped and signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

*[Signature]*  
27/11/2010  
Dy. Chief Engineer  
(Building Proposal) City

*[Signature]*  
MDG





सत्यमेव जयते

|          |    |    |
|----------|----|----|
| वर्ग - ३ |    |    |
| १३०१     | २४ | १० |
| २०१६     |    |    |

- : नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक :- एमयुएम/डब्ल्यु एफ-एस/एचएसजी/ टीसी/९२११/सन २०१३

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की, अशोक टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड., सी. एस. नं. ६३/७४, १०७, परेल शिवडी डिव्हिजन, डॉ.बी.ए.सेड, परेल, मुंबई-४०० ०१२. ही सहकारी गृहनिर्माण संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१) चा महाराष्ट्र अधिनियम क्रमांक (२४) कलम ९(१) अन्वये नोंदण्यांत आलेली आहे. उपरिनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागीदारी गृहनिर्माण संस्था" आहे.

कार्यालयीन मोहोर :-



दिनांक :- ०६/०५/२०१३

*Pr* 6/5/2013  
(संजय आ. ग्राडेपाटील)

सहाय्यक निबंधक,  
सहकारी संस्था, एफ/एच विभाग, मुंबई

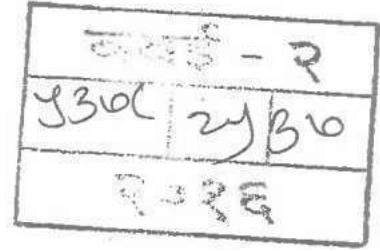


*Anthoni*

*JMD*

July 16, 2009

To  
Mr. Sandeep Sarkar  
Mrs. Monica Dasgupta  
Yes Bank Limited  
Nehru Centre, 9th Floor  
Discovery of India, Dr. A. B. Rd  
Worli, Mumbai - 400 018



Sub: Apartment No. 1604 on the 16th floor in Tower A, Ashok Towers, Parel, Mumbai 400 012 ("Apartment")

Re: Agreement for Sale dated 08<sup>th</sup> December 2006 ("Agreement")

Dear Mr. Sarkar & Mrs. Dasgupta,

This has reference to the above Agreement and in particular to Clause 22 of the said Agreement.

As mutually agreed we hereby confirm the allotment of car park no. '1111' in P1 level at a location indicated in plan annexed hereto ("Car Park"). Accordingly reference to the car parking space in the Agreement may be read to mean the aforementioned Car Park.

Please sign on the duplicate copy of this letter as a token of your acceptance of the above.


Thanking you,

Yours faithfully,  
For PENINSULA LAND LIMITED

  
AUTHORISED SIGNATORY

We agree and confirm

Sandeep Sarkar

  
Monica Dasgupta




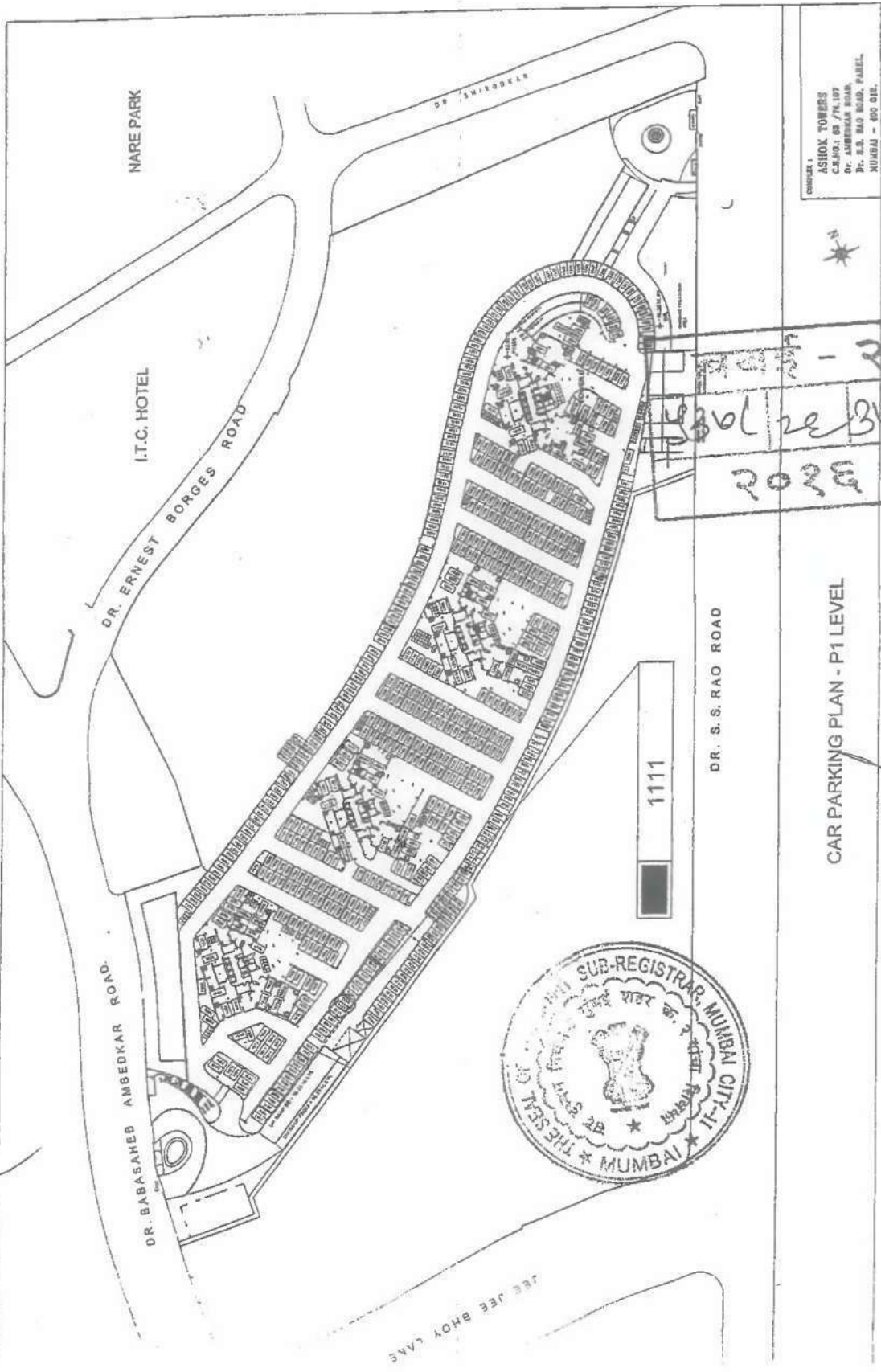
**PENINSULA LAND LIMITED**

1, Peninsula Spenta,  
Mathuradas Mills,  
Senapati Bapat Marg,  
Lower Parel, Mumbai 400 013, India.

Phone : +91 22 6622 9300  
Fax : +91 22 6622 9302  
Email : info@peninsula.co.in  
URL : www.peninsula.co.in



 MDG Archana 11/19



OWNER :  
 ASHOK TOWERS  
 CH. NO. 103 / 74, 1ST  
 DR. AMBEDKAR ROAD,  
 DR. S.S. RAD ROAD, PAREL,  
 MUMBAI - 400 012.

Plot - 2  
 2306 2e 36  
 2025

CAR PARKING PLAN - P1 LEVEL

*[Handwritten signature]*

Monika Vasantdar



1111

Moey

Archives

*[Handwritten mark]*

CERTIFICATE NO. 120

MEM. REGISTER NO. 22

ASHOK TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED  
REGN. NO. MUM/W F-S/HSG/TC/9211/YEAR 2013  
ADDRESS:- C.S. NO.63/74, 107, PAREL SEWRI DIVISION, DR. B. A. ROAD, PAREL,  
MUMBAI -400 012

# SHARE CERTIFICATE

THIS IS TO CERTIFY THAT

MR. SANDEEP SARKAR  
MRS. MONICA DASGUPTA

ARE THE REGISTERED HOLDERS OF 10 (TEN) FULLY PAID UP SHARES NUMBERED 1191 TO 1200 (BOTH INCLUSIVE) OF RS. 50/- (RUPEES FIFTY) EACH IN THE ABOVE NAMED ASHOK TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED, SUBJECT TO BYE-LAWS THEREOF.



|      |      |      |      |
|------|------|------|------|
| 1191 | 1192 | 1193 | 1194 |
| 50/- | 50/- | 50/- | 50/- |
| 20   | 20   | 20   | 20   |

FLAT NO.: A 1604  
GIVEN UNDER THE COMMON SEAL OF THE SOCIETY,  
THIS 16TH DAY OF JUNE, 2013.

RS. 500/-

*[Signature]*  
CHAIRMAN  
*[Signature]*  
SECRETARY  
*[Signature]*  
TREASURER

*Anchalesh...*

4360 - 2  
 4360 | 2/B6  
 2025

| Sr. No. of the Transfer | Date of the General Body / Managing Committee meeting at which transfer was approved | To whom transferred | Sr. No. in the Share Register at which the transfer of shares held by the Transferor/s are registered | Sr. No. in the Share Register at which the names of the Transferor/s is recorded |
|-------------------------|--|---------------------|---|--|
| 1                       | 2  | 3                   | 4   | 5  |
| Chairman                | Secretary  | Treasurer           | Committee Member  |  |
| 2                       |  |                     |   |  |
| Chairman                | Secretary  | Treasurer           | Committee Member  |  |
| 3                       |  |                     |   |  |
| Chairman                | Secretary  | Treasurer           | Committee Member  |  |
| 4                       |  |                     |   |  |
| Chairman                | Secretary  | Treasurer           | Committee Member  |  |
| 5                       |  |                     |   |  |
| Chairman                | Secretary  | Treasurer           | Committee Member  |  |



*Adhwan*  
 10/1

INVOICE

**ASHOK TOWER CO OPERATIVE HOUSING SOCIETY LIMITED**  
 CSNO. 63/74, 107, PAREL SEWRI DIVISION, DR. BABASAHEB AMBEDKAR ROAD, PAREL,  
 MUMBAI, MAHARASHTRA-400012  
 Phone : 24102248

Society Reg No : MUMWF-S/HSG/TC/9211/YEAR2013 Dated. 06.05.2013 | PAN : AADAA0960D  
 Service Tax No : AADAA0960DSD001

Invoice No : 12523  
 Invoice Date: 01-04-2016  
 Due Date: 01-05-2016  
 Bill Period : Apr-May-Jun 2016

**Bill To : A 1604**  
 Mr. Sandeep Sarkar & Mrs. Monica Dasgupta

| PARTICULARS   | Amount           |
|---|------------------|
| Draw down of IRF for one time projects (480.00 sq.ft x Rs.5.00/month) x 3         | 7,200            |
| Common Electricity Charges Collection (Rs.2000.00/month) x 3                      | 6,000            |
| Repair & Maintenance Fund Collection (480.00 sq.ft x Rs.3.70/month) x 3           | 5,328            |
| Service Charges Collection (Rs.1400.00/month) x 3                                 | 4,200            |
| Parking Charges Collection (1 Parking Slot Type 1 x Rs.500/month) x 3             | 1,500            |
| Club House Charges (Owner- Rs.400.00/month x 3)                                   | 1,200            |
| Infrastructure Replacement Fund (480.00 sq.ft x Rs.0.50/month) x 3                | 720              |
| Sinking Fund Collection (480.00 sq.ft x Rs.0.50/month) x 3                        | 720              |
| Water Charges Collection (1 Water Inlets x Rs.225/month) x 3                      | 675              |
| Parking Area Property Tax 2015-16 (1 Parking Slot Type 1 x Rs.146,1134/month) x 3 | 438              |
| Waste Management Charges (480.00 sq.ft x Rs.0.20/month) x 3                       | 288              |
| Common Area Property Tax 2015-16 (480.00 sq.ft x Rs.0.13730/month) x 3            | 198              |
| Insurance Charges Collection (480.00 sq.ft x Rs.0.10/month) x 3                   | 144              |
| Education Fund Collection (Rs.10.00/month) x 3                                    | 30               |
| <b>Bill Total</b>   | <b>Rs.28,641</b> |

Rupees Twenty-Eight Thousand Six Hundred and Forty-One Only

Notes:

- Kindly make cheques payable to "Ashok Tower CHS Ltd." and drop at the CAM dropbox at the Club House-Business Centre.
- Simple Interest will be charged @ 21% p.a on all unpaid amounts from the Due Date of the bill till the date of actual payment.
- Payment can also be made in bank account, the details for which are as follows: Bank - The Saraswat Co-Operative Bank Limited., Branch - Parel West, 400012; IFSC - SRCB0000192, MICR - 400088079 Account Holder Name: Ashok Tower Co-Operative Housing Society Limited; Savings Account No. 192218100000006 or Bank - ICICI Bank; Branch - Chhatrapati Shivaji Maharaj, IFSC - ICIC0001243; MICR - 400229151; Account Holder Name: Ashok Tower Co-Operative Housing Society Limited; Account No. 124305000216. If you have made payments via NEFT or Cheque, please inform us with full details such as transaction reference number and cheque number via "I have Paid" button available on clicking "My Flat" on Resident Dashboard.
- All receipts are subject to clearance.
- In case of discrepancy in bill, kindly notify within 30 days from the Bill Date, else will be assumed to be accurate. All clarifications can be mailed to "mccombine.at@gmail.com" & 'cc:' to "ashoktowers.societyoffice@gmail.com" or call on 022-2410 2248 from 10.00am to 3.00pm. Only.

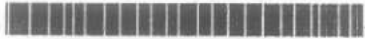
Prepared by "CLARUS MANAGEMENT PVT. LTD."

For complete Account Statement, Queries or Online Payment, log in to Apartment APPA 5m  
 Electronically Generated, does not require Signature.

|                   |   |    |
|-------------------|---|----|
| APARTMENT APPA 5m |   |    |
| 301               | 2 | 30 |
| 2088              |   |    |

MOB  
 Arshad MDT





## गावाचे नाव : परेल-शिवडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,586,030.00  
बा.भा. रु. 2,378,146.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिएस क्र.: 107 वर्पन: विभागाचे नाव - परळ,शिवडी डिव्हीजन, उपविभागाचे नाव - 11/81 - रस्ता : बाबासाहेब आंबेडकर मार्ग, सदर मिळकत सि.टी.एस. नंबर - 107 मध्ये आहे. सिएस नं 107, 63/74, अपार्टमेंट नं 1604, 16 वा मजला, टॉवर ए, अशोक टॉवर्स, डॉ एस एस राव मार्ग, परेल मुं 12, ( 1 कारपार्किंग क्षेत्र 11.15 चौ मी )  
(1)बांधीव मिळकतीचे क्षेत्रफळ 38.55 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेसर्स पेनिनसुला लॅंड लि (पॅन नं एएएसीटि5173ए) तर्फे आंधो सिग्ने शिवप्रकाश दुबे तर्फे मुखत्यार श्री क्लेमेंट . गोम्स; घर/फ्लॅट नं: 106; गल्ली/रस्ता: डॉ एस एस राव; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: परेल; तालुका: मुं; पिन: 12; पॅन नंबर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संदिप कुमार स्वतः करिता व मोनीका दासगुप्ता तर्फे मुखत्यार . .; घर/फ्लॅट नं: 9 वा मजला ; गल्ली/रस्ता: नेहरु सेंटर ; ईमारतीचे नाव: डिस्कव्हरी ऑफ इंडिया ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मुं; तालुका: -; पिन: 18; पॅन नंबर: ए ए झेड पी एस 7720 सी
- (7) दिनांक करून दिल्याचा 08/12/2006
- (8) नोंदणीचा 22/12/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 12358 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 111925.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 26000.00
- (12) शेरा



खरी प्रत  
महकल तयार  
महकल केले

SDK  
अ. व. नं. 12/11/16

नोंदणी लक्ष्मी विवेदी  
दस्तावेज ता. 22/12/16 व्हा अर्जानुसार  
329 महकल 12/11/16 तारीख 22/12/16

दुय्यम निबंधक मुंबई शहर क्र. 2

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AAZPS7720C**

नाम / NAME  
**SANDEEP SARKAR**

पिता का नाम / FATHER'S NAME  
**SURENDRA SARKAR**

जन्म तिथि / DATE OF BIRTH  
**19-03-1968**

हस्ताक्षर / SIGNATURE

*[Signature]*

आयकर विभाग (प्रणाली)  
 DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

DASGUPTA MONIKA  
 BIKASH CHANDRA RAY  
 27/02/1936  
 Permanent Account Number  
**AGSPD6756G**

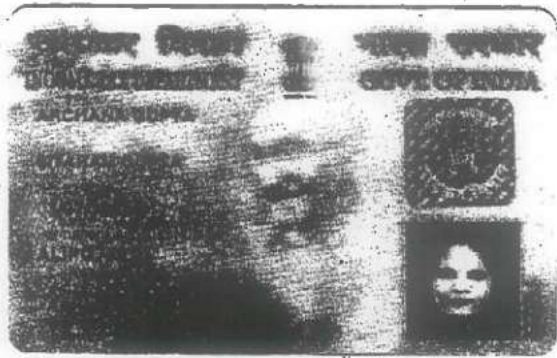


*[Signature]*

*Monika Dasgupta*



|      |    |    |
|------|----|----|
| - २  |    |    |
| ५३०८ | ३९ | ३५ |
| २०१६ |    |    |



Archana [Signature]



|      |    |    |
|------|----|----|
| 5-2  |    |    |
| 9300 | 32 | 36 |
| 2025 |    |    |

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH01 20120016355      DOI: 20-03-2012  
 Valid Till: 13-08-2025 (RTI)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

|      |            |
|------|------------|
| COV  | DOI        |
| LMV  | 20-03-2012 |
| MCWG | 20-03-2012 |

DOB: 14-08-1975    BG: B+

Name: UMANG PARASRAMPURIA  
 S/O/W of KRISHNA KUMAR  
 Add: A/1 APTS, 3RD FLOOR  
 FLAT NO 42, WALKESHWAR  
 ROAD MUMBAI  
 PIN: 400008

Signature & ID of Issuing Authority: MH01 2012220

Signature/Thumb Impression of Holder

*Umang P Puria*

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH02 2009147      DOI: 14-03-2009  
 Valid Till: 31-03-2023 (RTI)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

|      |            |
|------|------------|
| COV  | DOI        |
| MCWG | 14-03-2009 |
| LMV  | 14-03-2009 |

DOB: 14-03-1975    BG: B+

Name: LADKAMPANAN SHIVRAO  
 S/O/W of RAM KRISHNA SHIVRAO  
 Add: 30/10 RAM KRISHNA, 1ST FLOOR  
 BAMBURDA, ANHARAPUR, WALKESHWAR  
 ROAD, MUMBAI  
 PIN: 400008

Signature & ID of Issuing Authority: MH02 2009147

Signature/Thumb Impression of Holder



*Parivadi*

|          |    |    |
|----------|----|----|
| वर्ग - २ |    |    |
| ५३०८     | ३३ | ३६ |
| २०२६     |    |    |



|          |    |    |
|----------|----|----|
| २०२६ - २ |    |    |
| १३०८     | ३५ | ३६ |
| २०२६     |    |    |

# Data of ESBTR for GRN MH000323882201617S

## Bank - PUNJAB NATIONAL BANK

Bank/Branch : Foreshore Road  
Pmt Txn Id : 160416M925137 Stationary No : 14072033157454  
Pmt DtTime : 16/04/2016 15:59:22 Print DtTime : 16/04/2016 16:30:59  
ChallanIdNo : 03006172016041350503 GRAS GRN : MH000323882201617S  
District : 7101 / MUMBAI Office Name : IGR183 / BOM2\_JT SUB REGISTRA MUMBAI CITY 2

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 7,50,000.00/- (Rs Seven Lakh Fifty Thousand Rupees Only)

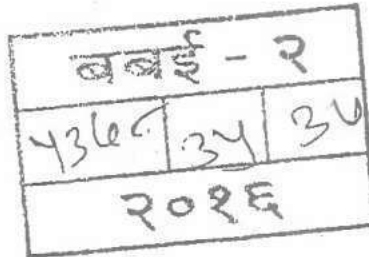
RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25  
Prop Mvblty : Immovable Consideration : 1,50,00,000.00/-  
Prop Descr : 1604,,ASHOK TOWERS-A, , DR B A ROAD  
: PAREL,MUMBAI,Maharashtra  
: 400012

Duty Payer : PAN-ALIPG7821L ARCHANA GUPTA  
Other Party : PAN-AAZPS7720C SANDEEP SARKAR

Bank Scroll No : 1  
Bank Scroll Date : 18/04/2016  
RBI Credit Date : 18/04/2016  
Mobile Number : 9323131063

Only for verification-not to be printed and used



गुरुवार, 02 जून 2016 10:27 म.पू.

दस्त गोषवारा भाग-1

बबइ2

दस्त क्रमांक: 5378/2016

3E

दस्त क्रमांक: बबइ2 /5378/2016

बाजार मूल्य: रु. 97,21,800/- मोबदला: रु. 1,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,50,000/-

डु. नि. सह. डु. नि. बबइ2 यांचे कार्यालयात

पावती:6051

पावती दिनांक: 02/06/2016

अ. क्रं. 5378 वर दि.02-06-2016

सादरकरणाराचे नाव: अर्चना मनोज गुप्ता

रोजी 10:21 म.पू. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 740.00

पृष्ठांची संख्या: 37

*Archana Manoj*

दस्त हजर करणाऱ्याची सही:

एकुण: 30740.00

सह दुय्यम निबंधक, मुंबई-2

सह दुय्यम निबंधक, मुंबई-2

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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 क्रं. 1 02 / 06 / 2016 10 : 22 : 17 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 02 / 06 / 2016 10 : 26 : 38 AM ची वेळ: (फी)

**प्रतिज्ञापत्र**

\*सदर दस्तऐवज हा मॉडेल नं. 2002/2004 च्या अन्वयेत तयार केलेला आहे. त्यात नोंदणीस दाखल केलेल्या संपत्तीवर व सोबत जोडलेल्या दस्तावेजा, वैधता कायदेशीर आहे. तसेच दस्तऐवज सादर राहतील.

*Sanhar*  
लिहून देणारे:

*Archana Manoj*  
लिहून घेणारे: *Monika Dasgupta*



Summary-2(दस्त गोषवारा भाग - २ )



02/06/2016 10 32:49 AM

दस्त गोषवारा भाग-2

बबइ2

दस्त क्रमांक:5378/2016

30

दस्त क्रमांक :बबइ2/5378/2016

दस्ताचा प्रकार :-ऑग्रीमेंट टू सेल

| अनु क्र. | पक्षकाराचे नाव व पत्ता   | पक्षकाराचा प्रकार   | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|---|-----------|---------------|
| 1        | नाव:संदीप . सरकार<br>पत्ता:फ्लॅट नं 1203, ,, टावर ए, रूहेजा विवारिया,<br>महालक्ष्मी , जेकब सर्कल , जेकब सर्कल,<br>MAHARASHTRA, MUMBAI, Non-<br>Government.<br>पॅन नंबर:AAZPS7720C                              | लिहून देणार<br>वय :-48<br>स्वाक्षरी:-<br><i>Sandeep</i>         |           |               |
| 2        | नाव:मोनिका दासगुप्ता .<br>पत्ता:फ्लॅट नं 1203, ,, टावर ए, रूहेजा विवारिया,<br>महालक्ष्मी , जेकब सर्कल , जेकब सर्कल,<br>MAHARASHTRA, MUMBAI, Non-<br>Government.<br>पॅन नंबर:AGSPD6756G                         | लिहून देणार<br>वय :-80<br>स्वाक्षरी:-<br><i>Monika Dasgupta</i> |           |               |
| 3        | नाव:अर्चना मनोज गुप्ता<br>पत्ता:फ्लॅट नं: फ्लॅट नं 308, माळा नं. ,, इमारतीचे नाव: अशोक टॉवर्स , धी विंग , ब्लॉक नं: परेळ , रोड नं: डॉ. बी ए रोड/ डॉ. एस एम राव रोड , महाराष्ट्र, मुंबई.<br>पॅन नंबर:ALIPG7821L | लिहून देणार<br>वय :-34<br>स्वाक्षरी:-<br><i>Archana Gupta</i>   |           |               |

वरील दस्तऐवज करून देणार तथाकथित ऑग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:02 / 06 / 2016 10 : 29 : 30 AM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता  | पक्षकाराचा प्रकार                   | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|-------------------------------------|-----------|---------------|
| 1        | नाव:लक्ष्मणप्रसाद द्विवेदी .<br>वय:42<br>पत्ता:फ्लॅट नं 102, 1 ला मजला, श्री राम मंदिर, जनता कॉलनी,<br>जोगेश्वरी पूर्व, मुंबई<br>पिन कोड:400060 | स्वाक्षरी<br><i>Lakshman Prasad</i> |           |               |
| 2        | नाव:उमंग परसरामपुरिया .<br>वय:41<br>पत्ता:ए/1 अपार्टमेंट्स, 3रा मजला, फ्लॅट नं 40, वाळकेश्वर, मुंबई<br>पिन कोड:400006                           | स्वाक्षरी<br><i>Umanagar Puria</i>  |           |               |

शिक्का क्र.4 ची वेळ:02 / 06 / 2016 10 : 31 : 27 AM

शिक्का क्र.5 ची वेळ:02 / 06 / 2016 10 : 31 : 44 AM

सह दुय्यम निबंधक, मुंबई-2

प्रमाणित करणेन येते, की

दस्तामध्ये एकूण

पुस्तक क्रमांक १, बबई-२/

नोंदला

दिनांक

34 पाने आहेत

4367 / २०१६

2 JUN 2016

EPayment



सह. दुय्यम निबंधक मुंबई शहर-२.

sr. Epayment Number  
1 MH000323882201617S

Defacement Number  
0000915180201617

5378 /2016

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback please write in us at feedback.isarita@gmail.com





02/06/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक : 5378/2016

नोंदणी :

Regn:63m

मावाचे नाव : 1) परेल-शिवडी

(1) विलेखाचा प्रकार अॅग्रीमेंट दू सेल

(2) मोबदला 15000000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 9721800

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं 1604, माळा नं: 16 वा मजला, इमारतीचे नाव: अशोक टॉवर्स, ए विंग, ब्लॉक नं: डॉ. बाबासाहेब आंबेडकर रोड, मुंबई 400012, रोड नं: डॉ. एस एस राव रोड, परेल, इतर माहिती: सोबत एक कारपार्किंग नं 1111, पी 1 लेबल (( C.T.S. Number : 63/74 ; ))

(5) क्षेत्रफळ 1) 113.35 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-संदीप . सरकार वय:-48; पत्ता:-फ्लॅट नं 1203, ,, टावर ए, रहेजा विवारिया, महालक्ष्मी, जेकब सर्कल, जेकब सर्कल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400011 पॅन नं:-AAZPS7720C

2): नाव:-मोनिका दासगुप्ता . . वय:-80; पत्ता:-फ्लॅट नं 1203, ,, टावर ए, रहेजा विवारिया, महालक्ष्मी, जेकब सर्कल, जेकब सर्कल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400011 पॅन नं:-AGSPD6756G

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-अर्चना मनोज गुप्ता वय:-34; पत्ता:-प्लॉट नं: फ्लॅट नं 308, माळा नं: ,, इमारतीचे नाव: अशोक टॉवर्स, बी विंग, ब्लॉक नं: परेल, रोड नं: डॉ. बी ए रोड/ डॉ. एस एस राव रोड, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-ALIPG7821L

(9) दस्तऐवज करून दिल्याचा दिनांक 16/04/2016

(10) दस्त नोंदणी केल्याचा दिनांक 02/06/2016

(11) अनुक्रमांक, खंड व पृष्ठ 5378/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 750000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह दुय्यम निबंधक  
मुंबई शहर क्र. २

\*\*\*\*\*  
DATED THIS 13<sup>th</sup> DAY OF April 2016  
\*\*\*\*\*

**SANDEEP SARKAR & ANR.**

...Transferors

AND

**ARCHANA MANOJ GUPTA**

...Transferee

**DEED OF SALE AND**  
**TRANSFER**