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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 22<sup>nd</sup> day of November 2021.

BETWEEN

**MR. VENKATESH KUMAR S NAIDU**, aged 41 years holding PAN No. **AOCPK0556R** adult Indian Inhabitant, having address at Flat No. 105, 1st Floor, Tower A, Building No. 1, Oberoi Splendor, Splendor Complex Co – Operative Housing Society Ltd., situated at Jogeshwari - Vikhroli Link Road, Andheri (East), Mumbai - 400 060., hereinafter referred to as the “**TRANSFEROR**” (which expression unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART

**A N D**

**MRS. SHARMISTHA ALOKEKUMAR BAGCHI** aged 48 years, holding PAN No. **ABJPB3801C** adult, Indian Inhabitant, currently residing at Flat No. 2504, 25th Floor, Tower B, Building No. 1, Oberoi Splendor, Splendor Complex Co – Operative Housing Society Ltd., situated at Jogeshwari - Vikhroli Link Road, Andheri (East), Mumbai - 400060, hereinafter referred to as the “**TRANSFeree**” (which expression unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the OTHER PART.

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WHEREAS the TRANSFEROR is the registered member of Splendor Complex Co-operative Housing Society Ltd., registered with Dy. Registrar of Societies at Mumbai, under the Maharashtra Co-operative Societies Act' 1960, vide registration No. MUM / WKE / HSG / TC / 15295 / 2013-2014 / YEAR 2013 (hereinafter referred to as "SAID SOCIETY") and by virtue of being the member of the said society, he is been holding on ownership basis Flat No. 105, 1st Floor, Tower A, Building No. 1 known as Oberoi Splendor, in Splendor Complex Co-operative Housing Society Ltd., situated at Jogeshwari Vikhroli Link Road, Andheri (East), Mumbai - 400 060., admeasuring approximately 891 Sq. Ft. Carpet Area i.e. 987 Sq. Ft. Built Up Area with 1 (One) Car Parking Space bearing no.



at Basement Level in Tower 'A', hereinafter collectively referred to as "SAID FLAT".

WHEREAS by virtue of diverse document/s, the said OBEROI CONSTRUCTIONS PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, having its registered office at International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai 400063, therein referred to as "The Developer" on One part, are absolutely seized and/or possessed of or otherwise well and sufficiently entitled to the immovable property: bearing CTS No. 1B (part) of Village Majas, Taluka Andheri.

In accordance with the authorizations and/or permissions conferred under the said diverse document/s the said Developer have inter alia commenced and completed the development works in respect of said property by constructing new building/s thereon in accordance with the requisite permissions and/or construction plans sanctioned by the Brihanmumbai Municipal Corporation and/or concerned authorities.

By and under Premises Ownership Agreement dated 22nd June 2009, duly registered before the Sub-Registrar of Assurances, Mumbai, under serial no. BDR4-05792-2009 dated 26.06.2009 bearing

*[Handwritten signatures]*

registration receipt no. 5802 (hereinafter referred to as the "SAID AGREEMENT") and executed by and between **OBEROI CONSTRUCTIONS PRIVATE LIMITED**, therein referred to as "THE DEVELOPER" of the One Part and **MR. CHIRAG AGRAWAL**

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& **MR. A. R. SINGHAL** of the Other Part, referred to as The Purchasers; the Developer has agreed to allot to the Purchasers and the Purchasers has agreed to acquire from the Developer a Flat being Flat No. 105 ("the Said Flat") admeasuring 891 Sq. Ft. Carpet Area equivalent to 987 Sq. Ft. Built Up Area on 1st Floor in Tower A, Building No. 1 known as Oberoi Splendor along with One Car parking Space admeasuring 120 bearing parking no. **B - 540**, being constructed on the land particularly described in the Schedule of the said Agreement ("the Said Property"). The said Purchasers paid the entire amount of the Sale Price for purchase of the Said Flat as per the said Agreement and that by of such Sale Price, the said Purchasers became the absolute, and exclusive owners of the said Flat and nothing was balance thereafter and that pursuant to the said payment, the Developer handed over the exclusive possession of the said Flat to the Purchasers;



Various owners in the said residential complex formed a Co-Operative Housing Society under the Maharashtra Co-Operative Society's Act, 1960 and formed under the name and style of Splendor Complex Co-Operative Housing Society Ltd., registered with the Dy. Registrars of Co-Operative Societies at Mumbai under Registration No. being **MUM / WKE / HSG / TC / 15295 / 2013-2014 / YEAR 2013** (hereinafter referred to as the "SAID SOCIETY");

AND WHEREAS the Purchaser therein by virtue of being the Owner of the said Flat was admitted to the membership of the Society and as such member of the Said Society viz. Splendor Complex Co-operative Housing Society Ltd., has issued Ten Fully Paid Up Shares of **Rs. 50/-** each aggregating to **Rs. 500/-** bearing distinctive nos. from **A1201 to A1210 (Both Inclusive)** held under **Share Certificate No. A0121**.

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R. SINGHAL		

Thereafter, by and under Agreement for Sale dated 31<sup>st</sup> August 2017, executed by and between **MR. CHIRAG AGRAWAL & MR. A. R. SINGHAL**, therein referred to as The Transferors of the One Part and **MR. RAVINDRANATH RAO KHAMBADKONE & MR. ASHISH RAVINDRA RAO**, therein referred to as The Transferees of the Other Part, the Transferors therein sold and / or transferred the said Flat to the Transferees for valuable consideration and on the terms and conditions as per the said Agreement and duly registered the same with the Office of the Registrar of Assurances under Sr. No. BDR9-8646-2017 dated 31.08.2017 bearing registration receipt no. 9493.



Thereafter, by and under Agreement for Sale dated 18<sup>th</sup> November 2020, executed by and between **MR. RAVINDRANATH RAO KHAMBADKONE & MR. ASHISH RAVINDRA RAO**, therein referred to as The Transferors of the One Part and **MR. VENKATESH KUMAR S. NAIDU**, therein referred to as The Transferee of the Other Part, the Transferors therein sold and / or transferred the said Flat to the Transferee for valuable consideration and on the terms and conditions as per the said Agreement and duly registered the same with the Office of the Sub-Registrar of Assurances under Sr. No. BDR1-10156-2020 dated 18.11.2020 bearing registration receipt no. 11099.

The said **MR. VENKATESH KUMAR S. NAIDU** as per the terms of the Agreement paid the entire valuable consideration and obtained valid receipts for the said payments and thereafter obtained exclusive possession of the said Flat. Subsequently, the said **MR. VENKATESH KUMAR S. NAIDU** submitted relevant documents with the Society for transfer of rights held by the Transferors to his name and the Society after completing due formalities transferred the said Flat and duly endorsed his name in the share certificate issued in respect of the said Flat.

AND WHEREAS the TRANSFEROR is absolutely seized and possessed of and well and sufficiently entitled to Said Flat and the Said

*Chirag*

*A. Singh*

Shares of the Society Viz. Splendor Complex  
Society Ltd.

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Co - Operative Housing		
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AND WHEREAS the TRANSFEROR has represented to the TRANSFEREE that he is been holding the said Premises as stated hereinabove and being the member of the said Society, he is desirous of disposing off all his rights, title and interest in the said Premises and the TRANSFEREE herein having inspected in person and satisfied with the title and state of the said Flat, have agreed to acquire all the right, title and interest of the TRANSFEROR in the said Premises and the membership of the said Society along with the deposits, sinking fund of the said Society and all other amounts appearing to the credit of the TRANSFEROR in the account of the said Society and the membership thereof together with the entire incidence of the holding of the said Shares, viz. the exclusive and uninterrupted possession and occupation of the said Premises free of all liabilities and encumbrances on the following terms and conditions:-



*NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO*

1. The aforesaid recitals shall be treated as forming an integral part of this Agreement.
2. The TRANSFEROR hereby agrees to sell, transfer and assign all his rights, title and interest in the Said Flat being Flat No. 105, 1st Floor, Tower A, Building No. 1 known as Oberoi Splendor, in Splendor Complex Co - Operative Housing Society Ltd, Jogeshwari Vikhroli Link Road, Andheri (East), Mumbai - 400 060, together with 1 (One) Car Parking Space bearing no. **B - 540** at Basement Level in Tower 'A' in the said building and the TRANSFEREE has agreed to acquire all his rights, title and interest in the Said Flat along with all other incidental, ancillary and consequential rights thereto together

*[Handwritten signatures]*

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with any and all of the rights, benefits, privileges, advantages and appurtenance thereto into or upon the Said Flat belonging to or in any way appurtenant thereto and the membership of the Said Society and also together with all the original deeds, documents, writings, vouchers and other evidence of title relating to the said Premises and every part thereof and in the possession of the Transferor TO HAVE AND TO HOLD the same unto the TRANSFEREE as the absolute owner thereof forever for all times.

3. The TRANSFEROR hereby agree to transfer and assign all his rights, title and interest in the Said Flat along with Ten shares of the said society in Share Certificate No. A0121 bearing distinctive nos. A1201 to A1210 (Both Inclusive) pertaining to the use and occupation of the Flat No. 105, 1st Floor, Tower A, Building No. 1 known as Oberoi Splendor, of the Splendor Complex Co – Operative Housing Society Ltd., Jogeshwari - Vikhroli Link Road, Andheri (East), Mumbai - 400 060, along with 1 (One) Car Parking Space bearing no. B -540 at Basement Level in Tower 'A' and the membership of the said society for a total consideration of **Rs. 3,04,25,000/- (Rupees Three Crore Four Lakhs and Twenty Five Thousand Only)** and the TRANSFEREE herein has agreed to acquire the same on payment of **Rs. 3,04,25,000/- (Rupees Three Crore Four Lakhs and Twenty Five Thousand Only)** being the total consideration inclusive of everything in lump – sum.



4. The TRANSFEROR hereby agrees to sell and transfer all his beneficial rights, title and interest in respect of Flat No. 105, 1st Floor, Tower A, Building No. 1 known as Oberoi Splendor, of the Splendor Complex Co – Operative Housing Society Ltd; for a total consideration of **Rs. 3,04,25,000/- (Rupees Three Crore Four Lakhs and Twenty Five Thousand Only)** being the total consideration payable as under:

*[Handwritten signatures]*

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November 2021		

- a. The TRANSFEREE has paid the token/earnest money amounting to **Rs. 5,00,000/- (Rupees Five Lakhs only)** to the TRANSFEROR vide UTR No. 252561062 dated 9<sup>th</sup> November 2021 through **ICICI Bank**. The payment and receipt whereof the TRANSFEROR hereby admits and acknowledges.
- b. A sum of **Rs. 26,20,750/- (Rupees Twenty Six Lakhs Twenty Thousand Seven Hundred and Fifty Rupees Only)** is payable by the TRANSFEREE to the TRANSFEROR on or before the time of the registration of this Agreement for Sale, towards part consideration for the Said Flat vide UTR No. ICICR52021112200644777 dated 22<sup>nd</sup> November 2021 through **ICICI Bank**. The payment and receipt whereof the TRANSFEROR hereby admits and acknowledges.
- c. An amount of **Rs. 3,04,250/- (Rupees Three Lakhs Four Thousand Two Hundred and Fifty Only)** will be deducted by the TRANSFEREE as Tax Deducted at Source under the provisions of the Section 194-I-A of the Income Tax Act, 1961. The TRANSFEREE will deposit this amount with Government of India and provide to the TRANSFEROR the relevant Tax Deduction Certificates - TDS Challan in the name of **MR. VENKATESH KUMAR S. NAIDU**, which will be simultaneous upon the payment of the balance sum mentioned in clause 4d. below along with Form 26QB in the name of **MR. VENKATESH KUMAR S. NAIDU** (which the TRANSFEROR admit that such a payment of **Rs. 3,04,250/- (Rupees Three Lakhs Four Thousand Two Hundred and Fifty Only)** to the Government of India under the Income Tax Act, 1961 and will form a part of the consideration for the Said Flat).
- d. The Balance sum of **Rs. 2,70,00,000/- (Rupees Two Crore Seventy Lakhs Only)** is payable by the TRANSFEREE to the TRANSFEROR on or before the expiry of 10(Ten) working days



*[Handwritten signatures]*

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per cent Stamp duty and penalty, as changeable, as if there was no remission in the stamp duty from the beginning; provided further that, no such restriction will apply in case of transfer by

heirship in case of death of such Woman/Women purchaser/s. The benefit of reduction in stamp duty provided by this order

shall be applicable only for the documents or instruments of Conveyance or Agreement for Sale of any type of residential unit i.e. the flat or individual bungalow or row house or any independent house or any type of tenement where

Woman/Women are the Only Purchaser/s of such type of residential unit.



### SCHEDULE OF THE PROPERTY

The TRANSFEROR hereby agree to transfer in favour of the TRANSFEREE together with rights, title and interest in Flat No. 105, 1st Floor, Tower A, Building No. 1 known as Oberoi Splendor in Splendor Complex Co-operative Housing Society Ltd., with 1 (One) Car Parking Space bearing no. **B -540** at Basement Level in Tower 'A' along with Ten Fully Paid Up Shares of Rs. 50/- each bearing distinctive Nos. from **A1201** to **A1210** (Both Inclusive) under Share Certificate No. **A0121** issued by Splendor Complex Co-operative Housing Society Ltd., at Plot of Land bearing C. T. S. No. 1B (pt.), Village Majas, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban of the Municipal Corporation of Greater Mumbai situated at Jogeshwari - Vikhroli Link Road, Andheri (East), Mumbai - 400 060, admeasuring 891 Sq. Ft. Carpet Area i.e. 987 Sq. Ft. Built Up Area of the building constructed in the year 2011.

And further details of which are as under:

Year of Construction : 2011  
 Type of Construction : R. C. C.  
 No. of floors : Basement + Lobby + Stilt + 1<sup>st</sup> to 27<sup>th</sup>  
 Floors (with lift)  
 Area of flat : 891 Sq. Ft. Carpet Area  
 987 Sq. Ft. Built Up Area

*[Handwritten signature]*

*[Handwritten signature]*



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

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SIGNED AND DELIVERED by )  
Within named the *TRANSFEROR* )  
**MR. VENKATESH KUMAR S. NAIDU** )



*Handwritten signature of Mr. Venkatesh Kumar S. Naidu*

In presence of )

1. *Surender Singh Bagchi*  
*Sumer*
2. *APYAPPAN R/S Ammi*



SIGNED AND DELIVERED by the )  
Within named *TRANSFeree* )  
**MRS. SHARMISTHA ALOKEKUMAR BAGCHI** )



*Handwritten signature of Mrs. Sharmistha Alok Kumar Bagchi*

In presence of )

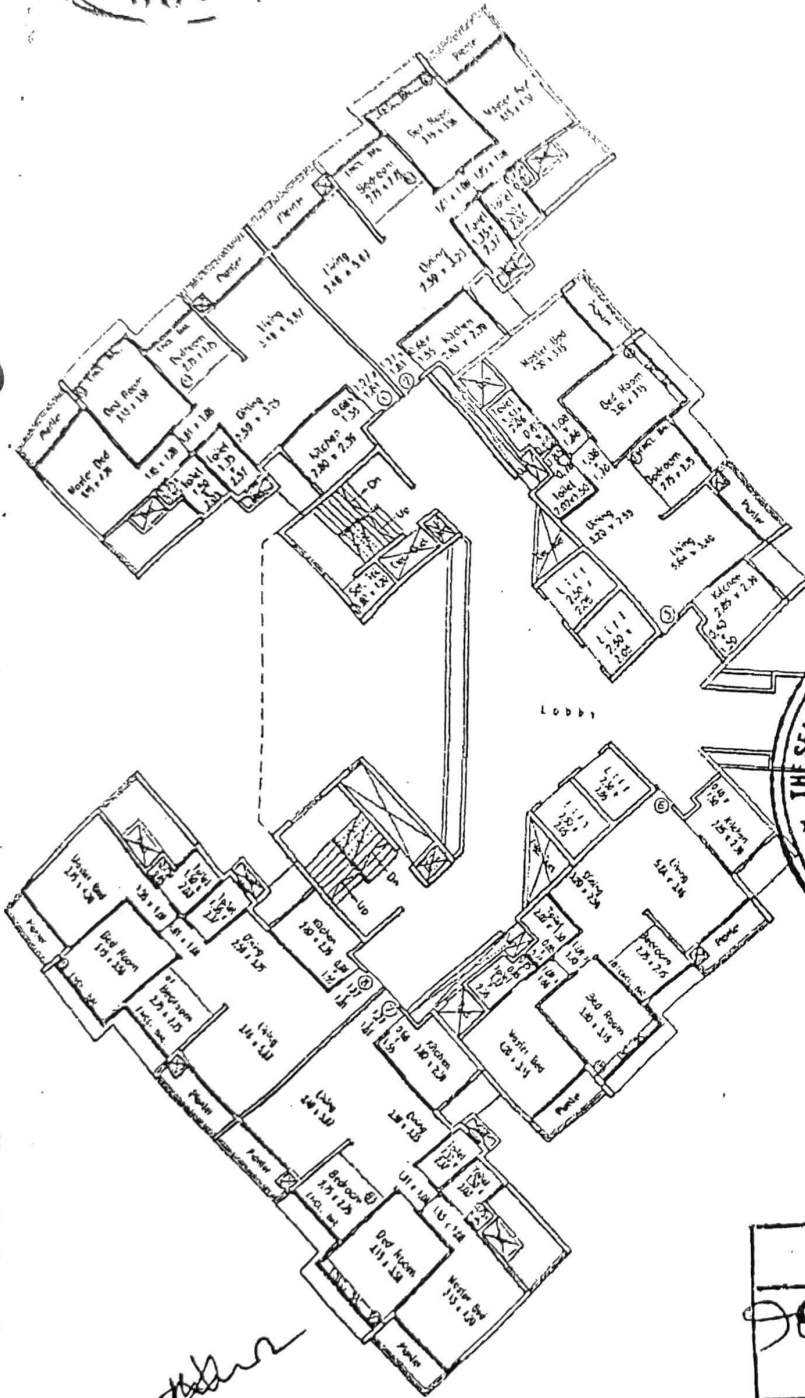
1. *APYAPPAN R/S Ammi*
2. *Surender Singh Bagchi*  
*Surender*





ANNEXURE - 8

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BLDG. No. 1  
WING - A  
FLAT No. - 105  
TYPICAL FLOOR PLAN  
OBEROI SPLENDOR  
FLOOR - 1

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*Chatter*

*[Handwritten signatures]*

*Ashtad*

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JK

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CE/8712/W/S/NE

178 JUL 2017

**FULL OCCUPATION CERTIFICATE**

Ex. Engineer Bldg. Proposal  
K and K Wards  
Municipal Office, R. K. Pathar  
Bandra (West), Mumbai - 400 089

To  
Shri Vikas Oberoi  
Director of Oberoi Construction Pvt. Ltd.,  
3<sup>rd</sup> Commercial International Business Park,  
Oberoi Garden City, Off W.E. Highway,  
Goregaon (E), Mumbai-400 063.

Sir,

The full development work of residential building consists of Wing A to Wing F comprising of Basement + Silt + Podium/Service Floor + 1<sup>st</sup> to 27<sup>th</sup> upper floors on plot bearing CTS No. 1/B of Village Majas, situated at Jogeshwari-Vikhroli Link Road, Jogeshwari (East), Mumbai is completed under the supervision of Shri. Shashank Kojal, Licensed Architect, License No. CA/85/9400 may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

Yours faithfully,

*[Signature]*  
Executive Engineer  
(Bldg. Proposal) W/S (K Ward)



**CERTIFIED TRUE COPY**

**SHASHANK KOJAL**  
ARCHITECT  
CA/85/9400

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## बृहन्मुंबई महानगरपालिका करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

१८८८ मधील कलम २०० अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक  
KE2804920370005मालमत्ता करवर्ष  
२०२१-२०२२देयक क्रमांक  
२०२११०८११३५३६०८३  
२०२१२०८११३५३६०८४देयक दिनांक  
०१/०९/२०२१

पसकाराचे नाव व पत्ता : Chirag-Agarwal

Block No. 105, A wing, A to F Wing, Oberoi Splendor, Majas Village,  
J. V. Link Road, Jogeshwari (East), Opp. Majas Depot, Mumbai,  
400060, Maharashtraप्रेषक -  
Asstt. Assessor & Collector, K East Ward, Municipal Office Building,  
Aazad Road, Gundavali, Andheri (East), Mumbai - 400 069.

ईमेल - aacke.ac@mcgm.gov.in

दूरध्वनी क्र. ०२२ २६८४ ३३९२

मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे  
A to F Wing null Splendor null J. V. Link Road, Majas Village Opp. Majas Depot Jogeshwari (E) VILLAGE MAJAS Mumbai 400060 AMIT ARUN  
KHARA

प्रथम करनिर्धारण दिनांक:

०३/०१/२०१२

जलजोडणी क्रमांक :

एकूण भांडवली मूल्य: ₹ ४४६१०४०

एकूण भांडवली मूल्य: ₹ Forty Four Lakh Sixty One Thousand Forty Only  
(अक्षरी)

दि. ३१/०३/२०१० या तारखेपर्यंतची थकबाकी

₹ ०

दि. ०१/०४/२०१० ते ३१/०३/२०२१ या तारखेपर्यंतची थकबाकी

₹ ०

देयक कालावधी:

०१/०४/२०२१

ते

३१/०३/२०२२

कराचे नाव	०१/०४/२०२१	ते	३०/०९/२०२१	०१/१०/२०२१	ते	३१/०३/२०२२
सर्वसाधारण कर			२४५४			२४५४
जल कर			०			०
जल लाभ कर			१५३९			१५३९
मलनिःसारण कर			०			०
मलनिःसारण लाभ कर			९५७			९५७
म.न.पा. शिक्षण उपकर			८९२			८९२
राज्य शिक्षण उपकर			७८१			७८१
रोजगार हमी उपकर			०			०
वृक्ष उपकर			४५			४५
पथ कर			१११६			१११६
एकूण देयक रक्कम			७७८४			७७८४
कलम १५२ अ नुसार दंडाची रक्कम			०			०
परताब्यावरील व्याजाची वसुली			०			०
आगाऊ अधिदानाचे समायोजन			०			०
भरावयाची निव्वळ रक्कम			०			०
प्रतिदानाची निव्वळ रक्कम			७७८४			७७८४
अक्षरी रुपये			₹ Seven Thousand Seven Hundred Eighty Four Only			₹ Seven Thousand Seven Hundred Eighty Four Only
अंतिम देय दिनांक			३०/११/२०२१			३१/१२/२०२१

"To make payment through NEFT:

IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTKE2804920370005, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना कराचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय सामुदायिक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या

पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या वटकात ५% ते १५% सवलत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.



(विश्वास पा. मोटे)  
करनिर्धारक व संकलक

User Category :- RnR

# SPLENDOR COMPLEX CO-OP. HOUSING SOCIETY LTD

Reg. Off: CTS No. 1/B part, Off. Village Majas, JVLR, Opp. Majas Depot, Andheri (East), Mumbai-400 060.  
(Registered under the Maharashtra Co-operative Society Act, 1960)



Share Certificate No. A-0121

Member's Reg. No.: 121

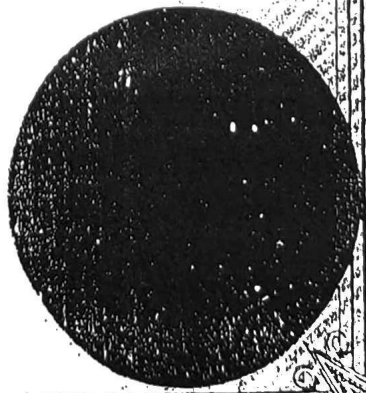
(Authorised Share Capital Rs.20,00,000/- divided into 40,000 shares of Rs.50/- each)

This is to certify that Mr. / Mrs. / Ms. CHIRAG AGRWAL &  
A. R. SINGHAL

Owner of Flat No. 105 of Tower A is/are the Registered Holder/s of TEN fully paid up shares of Rs. FIFTY each numbered from A1201 to A1240 both inclusive in SPLENDOR COMPLEX CO-OP. HOUSING SOCIETY LTD., CTS No. 1/B part, off. Village Majas, JVLR, Opp. Majas Depot, Andheri (E), Mumbai - 400 060 subject to the Bye-Laws of the Society.

Given under the common seal of the said Society

on this FEBRUARY 2017



*M. C. Member*  
Secretary

Authorised  
M. C. Member

# SPLENDOR COMPLEX CO-OPERATIVE HOUSING SOCIETY LIMITED

CHS No.1/ Pt of Village Majas, Jogeshwari Vikhroli Link Road, Opp. Majas Depot, Mumbai - 400 060.

REG NO : MUM/WKE/HSG/TC/15295/2013-2014/2013 Dated May 28, 2013

Date: 18.11.2021

O/W.No.SCCHSL/NOC/SL/387/18.11.2021

## NOC for Sale of Flat Purpose Only

बदर - १६		
११२२०	३०	४३

Dear Sir/Madam,

Mr. Venkatesh Kumar S Naidu is the owner of Flat No. 105 Tower 'A', of Splendor Complex CHS Ltd., JVLR, Opp. Majas Depot, Andheri - East, Mumbai - 400060. He wish to sell the said flat to Sharmistha Alok Kumar Bagchi There is no maintenance related dues outstanding against the flat to the Society, till Q3 (2021-22).

Our record indicates there is outstanding loan on this flat.

The owner have requested for NOC to start the process related to the sale of his flat. This NOC is being issued for permitting to start the sale of the premises. Any outstanding loan is under the sole responsibility of Mr. Venkatesh Kumar S Naidu.

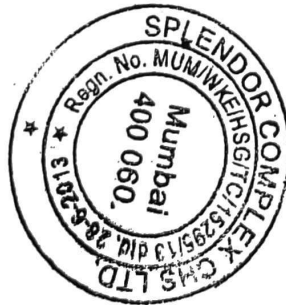
Share Certificate is prepared and has been issued to flat owner.

Please note that Mr. Venkatesh Kumar S Naidu solely responsible and liable to ensure proper documentation / Registration / payment of stamp duty/ Registration charges etc, are done as per laws. Society shall not take any responsibility for the same.

Thanking You,

For and on behalf of Splendor Complex CHS Ltd.

Hon. Chairman / Secretary





22/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5

दस्त क्रमांक : 11227/2021

नोंदणी :

Regn:63m

गावाचे नाव : मजास

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	30425000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	23823015.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 105, टॉवर ए, बिल्डिंग नं 1, माळा नं: 1 ला मजला, ओबेरॉय स्प्लेंडर बिल्डींग, इमारतीचे नाव: स्प्लेंडर कॉम्प्लेक्स को ऑप हौ सो लि, ब्लॉक नं: अंधेरी पूर्व मुंबई 400060, रोड : जेव्हीएलआर, मजास डेपो च्या समोर, इतर माहिती: सदनिका चे क्षेत्र 891 चौरस फूट कारपेट, 987 चौरस फुट बिल्टअप सोबत एक कारपार्किंग स्पेस नं बी - 540 महसूल व वन विभाग यांचे आदेश क्रं मुद्रांक-2021/अनौ.सं.क्रं.12/प्र.क्रं.12 प्र.क्रं.107/म1 (धोरण ) दि.31/03/2021 अन्वये सदर दस्तात महिला खरेदीदार असल्याने मुद्रांक शुल्क मध्ये 1% सूट घेण्यात आली आहे. तसेच उक्त दस्तामध्ये नमूद रहिवासी घटक उक्त रहिवासी घटकाच्या दिनांकापासून पुढे 15 वर्षांच्या कालावधीपर्यंत कोणत्याही पुरुष खरेदीदाराला विकता येणार नाही. ( ( C.T.S. Number : 1B (pt) ; ) )
(5) क्षेत्रफळ	1) 91.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- वेंकटेश कुमार एस नायडू वय:-41; पत्ता:- प्लॉट नं: 105, टॉवर ए, बिल्डिंग नं 1, माळा नं: 1 ला मजला, इमारतीचे नाव: ओबेरॉय स्प्लेंडर, स्प्लेंडर कॉम्प्लेक्स को ऑप हौ सो लि, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: जेव्हीएलआर, मजास डेपो च्या समोर, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AOC PK0556R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शरमिश्था अलोककुमार बागळी वय:-48; पत्ता:- प्लॉट नं: 2504, टॉवर बी, बिल्डिंग नं 1, माळा नं: 25 वा मजला, इमारतीचे नाव: ओबेरॉय स्प्लेंडर, स्प्लेंडर कॉम्प्लेक्स को ऑप हौ सो लि, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: जेव्हीएलआर, मजास डेपो च्या समोर, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-ABJPB3801C
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	22/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	11227/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1217000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)



सह. दुय्यम निबंधक, अंधेरी - ५  
मुंबई उपनगर जिल्हा

# FORM A: PERSONAL DETAILS

Existing Customer:  Yes  No

If Yes, CIF No/ Account No. 91902602211

Name: First Name SHARMISTHA Middle Name ALOKEKUMAR

Date of Birth: 20/06/1973 PAN: ARBTPB3801C

Mobile: 9920912968

e-mail: sharmiisthaa.b@gmail.com

Name of Spouse: AYYAPPAN RAJ

Name of Father: ALOKE KUMAR BAGCHI

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

### Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 648867049916

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Person Of Indian Origin (PIO)

Non-Resident  Foreign Citizen

### FOR DEFENCE PERSONNEL:

Indian Army  Indian Navy  Indian Air force





# STATE BANK OF INDIA

PBB, HIRANANDANI (04234)

LOS No.: *RLMS - 50124112204989*

Application Name : *SHARMISTHA ALOKESKUMAR BAGCHI*

Co-Applicant Name :

CIF No.: 1) 2)

Contact Number (R) (O)

Loan Amount *2.80 Cr.*

Tenure : *223 M*

Interest Rate : *8.50%*

EMI :

Loan Type : *TL*

SBI LIFE : YES / NO

RMPB's :

Name of RMPB's :

Mob. No. of RMPB's :

Fax No of PMPB's: *24*

*Let's Subhedor - 22/11/24*  
*Val - Vastukala - 22/11/24*

*2024*