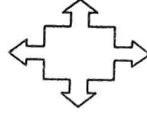


3296/18

**AGREEMENT FOR SALE**



Transferor

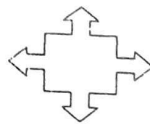
Mr. anil Suresh More

Transferees

Mrs. Samidha Rupesh Shinde  
Mr. Rupesh Raghunath Shinde

Premises

Flat No.4-A-503, 'Himalaya'  
Om jalaram Co-operative Housing Society Ltd.,  
Asha Nagar, Kandivali (East),  
Mumbai-400101



ESTATE AGENT

**HAPPY HOMES REALTY**  
Shop No.10, Annex Mall, Broadway  
Western Express Highway, Borivali (East)  
Mumbai - 400066  
[ Mobile - 9892099754 / 9967990751 ]

517/9296

Tuesday, October 16, 2018

4:42 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 8663

दिनांक: 16/10/2018

पावतीचा नाव: कोयसर

दस्तऐवजाचा अनुक्रमांक: बरत9-9296-2018

दस्तऐवजाचा प्रकार: कसबदला

सादर करणाऱ्याचे नाव: लक्ष्मण रमेश शिंदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

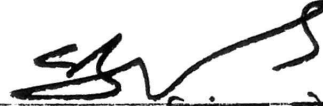
रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आवृत्त मूळ दस्त, धबनेल सिटी, सूची-२ अंदाजे  
4:41 PM ह्या वेळेस मिळेल.



BRL9

सह. दुय्यम निबंधक, बोरिवली ९  
मुंबई उपनगर जिल्हा.

बाजार मूल्य: रु. 8268220.8/-

मोबदला रु. 8450000/-

भरलेले मुद्रांक शुल्क : रु. 422500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/थनादेश/पे ऑर्डर क्रमांक: MH007125862201819R दिनांक: 16/10/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 840/-

shindeSR

5



16/10/2018

सूची क्र.2

दुख्यम निबंधक : सह द.नि.बोरीवली 9

दस्त क्रमांक : 9296/2018

नोंदणी :

Regn:63m

समाचे नाव : पौयसर

- (1)निलेखाचा प्रकार करारनामा
- (2)सोबदला 8450000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की मालकदार ते नसुद करावे) 8268220.0

(4) भू-मायन,पोटहिल्ला व घण्टाभंग (असल्यास)

1) मातंगचे नाव: मुंबई मलगा इतर वर्णन :सदनिका नं: 4ए/503, भाळा नं: 5, इमारतीचे नाव: हिमालया बील्डींग ओय जलाराम सी एच एस लीमीटेड, ब्लॉक नं: कांदिवली ईस्ट मुंबई 400101, रोड नं: आशा नगर ( C.T.S. Number : 646 ; )

(5) क्षेत्रफळ

1) 52.00 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दाखलेदल करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-अनिल सुरेश मोरे वय:-40; पत्ता:-प्लॉट नं: 4ए/503, भाळा नं: 5, इमारतीचे नाव: हिमालया बील्डींग ओय जलाराम सी एच एस लीमीटेड, ब्लॉक नं: कांदिवली ईस्ट मुंबई 400101, रोड नं: आशा नगर, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AMZPM5418R

(8)दाखलेदल करून देणा-या किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-समिधा रुपेश शिंदे वय:-34; पत्ता:-4ए/504, 5, हिमालया बील्डींग ओय जलाराम सी एच एस लीमीटेड, कांदिवली ईस्ट मुंबई 400101, आशा नगर, काण्डीवाळी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-CEBPS9455L

2): नाव:-रुपेश रघुनाथ शिंदे वय:-42; पत्ता:-प्लॉट नं: 4ए/504, भाळा नं: 5, इमारतीचे नाव: हिमालया बील्डींग ओय जलाराम सी एच एस लीमीटेड, ब्लॉक नं: कांदिवली ईस्ट मुंबई 400101, रोड नं: आशा नगर, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ALVPS5693M

दिल्याचा दिनांक 16/10/2018

दिल्याचा दिनांक 16/10/2018

(11)अनुक्रमांक,खंड व पृष्ठ 9296/2018

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 422500

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)भेरा

खरी प्रत



वेतलेला

Handwritten signature



सूची क्र.2

दुय्यम निर्बंधक : सह द.नि.बोरीवली 9

दस्त कायंक : 9296/2018

नोंदणी :

Regn:63m

18

सालाचे नाव : पोयसर

प्रकार करारनामा  
 8450000  
 व(भाडेपट्ट्याच्या  
 कार आखणी देतो वी  
 मुर फावते)

वोटहिस्सा व घटकपत्रक 1) शालिकेचे नाव: मुंबई गणरा इतर वर्णन :सदनिका नं: 4ए/503, भाळा नं: 5, इमारतीचे नाव: हिमालया बील्डींग ओम जलाराम सी एच एस लीमीटेड, ब्लॉक नं: कांदिवली ईस्ट मुंबई 400101, रोड नं: आशा नगर( ( C.T.S. Number : 646 ; ) )  
 1) 52.08 चौ.मीटर

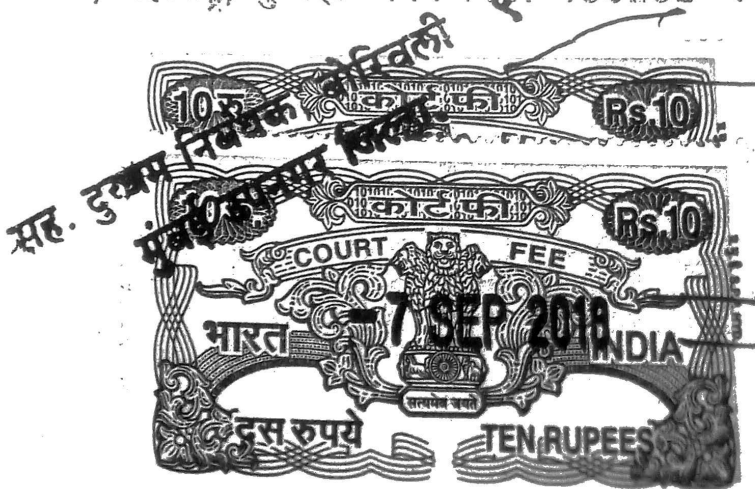
केवा जुडी देण्यात 1): नाव:-अनिल सुरेश मोरे वय:-40; पत्ता:-प्लॉट नं: 4ए/503, भाळा नं: 5, इमारतीचे नाव: हिमालया बील्डींग ओम जलाराम सी एच एस लीमीटेड, ब्लॉक नं: कांदिवली ईस्ट मुंबई 400101, रोड नं: आशा नगर, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AMZPM5418R

न घेणा-या दिवशी 1): नाव:-समिधा रुपेश शिंदे वय:-34; पत्ता:-4ए/504, 5, हिमालया बील्डींग ओम जलाराम सी एच एस लीमीटेड, कांदिवली ईस्ट मुंबई 400101, आशा नगर, काण्डीवाळी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-CEBPS9455L

केवा किंवा आदेश 2): नाव:-रुपेश रघुनाथ शिंदे वय:-42; पत्ता:-प्लॉट नं: 4ए/504, भाळा नं: 5, इमारतीचे नाव: हिमालया बील्डींग ओम जलाराम सी एच एस लीमीटेड, ब्लॉक नं: कांदिवली ईस्ट मुंबई 400101, रोड नं: आशा नगर, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ALVPS5693M

विल्याचा दिनांक 16/10/2018  
 ल्याचा दिनांक 16/10/2018  
 व पृष्ठ 9296/2018  
 ने मुद्रांक शुल्क 422500  
 नोंदणी शुल्क 30000

खरी प्रत



Valuation ID  
बंदर 9 201810164573

मूल्यांकनाचे वर्ष 2018  
जिल्हा मुंबई (उपनगर)  
मुख्य विभाग 78-पोईसर ( बोरीवली )  
उप मुख्य विभाग 78/348 भूभाग: उत्तरेस गावाची सीमा, पुर्वेस द्रुतगती महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे.  
सर्व्हे नंबर / न. भू क्रमांक : सि.टी.एस. नंबर#646

बांधणीक मूल्य दर लक्ष्यानुसार मूल्यांकन कर  
खुली जमीन: निवासी सदनिका कार्यालय दुकाने औद्योगिक योजनापनाचे एकक  
75700 151200 183200 225500 151200 चौरस मीटर

बांधणी क्षेत्राची माहिती  
बांधकाम क्षेत्र (Built Up)- 52.08 चौरस मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधणी  
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय- 0 TO 2वर्षे मूल्यांकन/बांधकामाचा दर - Rs.151200/-  
उद्भवान सुविधा- आहे मजला - 5th floor To 10th floor

Sale Type -  
Resale First Sale Date - 04/08/2012  
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate = Rs 158760/-

घसा यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= ((कार्यिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= ((158760-75700) \* (100 / 100)) + 75700  
= Rs.158760/-

A) मुख्य मिळकतीचे मूल्य  
= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 158760 \* 52.08  
= Rs.8268220.8/-

दुरुस्त अंतिम मूल्य  
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतव्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य - बंदिल्ले वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन टक्केचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिल्ले बाळकणी  
= A + B + C + D + E + F + G + H + I  
= 8268220.8 + C + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.8268220.8/-

Home

Print



Hot Payment Successful. Your Payment Confirmation Number is 186109416

CHALLAN  
MTR Form Number - 6

GRN NUMBER	MH007125862201819R	BARCODE	Form ID :	Date: 12-10-2018
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR191- SUB REGISTRAR BORIVALI 2	Location	PAN-CEBPS9455L PAN No. (If Applicable)	
Year	Period: From : 11/10/2018 To : 31/03/2019		Full Name samidha rupesh shinde	
Object	Amount in Rs.	Flat/Block Premises/ Bldg Road/Street, Area /Locality	No, flat no 4a 503 himalaya om jalaram chs ltd asha nagar	
0030045501-75	422500.00	Town/ City/ District	kandivali east mumbai Maharashtra	
0030063301-70	30000.00	PIN	4 0 0 1 0 1	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	452500.00	Amount in words	Rupees Four Lakh Fifty Two Thousand Five Hundred	
Payment Details:IDBI NetBanking Payment ID : 186109416		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332018101250159		
Cheque- DD No.		Date		
Name of Bank		Bank-Branch		
IDBI BANK		656 KANDIVALI (EAST)		
Name of Branch		Scroll No.		



*Shinde*  
*shindegr*



बरल - ९/		
10/12/2018		
2018		

# Data of Bank Receipt for GRN MH007125862201819R

## Bank - IDBI BANK

**Bank/Branch** :  
**Pmt Txn Id** : 186109416 **Simple Receipt**  
**Pmt DtTime** : 12/10/2018 09:45:25 **Print DtTime** :  
**ChallanIdNo** : 69103332018101250159 **GRAS GRN** : MH007125862201819R  
**District** : 7101 / MUMBAI **GRN Date** : 12/10/2018 09:45:26  
**Office Name** : IGR191 / BRL2\_JT SUB REGISTRAR BORIVALI 2

**StDuty Schm** : 0030045501-75/ Stamp Duty(Bank Portal)  
**StDuty Amt** : Rs 4,22,500.00/- (Rs Four Lakh Twenty Two Thousand Five Hundred Rupees Only )

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

Only for verification not to be printed and used

**Article** : B25  
**Prop Mvblty** : Immovable **Consideration** : 84,50,000.00/-  
**Prop Descr** : flat no 4a 503himalayaom jalaram chsldt asha nagar , kandivali eastmumbai  
: Maharashtra  
: 400101  
**Duty Payer** : PAN-CEBPS9455L samidha rupesh shinde  
**Other Party** : PAN-AMZPM5418R anil suresh more

**Bank Scroll No** : 100  
**Bank Scroll Date** : 15/10/2018  
**RBI Credit Date** : --  
**Mobile Number** : 919820798600  
**452500.00**

Challan Defaced Details

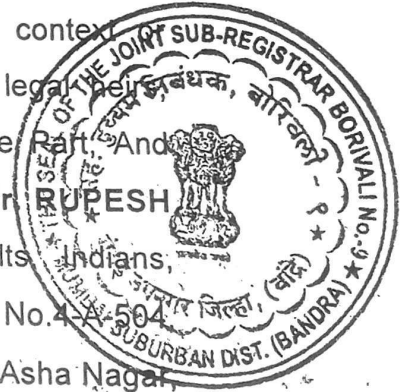


Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-517-9296	0003968221201819	16/10/2018-16:35:13	IGR191	30000.00
2	(IS)-517-9296	0003968221201819	16/10/2018-16:35:13	IGR558	422500.00
Total Defacement Amount					4,52,500.00

बरल - १/  
२२२२  
२०१८

AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Mumbai, this 16<sup>th</sup> day of October, Two Thousand and Eighteen, between **Mr. ANIL SURESH MORE** (Age : 40 years), Adult, Indian, Inhabitant of Mumbai, presently residing at & absolute and exclusive owner of residential premises addressed at : Flat No.4-A-503, 'Himalaya', Om Jalaram Co-operative Housing Society Ltd., Asha Nagar, Kandivali (East), Mumbai-400101, hereinafter referred to as 'the Transferor' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his legal heirs, executors, administrators and assignees) of the One Part; And **Mrs. SAMIDHA RUPESH SHINDE** (Age : 34 years) & **Mr. RUPESH RAGHUNATH SHINDE** (Age : 42 years), both Adults, Indians, Inhabitants of Mumbai, presently residing at : Flat No.4-A-504, 'Himalaya', Om Jalaram Co-operative Housing Society Ltd., Asha Nagar, Kandivali (East), Mumbai-400101, hereinafter jointly referred to as 'the Transferees' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their legal heirs, executors, administrators and assignees) of the Other Part;



*Shinde*

*Shinde*

*Shinde*

बरल - ९/		
२२०९	७	४२
२०१८		



## WHEREAS

It has been represented by the Transferor to the Transferees as follows:-

(i) M/s. Housing Organization Management & Execution Private Ltd., a Company registered under the Companies Act, 1956 and having its Office at : Asha House, Plot No.808-C, Dr.B.A.Road, Dadar T.T., Mumbai-400014, developed the land described in the Schedule hereunder and constructed Flats therein in the residential complex known as "Asha Nagar".

(ii) Pursuant to an Agreement for Sale dated 28<sup>th</sup> April, 1990, made and entered into between the said M/s. Housing Organization Management & Execution Private Ltd., therein referred to as the "Promoters" of the One Part, and an individual named Mr. Llewellyn Suresh Pinto, therein referred to as the "Purchasers" of the Other Part (registered with Joint Sub-Registrar-IV, Mumbai (Bandra) vide Registration No.P-3554/90 dated 16.08.1997), the said M/s. Housing Organization Management & Execution Private Ltd., agreed to sell and the said Mr. Llewellyn Suresh Pinto agreed to purchase and accordingly purchased a residential premises bearing Flat No.503 [admeasuring 467 Sq. Ft. - Carpet Area] on the 5th Floor in 'A' Wing of 'Building No.4' in the said residential complex known as "Asha Nagar" situated at : Kandivali (East), Mumbai-400101, more particularly described in the Schedule hereunder (hereinafter referred to as "the said premises")

together with all rights, title, interest and benefits, and on the terms and conditions and at the consideration mentioned therein; The said building was constructed in the year \_\_\_\_\_ with Stilt plus Seven Upper Floors (Without 'Lift' facility);

(iii) And in terms of the said Agreement for Sale dated 28<sup>th</sup> April, 1990, the said Mr. Llewellyn Suresh Pinto, having paid the entire agreed consideration amount for 'the said premises' to the said Promoters viz., M/s. Housing Organization Management & Execution Private Ltd., was put in vacant possession of 'the said premises'. Accordingly, the said Mr. Llewellyn Suresh Pinto was holding 'the said premises' as its absolute and exclusive owner thereof;



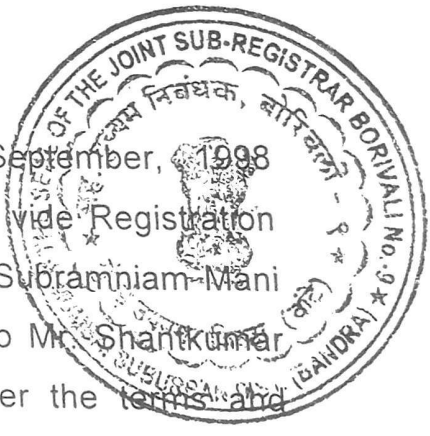
बरल-१/	
Pinto was holding	62
thereof;	
2026	

Shinde 22/10/2026

(iv) A Co-operative Housing Society of the Flat Owners in the said 'Building No.4' was formed and registered under the name and style of "Om Jalaram Co-operative Housing Society Ltd.", a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/WR/HSG/(TC)/4772/89-90 dated 30.12.1989 (hereinafter referred to as "the said Society"); And the said Mr. Llewellyn Suresh Pinto was admitted as a member of the said registered Society and, as such member, was allotted and was holding 5 (Five) Fully Paid Up shares of Rs.50/- each in the capital of the said Society, bearing Share Certificate No.19 [Distinctive Nos. From 91 To 95].

(v) Pursuant to Agreement for Sale dated 31st August, 1998 (registered with the Sub-Registrar, Mumbai, vide Registration No. BBJ-3508/98 dated 20.07.1999), the said Mr. Llewellyn Suresh Pinto sold 'the said premises' along with the said five shares to Mrs. Girija Subramaniam Mani for the consideration and under the terms and conditions set out therein; And the said Mrs. Girija Subramaniam Mani, having paid the entire agreed consideration amount in terms thereof to the said Mr. Llewellyn Suresh Pinto and having complied with the terms and conditions set out in the said Agreement for Sale dated 31st August, 1998, was put in vacant possession of 'the said premises'. Accordingly, the said Mrs. Girija Subramaniam Mani was holding 'the said premises' and the said five shares as its absolute and exclusive owner thereof.

(vi) Pursuant to Agreement for Sale dated 3rd September, 1998 (registered with the Joint Sub-Registrar, Borivali, Mumbai, vide Registration No. BDR-2/3386/98 dated 8.7.2010), the said Mrs. Girija Subramniam Mani sold 'the said premises' along with the said five shares to Mr. Shantkumar Shivasharnappa Maisalgi for the consideration and under the terms and conditions set out therein; And the said Mr. Shantkumar Shivasharnappa Maisalgi, having paid the entire agreed consideration amount in terms thereof to the said Mrs. Girija Subramniam Mani and having complied with the terms and conditions set out in the said Agreement for Sale dated 3rd September, 1998, was put in vacant possession of 'the said premises'. Accordingly, the



*Shantkumar*  
*Suresh*  
*Mani*

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said Mr. Shantkumar Shivasharnappa Maisalgi was holding 'the said premises' and the said five shares as its absolute and exclusive owner thereof.

(vii) Pursuant to Agreement for Sale dated 2nd August, 2012 (registered with the Joint Sub-Registrar, Borivali-5, Mumbai, vide Registration No. BDR-11/6598/2012 dated 4.8.2012), the said Mr. Shantkumar Shivasharnappa Maisalgi sold 'the said premises' along with the said five shares to Mr. Anil Suresh More (the Transferor herein) for the consideration and under the terms and conditions mentioned therein; And the said Mr. Anil Suresh More (the Transferor herein), having paid the entire agreed consideration amount in terms thereof to the said Mr. Shantkumar Shivasharnappa Maisalgi and having complied with the terms and conditions set out in the said Agreement for Sale dated 2nd August, 2012, was put in vacant possession of 'the said premises'. Accordingly, the said Mr. Anil Suresh More (the Transferor herein) has ever since been holding 'the said premises' and the said five shares as its absolute and exclusive owner thereof.

(viii) The 'A' Wing in Building No.4 is presently named as 'Himalaya' by the said Om Jalaram Co-operative Housing Society Ltd.

(ix) The Transferor herein has availed Home Loan against the security of 'the said premises' from Citibank, details of which are given hereunder.



The Transferor further covenants with the Transferees as under:  
(a) That in the premises aforesaid, after fully and effectively liquidating the Home Loan availed by him against the security of 'the said premises' from Citibank, the Transferor would become legally entitled to 'the said premises' and the said shares together with benefits attached to it and that neither the Transferor herein personally nor through any of his agent/s or constituted Attorney has or had at any time heretofore either created or agreed to create any other third party rights or right, title, interests or claim whatsoever in respect of 'the said premises'.

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(b) That the Transferor is in the exclusive and absolute possession of 'the said premises' with full lock and key control with actual custody and dominion over the possession of 'the said premises' with the said shares and benefits and that neither the Transferor had till date hereof nor at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of 'the said premises' or any part or portion thereof in any way or any manner whatsoever.

(c) That title of the Transferor in respect of 'the said premises' with said shares and benefits, after fully and effectively liquidating the Home Loan availed by him against the security of 'the said premises' from Citibank, would become absolutely clear and marketable, free from all encumbrance and reasonable doubts including free from all third party adverse Deal Arrangements, Understanding, Agreement, Agreement for Sale, Transfer or Assignment, Conveyance, Release, Relinquishment, Surrender, Gift, Exchange, Mortgage, Will and all other encumbrances of any nature whatsoever.

(d) That the Transferor herein has not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of 'the said premises' to the knowledge, notice (expressed and/or implied) and/or information of the Transferor.

(e) The Transferor hereby represents, declares, covenants with the Transferees that notwithstanding any act, deed or thing whatsoever done by the Transferor or by any person or persons lawfully or equitably claiming from, under, or in trust for him made, done, omitted, committed, or knowingly or willingly suffered to the contrary, the Transferor, after fully and effectively liquidating the Home Loan availed by him against the security of 'the said premises' from Citibank, would have the good right, clear title and absolute power to sell, transfer, release and assure 'the said premises' unto and to the use of the Transferees in the manner mentioned below.



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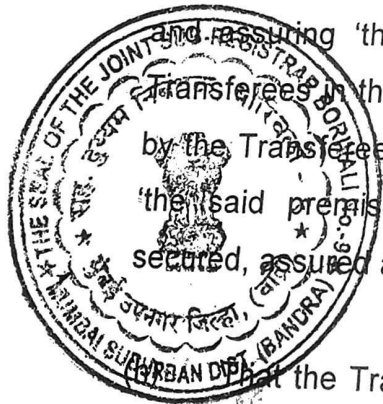
*Shivraj*

*Shubh*

*Sharma*

(f) AND that it shall be lawful for the Transferees, from time to time and at all times after payment of full and final consideration, to peacefully and quietly hold, possess and enjoy 'the said premises' sold, transferred, released and assured with its appurtenances, and receive the rents and profits thereof for their own use and benefit, without any eviction, interruption, claim or demand whatsoever from or by the Transferor or by any other person or persons lawfully or equitably claiming by, from, under, or in trust for the Transferor.

(g) AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged by the Transferor, sufficiently saved, defended, kept harmless and indemnified the Transferees of, from, and against all estates, charges and encumbrances whatever either already or to be hereafter had made, executed, occasioned, and suffered by the Transferor or by any other person or persons lawfully or equitably claiming any estate, right, title or interest at law or in equity in 'the said premises' which is hereby released, transferred and assured by, from, under, or in trust for him, the Transferor shall and will from time to time and at all times hereafter at the request and cost of the Transferees, do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely releasing, transferring, securing and assuring 'the said premises' transferred unto and to the use of the Transferees in the manner aforesaid as shall or may be reasonably required by the Transferees, their heirs or assigns or their counsel-in-law for assuring 'the said premises' and every part thereof sold, transferred, released, secured, assured and assigned unto and to the use of the Transferees.



At the Transferor has provided to the Transferees copies of all the documents of title of the Transferors relating to 'the said premises' and the Transferees confirm that they have duly inspected and verified the same and satisfied themselves about the title of the Transferors with regard to 'the said premises'.

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(i) That in the manner aforesaid, the Transferor has truly, honestly, bonafidely and in good faith disclosed to the Transferees all the material facts and circumstances in respect of 'the said premises' with said shares and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or concealment from the Transferees in bad faith) of anything whatsoever in that behalf and in any manner whatsoever.

AND WHEREAS upon the strength of the aforesaid representations made by the Transferor, the Transferees have approached the Transferor and have entered into oral negotiations with the Transferor, and pursuant to the said negotiations, requested the Transferor to sell 'the said premises' to the Transferees for the consideration and on the terms and conditions hereinafter appearing; and the Transferor has agreed to sell, transfer and assign and the Transferees have agreed to purchase and acquire all the rights, title and interest of the Transferor in 'the said premises' with absolute right of use and occupation of 'the said premises' and also the said five shares.

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

1. The Transferor herein Mr. Anil Suresh More hereby agrees to sell to the Transferees herein Mrs. Samidha Rupesh Shinde & Mr. Rupesh Raghunath Shinde hereby jointly agree to purchase on what is commonly known as 'ON OWNERSHIP BASIS' all the right, title and interest of the Transferor in the "said premises" viz., Flat No.4-A/503, Himalaya, Om Jalaram Co-operative Housing Society Ltd., situated at Asha Nagar, Kandivali (East), Mumbai-400101, along with the said five shares, for a total consideration of Rs.84,50,000/- (Rupees Eighty-four Lacs & Fifty Thousand only) payable by the Transferees as specified hereinafter :

❖ (A) A sum of Rs.10,00,000/- (Rupees Ten Lacs only) has been paid by the Transferees to the Transferor, through RTGS, bearing UTR No.

*Shinde SR*  
*Shinde SR*

*Anil Suresh More*

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\_\_\_\_\_ from The Shamrao Vithal Co-operative Bank Ltd., towards part consideration for 'the said premises', receipt whereof the Transferor hereby admits and acknowledges;

❖ (B) A sum of Rs.7,00,000/- (Rupees Seven Lacs only) has been paid by the Transferees to the Transferor, vide Cheque No.000100 dated 11.09.2018 drawn on HDFC Bank Ltd., towards part consideration for 'the said premises', receipt whereof the Transferor hereby admits and acknowledges;

❖ (C) A sum of Rs.6,65,500/- (Rupees Six Lacs, Sixty-five Thousand & Five Hundred only) is payable by the Transferees to the Transferor on or before \_\_\_\_\_ towards part consideration for 'the said premises';

❖ (D) An amount of Rs.84,500/- (Rupees Eighty-four Thousand & Five Hundred only) will be deducted by the Transferees as Tax Deducted at Source under the provisions of Section 194-I-A of the Income Tax Act, 1961. The Transferees will deposit this amount with Government of India and provide to the Transferor the relevant Tax Deduction Certificates (with the Transferor's PAN mentioned), in accordance with Section 194-I-A of the Income Tax Act, 1961 and rules there under. The Transferor admit that such a payment of Rs.84,500/- (Rupees Eighty-four Thousand & Five Hundred only) to Government of India under the Income Tax Act, 1961 will form a part of consideration amount for 'the said premises'; and



The balance sum of Rs.60,00,000/- (Rupees Sixty Lacs only) is payable by the Transferees to the Transferor on or before \_\_\_\_\_ by availing loan from any Financial Institution/Bank), towards the balance and full and final part consideration for 'the said premises'. The said sum of Rs.60,00,000/- shall be disbursed in the following manner :

(1) A sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) shall be credited to the Home Loan Account No. \_\_\_\_\_ with Citibank, from where the Transferor has availed Home Loan

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against the security of 'the said premises' and being the total amount outstanding in the said Home Loan Account, towards part consideration for 'the said premises'. The Transferor admits that such credit to his Home Loan Account with Citibank shall form part consideration amount for 'the said premises'; and

- (2) The balance sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) shall be paid to the Transferor herein towards balance consideration amount for 'the said premises'.

[Note : The Transferor herein has availed Home Loan from Citibank under Loan Account No. \_\_\_\_\_ against the security of 'the said premises'. On credit of the sum mentioned in Clause 1(E)(1) above, the Transferor undertakes to get the said loan fully liquidated, and obtain 'Mortgage Clearance Certificate'/'No Lien Certificate' from the said Citibank, along with all the original documents of title pertaining to 'the said premises' deposited with them as security for due repayment of the said loan and undertakes to hand them over to the Transferees herein or cause them to be forwarded to the said Financial Institution/Bank from where the Transferees propose to avail loan, as required].

2. The Transferor undertakes that he will obtain the required 'No Objection Certificate' from the said Society for the sale of 'the said premises' to the Transferees, and furnish the same to the Transferees before execution of this Agreement. The Transferor shall also extend his co-operation to the Transferees herein to obtain the required 'No Objection Certificate' in the format stipulated by the said Financial Institution/Bank from where the Transferees propose to avail loan. On receipt of the full and final consideration amount, the Transferor shall apply to the said Society for transferring 'the said premises' to the Transferees herein.

3. The Society Transfer Charges in respect of this Sale shall be borne and paid by the Transferor and Transferees in equal share. The legal charges



*Shinde SB*  
*[Signature]*  
*[Signature]*

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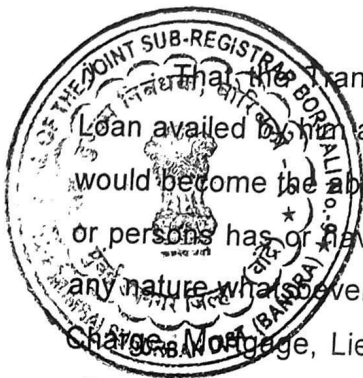


and other incidental expenses in respect of this Sale are to be borne and paid by the Transferees except the charges incurred by the Transferor for his own benefit of any nature including legal advice, etc.

4. The Transferor declares that he has paid all the amounts levied on 'the said premises' such as municipal taxes, electricity bills and also maintenance and all other charges including Property Tax due and payable to the Society / respective authorities till date.

5. The Transferor hereby declares that, after fully and effectively liquidating the Home Loan availed by him against the security of 'the said premises' from Citibank, he would have good right, clear title and absolute authority to enter into this Agreement and transfer 'the said premises' and that the Transferor has not done any **other** act, matter or thing whatsoever whereby the Transferor is prevented from agreeing to transfer or assign 'the said premises' in favour of the Transferees.

6. The Transferor hereby covenants with the Transferees as follows:-



That the Transferor, after fully and effectively liquidating the Home Loan availed by him against the security of 'the said premises' from Citibank, would become the absolute owner of 'the said premises' and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon 'the said premises' either by way of Sale, Charge, Mortgage, Lien, Gift, Trust, Lease, Will, Inheritance, Assignment or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the Transferees.

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ii)	That the Transferor has, saye and except to the extent mentioned in the 'Note' below Clause 1(E)(2) herein, not created any <b>other</b> charge or encumbrances of whatsoever nature in respect of 'the said premises' nor 'the	

said premises' is subject matter of any litigation nor is the same or any of it attached in execution of any decree nor has the Transferor created any tenancy or Leave and License or any right in favour of any one in respect of 'the said premises'.

Shindapp  
Sumbeth  
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iii) That the Transferor has not received any notice of any nature whatsoever from any Government or Non-Government authority or any Competent Authority whereby the Transferor is prohibited or prevented from selling and transferring the said shares and/or 'the said premises' in favour of the Transferees.

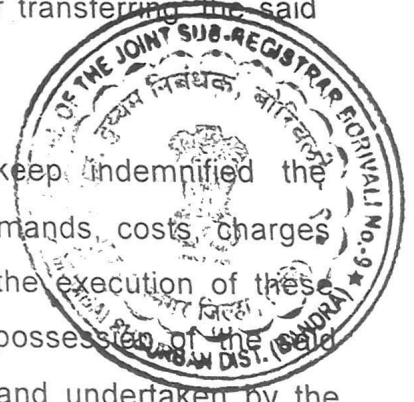
iv) That the Transferor has duly observed and performed the rules and regulations as per the bye-laws of the said Society and paid up to date his contribution in the nature of outgoings, dues, taxes, etc., to the Society.

v) That the membership of the Transferor in the said Society has not been in any way jeopardized either by Notice of any nature whatsoever from the said Society or otherwise in any manner whatsoever.

vi) That there are no pending litigations in any Court or Tribunal or attachment issued by any Court or tribunal or any legal proceedings initiated/to be initiated in respect of the said shares and/or 'the said premises' or any part thereof by any person or persons, the Government or anybody or authority or the said Society on any account whatsoever.

vii) That there is no prohibitory order issued by any Tax and/or Revenue authority prohibiting the Transferor from selling and/or transferring 'the said premises'.

viii) That the Transferor shall indemnify and keep indemnified the Transferees from and against all actions, claims, demands, costs, charges and expenses etc., claimed as falling due prior to the execution of these presents and until the date of handing over vacant possession of the said premises', whichever is later. It is hereby agreed and undertaken by the Transferor that, in case any amount payable to the said Society or any other authority / Bank / Institution / Sales Tax / Income Tax / Agency, etc., by the Transferor in respect of 'the said premises' prior to the date of giving vacant possession thereof to the Transferees herein due to the act(s)/deed(s) performed by or pertaining to the Transferor during the period of ownership of



*Handwritten signatures:*  
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'the said premises' by the Transferor herein is brought to the notice of or demanded from the Transferees at any time in future, the same shall be borne and paid by the Transferor only without any delay. In other words, it is explicitly understood, agreed upon and confirmed by the Transferor that there will be no encumbrance or liability of whatsoever nature on 'the said premises' or in the title of 'the said premises' at the time of giving vacant and peaceful possession of 'the said premises' (immediately on receipt of full and final consideration amount for 'the said premises') to the Transferees herein.

ix) Notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Transferor or any person, person/s or bodies lawfully or equitably claiming by, from him, or in trust for him, the Transferor, after fully and effectively liquidating the Home Loan availed by him against the security of 'the said premises' from Citibank, would have himself full and absolute right, clear title, claim, interest, power and absolute and complete authority to sell, assign and transfer to the Transferees 'the said premises' AND THAT the Transferor has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of 'the said premises' by the Transferor may be rendered illegal and/or unauthorized for any reason or on any account.

x) That no proceeding or notice intimating intention of proceeding for acquisition or requisition by any Governmental or Semi Governmental or local bodies or authorities or Banks/Financial Institutions or by any other authorities have been served upon or issued against 'the said premises' or any part thereof.

That no notice or intimation of attachment has been issued attaching Tax, Sales Tax or any other Department or any Governmental or Semi Governmental or local bodies or authorities for arrears of taxes, cesses, levies or duty payable by the Transferor and/or any of the predecessors in title of the Transferor.



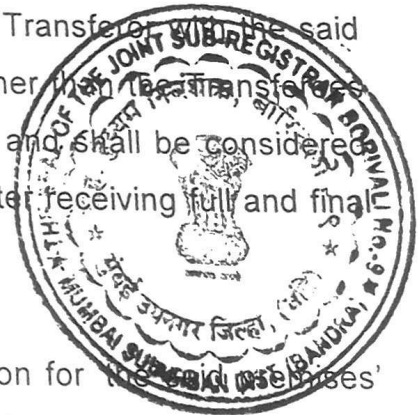
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xii) That 'the said premises' is not affected by any Lis pendens or insolvency proceedings or any prohibitory orders from any Authority restraining the Transferor from dealing with or disposing of or parting with possession of 'the said premises' or any part thereof, neither the Government nor any public authority has issued any order under the Income Tax Act, Wealth Tax Act, and/or the Maharashtra Land Revenue Code or under any statute restraining the Transferor from selling or disposing of 'the said premises' or any part thereof in any manner, as represented by Transferor to the Transferees.

xiii) The Transferor acknowledges that the Transferees have agreed to purchase and acquire ON OWNERSHIP BASIS all the rights, title, claim, benefits and interest in 'the said premises' as well as in the said shares and paid the moneys under this Agreement based upon the veracity and correctness of the various representations as stated above and the Transferor hereby agrees and undertakes to indemnify and keep indemnified the Transferees from and against all losses and claims which may be occasioned by any inaccuracy or inconsistency or inadequacy in the aforesaid representations or by any person claiming any rights, title or interest in the said shares and/or 'the said premises' by the Transferor.

7. The Transferor further undertakes and declares that any nomination with regard to 'the said premises' and made by the Transferor with the said Society prior to this date in favour of any person other than the Transferees herein shall hereafter be deemed to be inoperative and shall be considered as voluntarily withdrawn by the Transferor herein after receiving full and final consideration amount mentioned in this Agreement.



8. On payment of the full and final consideration for the said premises within the stipulated period as aforesaid, the Transferees shall be entitled to apply for the membership of the said 'Om Jalaram Co-operative Housing Society Ltd.' The Transferees hereby agree and undertake to become members of the said 'Om Jalaram Co-operative Housing Society Ltd.' and abide by its rules, regulations and bye-laws.

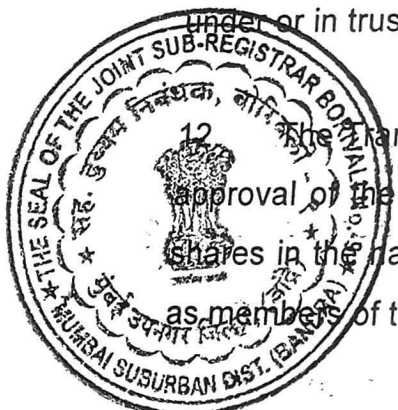
*Shudesh*  
*[Signature]*  
*[Signature]*

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9. The Transferor, on receipt of the full and final consideration for 'the said premises' from the Transferees herein within the stipulated period as aforesaid, shall grant, assign, transfer and assure all the rights, title, interest and benefits in 'the said premises' to the Transferees herein along with vacant and peaceful possession of 'the said premises' and all the documents of title (in original) in respect of 'the said premises' without any delay.

10. The Transferor further undertakes to pay all the taxes, maintenance charges and other outgoings in respect of 'the said premises' up to the date of handing over vacant possession of 'the said premises' to the Transferees herein. Thereafter, the Transferees shall be liable and responsible to pay the necessary outgoings and bills in respect of 'the said premises'.

11. On payment of the full and final consideration for 'the said premises' within the stipulated period as aforesaid, the Transferees shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy 'the said premises' for and unto the use and benefit of the Transferees, their heirs, executors, administrators and nominees for ever and without any let, hindrance, denial, eviction claim, charge, interest, demand or lien of the Transferor or any person or persons lawfully or equitably claiming through, under or in trust for the Transferor.



12. The Transferor shall give full co-operation to the Transferees to get the approval of the said Society for transfer of 'the said premises' and the said shares in the name of the Transferees and the admission of the Transferees as members of the said Society.

13. The Transferees shall be entitled to get 'the said premises' and the said shares transferred in their names at any time after paying the full and final consideration to the Transferor.

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14. The Transferor agrees and undertakes that he will give full co-operation to the Transferees for and execute such further writings, transfer forms (including but not limited to gas, telephone and electricity), declarations

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or documents as may be necessary for the purposes of effectually transferring his share, right, title, claim and interest in respect of 'the said premises' to the Transferees.

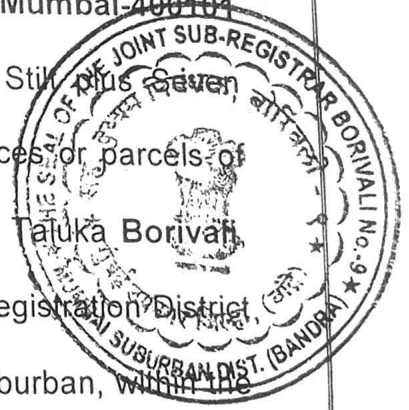
15. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats Act 1963 and the rules made thereunder. The Stamp Duty and Registration Charges in respect of this Agreement for Sale shall be borne and paid by the Transferees.

16. The Transferees shall not be called upon by the Transferor to make additional payment of any other sum of money other than that has been expressly agreed upon with the Transferor in these presents.

17. It is hereby agreed by and between the parties hereto that, on payment of the full and final consideration for 'the said premises', this Agreement for Sale shall be deemed as Sale Deed.

### SCHEDULE

Flat No.4-A-503, 'Himalaya' [admeasuring 467 Sq. Ft. - Carpet Area] in "Om Jalaram Co-operative Housing Society Ltd.", situated at : Asha Nagar, Kandivali (East), Mumbai-400104 (constructed in the year \_\_\_\_\_ with Stil \_\_\_\_\_ Upper Floors, with 'Lift' facility), on all those pieces or parcels of land situated, lying and being at Village Poisar, Taluka Borivali, bearing C.T.S.Nos.646, 683, 685 & 691 in the Registration District and Sub District of Mumbai City and Mumbai Suburban, within the assessment jurisdiction of "R-Scuth" Ward of Brihanmumbai Mahanagar Palika.



*Shinde SR*  
*Shinde SR*

*A. S. M. S.*

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IN WITNESS WHEREOF the parties hereto have hereunto set his respective hands the day, month and year First herein above written:

Signed and Delivered  
by the within named Transferor  
**Mr. Anil Suresh More**  
(PAN \_\_\_\_\_)  
in the presence of

*Anil More*  
*Anil More*

*Anil More*



Signed and Delivered  
by the within named Transferees  
**Mrs. Samidha Rupesh Shinde**  
(PAN CEBPS9455L)

&

**Mr. Rupesh Raghunath Shinde**  
(PAN ALVPS5693M)  
in the presence of

*Rupesh Shinde*

*Shinde*



*Rupesh Shinde*



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no. 7676  
@Yahoon.com

RECEIPT

Received from the within named Transferees Mrs. Samidha Rupesh Shinde & Mr. Rupesh Raghunath Shinde, a sum of Rs.84,500/- (Rupees Eighty-four Thousand & Five Hundred only), being the part consideration towards the sale of Flat No.4-A-503, 'Himalaya', Om Jalaram Co-operative Housing Society Ltd.", situated at Asha Nagar, Kandivali (East), Mumbai-400101, by way of remittance of this amount with Govt. of India towards Tax Deducted at Source under the provisions of Section 194-I-A of the Income Tax Act, 1961, which is remitted/paid by the Transferees for and on behalf of the Transferor.

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Challan No. / BSR	Tender Date	Amount Rs.	Bank
	01/10/2018	84,500/-	Paid Online through <u>KICL BANK</u>

(Receipt acknowledged, subject to realization of cheque/s)

Rs.84,500/-  
I SAY RECEIVED

(Mr. Anil Suresh More)  
Transferor

Dated \_\_\_\_\_

Witnesses :

1.

2.



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RECEIPT

Received from the within named Transferees Mrs. Samidha Rupesh Shinde & Mr. Rupesh Raghunath Shinde, a sum of Rs.10,00,000/- (Rupees Ten Lacs only), being the part consideration towards the sale of Flat No.4-A-503, 'Himalaya', Om Jalaram Co-operative Housing Society Ltd.", situated at Asha Nagar, Kandivali (East), Mumbai-400101, by RTGS as specified below :

UTR No.	Dated	Amount Rs.	Bank
	31.08.2018	10,00,000/-	The Shamrao Vithal Co-operative Bank Ltd.

(Receipt acknowledged, subject to realization of cheque/s)

**Rs.10,00,000/-**  
**I SAY RECEIVED**



(Mr. Anil Suresh More)  
Transferor

Dated \_\_\_\_\_

Witnesses :

1. Nishu

2. M



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२०१८		

RECEIPT

Received from the within named Transferees Mrs. Samidha Rupesh Shinde & Mr. Rupesh Raghunath Shinde, a sum of Rs.7,00,000/- (Rupees Seven Lacs only) being the part consideration towards the sale of Flat No 4-A-503, 'Himalaya', Om Jalaram Co-operative Housing Society, Ltd., situated at Asha Nagar, Kandivali (East), Mumbai-400101, by Cheque as specified below

Cheque No	Dated	Amount Rs	Drawn on
000100	11 09 2018	7,00,000/-	HDFC Bank Ltd.

(Receipt acknowledged, subject to realization of cheques)

Rs.7,00,000/-  
1 SAY RECEIVED

(Mr. Anil Suresh More)  
Transferor



Dated \_\_\_\_\_

Witnesses:

*[Signature]*  
*[Signature]*

2 *[Signature]*

बाल - १/
२२०६ २३ १४
२०१८

RECEIPT

Received from the within named Transferees Mrs. Samidha Rupesh Shinde & Mr. Rupesh Raghunath Shinde, a sum of Rs.6,65,500/- (Rupees Six Lacs, Sixty-five Thousand & Five Hundred only), being the part consideration towards the sale of Flat No 4-A-503, 'Himalaya', Om Jalaram Co-operative Housing Society Ltd., situated at Asha Nagar, Kandivali (East), Mumbai-400101, by Cheque as specified below

Cheque No	Dated	Amount Rs	Drawn on
218929	16/10/2018	6,65,500/-	HDFC Bank Ltd The Svc Branch

(Receipt acknowledged, subject to realization of cheques)

Rs.6,65,500/-  
1 SAY RECEIVED

(Mr. Anil Suresh More)  
Transferor



Dated \_\_\_\_\_

Witnesses:

1. *[Signature]*

2. *[Signature]*

बाल - १/
२२०६ २३ १४
२०१८

*[Handwritten signature]*

*[Handwritten signature]*

# OM JALARAM Co-Op. Housing Society Ltd.

(REGN. NO. BOM / WR / HSG / (TC) / 4772 / 89-90 DT. 30-12-89)

4A/B. ASHA NAGAR, W. E. HIGHWAY, KANDIVALI (EAST), MUMBAI - 400 101

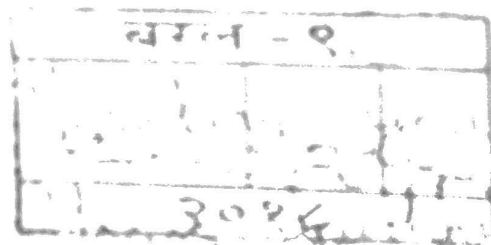
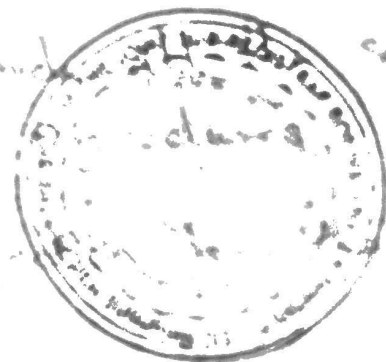
10/10/18

To Whomsoever It May Concern

This is to certify that Mr. Anil More residing in our society OM Jalaram CHS Ltd. 4A/503 has no dues towards maintenance or any other. He has informed us by letter that, wants to sell his above said flat to Mrs. Sumantha R. Shinde & Mr. Rupesh. R. Shinde

They have assured us to abide by society norms during sale and purchase.

Hence we have no objection.



# OM JALARAM Co-Op. Housing Society Ltd.

(REGN. NO. BOM / WR / HSG / (TC) / 4772 / 89-90 DT. 30-12-89)

4A/B, ASHA NAGAR, W. E. HIGHWAY, KANDIVALI (EAST), MUMBAI - 400 101.

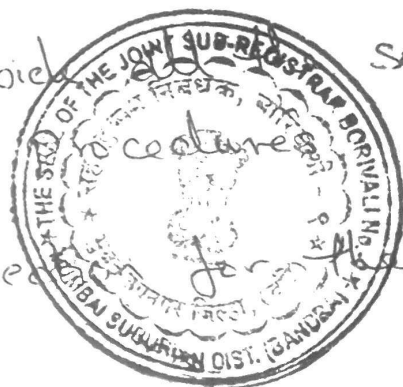
10/10/18

To Whomsoever It May Concern

This is to certify that Mr. Anil More residing in our society OM Jalaram C.H.S Ltd, 4A/503 has no dues towards maintainence or any other. He has informed us by letter that, wants to sell his above said flat to Mrs. Samidha R. Shinde & Mr. Rupesh. R. Shinde.

They have assured us to abide by society norms during sale and purchase.

Hence we have No. Objection



बरल - १/

Thanking you.  
22/10/2018  
Yours faithfully





DEPARTMENT OF MUNICIPAL ENGINEERING  
NO. CE/6816/BSII/AR

To,  
Sri. S. S. Shiledar,  
Architect.

Office of the  
B.A. Eng. Insp. Prop. (W.S.) P. & R. Ward  
Dr. Babasaheb Ambedkar Market Bldg  
Kandivli (West), Borisar - 400102

31 AUG 1989  
बदर-4  
323E-21/P  
२००२

Subj: permission to occupy the completed portion of Bldg. No. 4 i.e. stillt + 7 and gr. + 2 floor at C.T. S. No. 646, 683, 685, 691, and 695 of Village Parisar, Kandivli (W.S.)

Ref: Your letter No. H.I. dated 26.1.89.

By direction, I have to inform you that the permission to occupy the completed portion of ground + 4 upper and stillt + 2 floors shown by you in the red colour in the plans submitted by you on 26.4.89 is hereby granted. Please note that this permission is without prejudice to action under section 353A/471 of B.C. Act and subject to the following conditions:-

1. That the certificate u/s. 270A or B.M.C. Act shall be obtained from A.E.W. W. R/South and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout subdivision/consolidation shall be complied with.
3. That the water supply for premises for which occupation is granted shall be restricted to 50% of normal requirements and no complaint for short supply of water shall be entertained in future.
4. That the Co-Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C. whichever is earlier.
5. That the requirements of M.T.N. Ltd. shall be complied with.

Yours faithfully,

Executive Engineer (Western suburbs)

बदर-२  
२००२

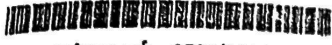
No. CE/6816/BSII/AR of

- Copy to :
1. Owner : M/s. Home Pvt. Ltd.
  2. B.E. V., 3. A.E.W. W. R/South, 4. A.A.S. R/South,
  5. A.H.S. III, 6. W.C.P. (W.S.) 7. Dy. (E. (H.P.)).



बदर-२  
२००२

प्रमाणित  
[Signature]



दस्तावेज क्रमांक व वर्ष: 6598/2012

Saturday, August 04, 2012

2:56:19 PM

दुय्यम निबंधक: सह दु.नि.का-बोरीवली 5

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पोयसर

नोंदणी 63 ग.

Regn. 63 m.e.

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,000,000.00  
बा.भा. रु. 3,591,645.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात अनेक तेंव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा
- (8) नोंदणीचा
- (9) अनुक्रमांक, खंड व पृष्ठ
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (11) बाजारभावाप्रमाणे नोंदणी
- (12) शेर
- (1) लिटिएस क्र.: 646/683/685,691/695 वर्गन: सदनिका क्रं 503, वि नं 4, अे विंग, 5 वा मजला, ओम जलाराम को ओं ही सो लि, आशा नगर, टाकुर कॉम्प, कांदिवली; पू नुं 101  
(1)52.08 चौ.मि.बिल्टप.
- (1) शांतकुमार एस मँसलगी - -; घर/प्लॉट नं: सदनिका क्रं 503, वि नं 4 अे विंग, 5 वा मजला, ओम जलाराम को ओं ही सो लि, आशा नगर, टाकुर कॉम्प, कांदिवली; पू नुं 101  
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/लनांक: -; पॅन नम्बर: AAHPM1881A.
- (1) अनिल सुरेश मोरे - -; घर/प्लॉट नं: 25/483 वि.सदराने समता नगर, कांदिवली; पू नुं 101  
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/लनांक: -; पॅन नम्बर: AMZPM5418R.
- 02/08/2012
- 04/08/2012
- 5598 /2012
- रु 200000.00
- रु 30000.00



417026



सुरी प्रत

वह. दुय्यम निबंधक बोरीवली क्र. 5  
मुंबई उपनगर जिल्हा.

बरल - १/		
4/07/12		
२२८६३२४		
२०१८		

मालमत्तेच्या रजिस्टर कार्डातील उतारा

पिटी सर्व्हे

वोडिसर तालुका कोरीवरी जिल्हा कुं-उ-उ

पिटी सर्व्हे नंबर

क्षेत्राफळ तत्ता प्रमाण  
घ.मि.

सरकारला झालेल्या सध्याचा अ धवा  
डांडाचा तपशील तो केंव्हा बदलावयाचा

६४६ 3929-3

सिवातीचे हक्क

नं. ६६ मध्ये धारणा करणा-याचे नांव

हक्क प्राप्त झाला (जापर्यंत तपस वागला तोपर्यंत)

शेतीकडे

व्यवहार



तर घांमि

दाख

तर शोरे

रीखा व्यवहार व्हॅल्युम नवीन धारणा करणारा (धावा), परदेदार साक्षी दाखल  
नंबर [पत्र अणवा इतर बाजे असणारा (इ)] सही

Annexure

बरल - ९/

६२९६ ३६ ४२

२०१६

THE OM JALARAM CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. 30M/WR and Date 30.12.89)

HSG/TC/4772/89-90

No. 19

Authorised Share Capital Rs. 1,70,000 Divided into 3400 Shares each of Rs. 50/- only

Member's Register No. 19

THIS IS TO CERTIFY that ~~Shri~~ Smt. LLEWELLYN SURESH  
PINTO AND SMT. IVY A. PINTO  
of 4A/503 is the Registered Holder of ( FIVE ) Shares from No. 91  
to 95 of Rs. 250/- ( Rupees Two Hundred & Fifty only )  
in THE OM JALARAM CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and  
that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Mumbai this 20<sup>th</sup>  
day of March 1996.



J. P. Pawar  
Chairman

V. Kulkarni  
Hon. Secretary

S. S. S. S.  
Hon. Treasurer  
or M. C. Member

[P.T.O.]



## Memorandum of the Transfers of the within mentioned Shares

Sr. No. of Transfer	Date of 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 are registered	Sr. No in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	08-8-1998 For OM Jalaram Co-op Housing Society Ltd. <u>J. P. P. E. K.</u> Chairman	Mrs. Girija Subramaniam Mam <u>J. P. P. E. K.</u> Hon. Secretary	019 For OM Jalaram Co-op Housing Society Ltd. <u>J. P. P. E. K.</u> Secretary	019 <u>J. P. P. E. K.</u> Committee Member
2	27-9-1998. For OM Jalaram Co-op Housing Society Ltd. <u>J. P. P. E. K.</u> Chairman	Mr. Shantkumar - S. Maisalgi. <u>J. P. P. E. K.</u> Hon. Secretary	038 <u>J. P. P. E. K.</u>	038 <u>J. P. P. E. K.</u> Committee Member
3	02-08-2012. For OM Jalaram Co-op Housing Society Ltd. <u>J. P. P. E. K.</u> Chairman	Mr. Anil. S. More <u>Anil S. More</u> Hon. Secretary	38	38 <u>Anil S. More</u> Committee Member
4	16-10-2018 For OM Jalaram Co-op Housing Society Ltd. <u>J. P. P. E. K.</u> Chairman	Mrs. Samidha. R. Shinde & Mr. Rupesh. R. Shinde <u>Anil S. More</u> Hon. Secretary	38	38 <u>Anil S. More</u> Committee Member
5	Chairman	Hon. Secretary		Committee Member

BRIHANNUMBAI MAHANAGARPALIKA

No. CE/6916/BSII/AR

31 AUG 1989

Office of the  
Ex. Eng. Pdg. Prop. (W.S.) P. & A. W. 2000  
Dr. Babasaheb Ambedkar Market Bldg  
Kandivli (West), Bombay - 400 067

बदर-५
323E 92 R
२००२

Shri. E. S. Shiledar,  
Architect.

Sub: Permission to occupy the completed portion of Bldg. No. 4 i.e. stilt + 7 and Gr. + 4 floor at C.T.S. No. 646, 683, 685, 691, 692 and 695 of Village Poisar, Kandivli (W.S.)

Re: Your letter No. M.L. dated 26.4.89.

Gentleman,

By direction, I have to inform you that the permission to occupy the completed portion of ground + 4 upper and stilt + 7 floors shown by you in the red colour in the plans submitted by you on 26.4.89 is hereby granted. Please note that this permission is without prejudice to action under section 353A/471 of B.M.C. Act and subject to the following conditions :-

1. That the certificate u/s. 270A of B.M.C. Act shall be obtained from A.E.W. & R/South and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout subdivision/amalgamation shall be complied with.
3. That the water supply for premises for which occupation is granted shall be restricted to 50% of normal requirements and no complaint for short supply of water shall be entertained in future.
4. That the Co-Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
5. That the requirements of M.T.N.Ltd. shall be complied with.

Yours faithfully,

Executive Engineer Bldg. Proposals  
(Western Suburbs) बदर-५/

३२३६/२०
२००२

No. CE/6916/BSII/AR of

- to :
1. Owner : M/s. Home Pvt. Ltd.
  2. E.E. V., 3. A.E.W. & R/South, 4. A.A. & C. R/South,
  5. A.H.S. III, 6. W.O. R/South, 7. Dy. (C.E. (D.P.)).



बदर-
६५६०
२०१२