

करल-३

३१६

२० २०

२०१४



5 April, 2014

सूची क्र.२

दुय्यम निबंधक : सह दु.नि. कुर्ना ३

दस्त क्रमांक : 2847/2014

नोदणी ६३

Regn. ६३m

गावाचे नाव : घाटकोपर

(१) विलेखाचा प्रकार

पर्यायी जागेचा करार

(२) मोबदला

रु.०/-

(३) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे) की पट्टेदार ते नमुद करावे)

रु.२,४४,५००/-

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

५७४०,३५२, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ४००७५
 इमारतीचे नाव: पंतनगर श्रम साफल्य सीएचएस लीमीटेड, ब्लॉक नं: ४३, पंतनगर, मुंबई - ४०००७५, क्षेत्र - २२०
 पंतनगर, मुंबई - ४०००७५, इतर माहिती: जुना रूप नं - ३८९८, चौ. फुट कारपेट. व्हिलेज - घाटकोपर-किरोळ.
 ३९०.०० चौ.फुट

(५) क्षेत्रफळ

(६) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

१) नाव: पंतनगर श्रम साफल्य सीएचएस लीमीटेड, इमारतीचे नाव: पंतनगर श्रम साफल्य सीएचएस लीमीटेड, ब्लॉक नं: ४३, पंतनगर, मुंबई - ४०००७५, इतर माहिती: जुना रूप नं - ३८९८, चौ. फुट कारपेट. व्हिलेज - घाटकोपर-किरोळ.
 पत्ता: - , व्हिलेज नं - १४३, घाटकोपर-पंतनगर, बेस्ट स्टाफ कॉलनी, Maharashtra, Mumbai, Non-Government.
 पिन कोड:- ४०००७५
 पंन नं:- ANVPE0245M

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

२) नाव: पंतनगर श्रम साफल्य सीएचएस लीमीटेड, इमारतीचे नाव: पंतनगर श्रम साफल्य सीएचएस लीमीटेड, ब्लॉक नं: ४३, पंतनगर, मुंबई - ४०००७५, इतर माहिती: जुना रूप नं - ३८९८, चौ. फुट कारपेट. व्हिलेज - घाटकोपर-किरोळ.
 पत्ता: - , व्हिलेज नं - १४३, घाटकोपर-पंतनगर, बेस्ट स्टाफ कॉलनी, Maharashtra, Mumbai, Non-Government.
 पिन कोड:- ४०००७५
 पंन नं:- ANVPJ7486K

(९) दस्तऐवज करून दिल्याचा दिनांक

०४/०४/२०१४

(१०) दस्त नोंदणी केल्याचा दिनांक

०५/०४/२०१४

(११) अनुक्रमांक, खंड व पृष्ठ

२८४७/२०१४

(१२) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु.१२२,५००/-

(१३) बाजारभावाप्रमाणे नोंदणी शुल्क

रु.२४,५००/-

(१४) शेष

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABDPD4210F



नाम /NAME

AMITA JITENDRA DAMANI

पिता का नाम /FATHER'S NAME

TOLIA TRAUBAKLAL

जन्म तिथि /DATE OF BIRTH

21-10-1956

हस्ताक्षर /SIGNATURE

[Handwritten Signature]

मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा

Chief Commissioner of Income-tax, Karnataka & Goa

आयकर विभाग
INCOME TAX DEPARTMENT
SUMAN'S JAMBLE
LAXMAN RAMCHANDRA YADAV
16/06/1944
Permanent Account Number
ANVPJ7486K
श्री लखन रामचंद्र यादव
Signature

भारत सरकार
GOVT OF INDIA
भारत सरकार
21052010





१४३, पंतनगर श्रमसाफल्य को-ऑ-हौ. सोसायटी लिमिटेड

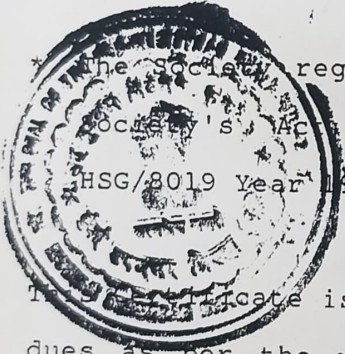
(नोंदणी क्र. बी.ओ.एम./एच.एस.जी./८०१९ वर्ष १९८३)

वत्सभबाग लेन एक्सटेंशन, घाटकोपर (पूर्व), मुंबई - ४०० ०७५.

तारीख :

-2-

- * Building Consist of : Ground + 7 Floors
- * Village : Kiroi, Ghatkopar
Taluka - Kurla,
Mumbai Suburban Dist.
- * C.T.S. No. : 5740
- * Lift : Yes



The Society registered under Maharashtra Co-operative Societies' Act, 1960 vide Registration No. BOM/HSG/8019 Year 1983.

This Certificate is issued on receipt of Society's Entire dues as per the request of Smt. Suman Sadanand Jamble with Resign-ation-of Membership of Flat No.A/404.


For 143, PANTNAGAR SHRMSAFALYA C.H.S. LTD.,

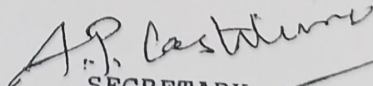
For 143, Pantnagar Shramsafalya Co-op. Hsg. Soc. Ltd.

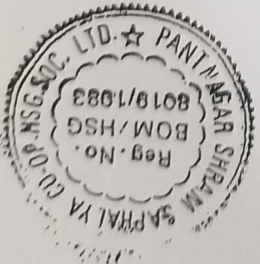
Chairman

Secretary

Treasurer


CHAIRMAN
(VINAYAK RAO G. KADAM)
Ex-Municipal Corporator


SECRETARY
(A.P. CASTELINO)



करल-३		
२८२०	१६	२०
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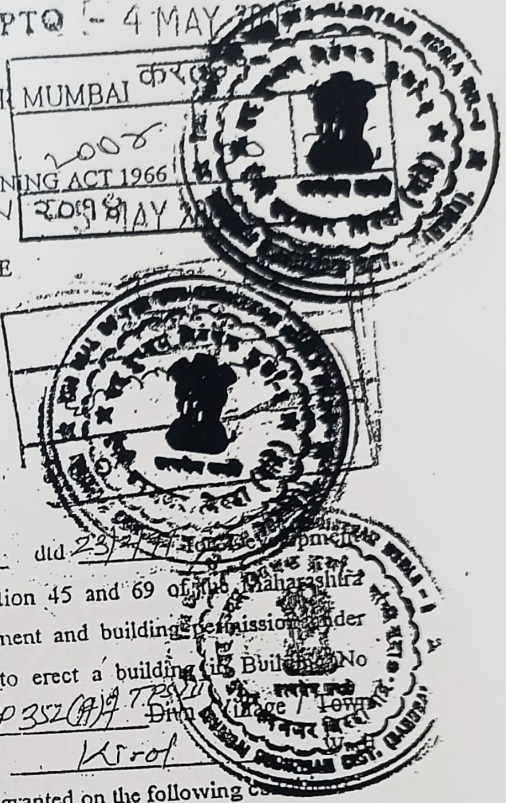
VALID UPTO - 4 MAY 2014

Gen-116-3000- (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 NO CE/5896 /BPES/AN

COMMENCEMENT CERTIFICATE



To,
 M/s Pantnagar
 Khanna Saphalga
 CHS Ltd.

Sir,

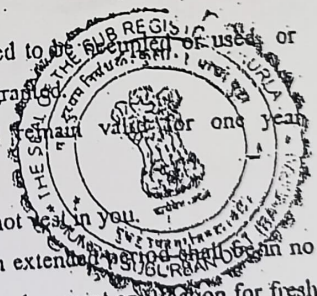
With reference to your application No 4397 did 23/1/14 for permission

Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under

Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building (B) Building No 143 on plot No. 143 C.T.S. No 5740 (A) KPP 352 (A) T.P.S. 11 D/W Trade / Long

Planning Scheme No. Shakti Koppa situated at Road / Street Wool
N the Commencement Certificate / Building permit is granted on the following conditions

- 1] The land vacated on consequence of the endorsement of the set back line/ road widening line shall form part of the public street.
- 2] That ^{no} new building or part thereof shall be occupied or allowed to be used or permitted to be used by any person until occupation permission has been granted to the applicant of use or
- 3] The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4] This permission does not entitle you to develop land which does not vest in you.
- 5] This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6] This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.



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करल-3



PANTNAGAR SHRAM SAPHALYA
CO-OPERATIVE HOUSING
SOCIETY LIMITED
 (Incorporated under Section 18 of the Co-operative Societies Act, 1960)
 (Registration No. 8019 and Date 30.5.83.)

Authorized Capital Rs. 100000 Divided into 2000 Shares, each of Rs. 50/- only
 Member's Register No. 16

THIS IS TO CERTIFY that Shri / S **SADANAND DATTARAM**

JAMBLE. 3898

of **GHATKOPAR** is the Registered Holder of Shares [5 FIVE] from No. 76
 to 80 of Rupees Rs. 250/-

in **THE PANTNAGAR SHRAM SAPHALYA CO-OPERATIVE HOUSING SOCIETY LTD.**

subject to the By-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 **GHATKOPAR** this 15th

date of **AUGUST** 1984.

[Signature]
 Chairman

[Signature]
 Hon. Secretary

[Signature]
 Member of the Committee

[Signature]
 P. T. O.

3

(6)

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

कर्नाट-३
SIGNED AND DELIVERED by the
 39/16 L 20
 Within named **TRANSFEROR**
 2018
SMT. SUMAN SADANAND JAMBLE

) **SIGNATURES**

) सुमन सदानंद सांबळे



In the presence of S.S. Jambhale

W1

Sandesh Sadanand Jambhale

W2

Shirani Sandesh Jambhale

S.S. Jambhale



SIGNED AND DELIVERED by the

Within named **TRANSFeree**

SMT. AMITA JITENDRA DAMANI

In the presence of S.S. Jambhale

W1

Shirani Sandesh Jambhale

W2

Sandesh Sadanand Jambhale

S.S. Jambhale

) Amita J. Damani.



(5)

14. **Subject to provision of Clause No. 2 (b)**, above of this agreement, the Transferor agree to transfer the said shares and her interest in the said Flat to the Transferees and the Transferee is entitled to hold, possess, occupy and enjoy the said Flat without any interruption from the Transferor or anyone else claiming through her. The Transferor hereby further declare that she has full right and absolute authority to enter into this Agreement and transfer the said Flat and that she has not done or performed any act, deed, matter or things whatsoever whereby she may be prevented from entering into this Agreement for Sale as purposed to be transferred, prevented or hindered in enjoying the rights to be conferred, transferred or assigned in their favour or whereby quiet and peaceful enjoyment, possession of the Transferee in respect of the said Flat may be disturbed and in the event it has been found that the Transferor were not entitled to enter into this Sale and transfer her right sought or purported to be transferred hereby and the Transferee is not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons the Transferor be liable to compensate, indemnify and/or reimburse the Transferee all the loss or damage which the Transferee may suffer or sustain in this behalf.
15. The Transferor hereby undertake to furnish any other documents, which may be required by the Transferee to make the title of the said Flat complete and absolute without claiming any extra charges or compensation. The Transferor also agree and undertake to sign any other documents or forms with regards to transfer of Flat and/or for the payment of Stamp Duty to be paid on this Agreement, and also undertake to pay the Stamp Duty on all the earlier transactions, if any.
16. It has been decided by and between the parties that TDS charges applicable on the abovesaid Agreement for Sale would have to be borne and paid by the Transferor herein.
17. This Agreement has been executed in Mumbai. The property is situated at Mumbai and the payments are made in Mumbai. Hence it is subject to **jurisdiction of Mumbai Courts of Law.**

SCHEDULE OF PROPERTY

Flat No. **404/A Wing** on the Fourth Floor in the Building consisting of Ground plus Seven Floors known as 'Pantnagar Shram Saphalya', belonging to **Pant Nagar Shram Saphalya Co operative Housing Society Ltd.**, situated at Building No. 143, Pant Nagar, Ghatkopar (E), Mumbai 400 075, admeasuring 390 sq. feet Carpet Area, constructed on or about २००६ bearing City Survey No. 5740 in Village Ghatkopar Kirol.

अमिता ज. दामनी

Amita J. Damani.

करल-३

(3)

31/08	4	28
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- (a) Rs. 10,00,000/- (Rupees Ten Lakhs Only) on 31/08/14 before the execution of these presents.

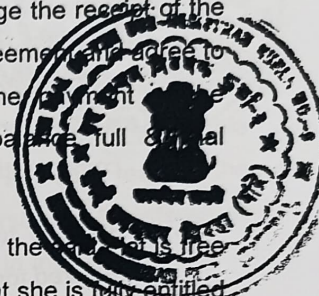
AND

अमिता शदानंद जामले

- (b) Rs. 41,00,000/- (Rupees Forty One Lakhs Only) on such other date as is mutually decided by the parties but not later than ___/___/2014 simultaneously against actual physical vacant possession of the above said flat.

Amruta J. Damani

The Transferor doth hereby admit and acknowledge the receipt of the said consideration as mentioned in clause 2(a) of this agreement and agree to acquit, release and discharge the Transferee from the payment of the consideration or any part thereof on receiving the balance full & final payments as mentioned in clause 2(b) of this agreement.



3. **Subject to clause 2(b)**, The Transferor doth hereby declare that the Flat is free from all encumbrances, claims and demands whatsoever and that she is fully entitled to deal with or dispose off the same and undertake to keep the Transferee indemnified in this behalf. The Transferor also agrees to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the Transferee or her nominee and has put the Transferee or her nominee in quiet, vacant and peaceful possession of the said Flat on receipt of the full and final consideration mentioned hereinabove.
4. **Subject to clause 2(b)**, The Transferor shall deliver to the Transferee the vacant and peaceful possession of the said Flat along with the permanent fixtures and fittings on completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove.
5. **Subject to clause 2(b)**, The Transferor will pay and clear off the charges payable to the Society by way of Municipal Taxes and other dues/outgoings related to the said Flat up to the date of handing over the possession to the Transferee as per the Society bills or any other dues in respect of the said Flat and hereby agree to keep the Transferee indemnified against any claim that may be made by the said Society or anyone else in respect of the said Flat for the above period at a later date.
6. **Subject to clause 2(b)**, The Transferee hereby agrees to pay all the charges payable by way of Municipal Taxes and other dues/outstanding related to the said Flat from the date of taking over the possession of the said Flat and hereby declare and confirm that she will abide by the bye-laws of the said Society, without any reservation whatsoever.

अमिता शदानंद जामले
Amruta J. Damani

WHEREAS the Transferor is the member of Pant Nagar Shram Saphalya Co-operative Housing Society Ltd., a Society registered with Dy. Registrar of Co-operative Societies of Mumbai under Maharashtra Co-operative Societies Act, 1960 under Registration No. BQM/HSG/8049 of 1983, (hereinafter referred to as 'THE SAID SOCIETY') and by virtue of being the member of the said Society, she has been holding Flat No. 404/A Wing, on the Fourth Floor, of the Building known as 'Pantnagar Shram Saphalya' situated at Building No. 143, Pant Nagar, Ghatkopar (E), Mumbai 400 075, more particularly described in the schedule hereunder written (hereinafter referred to as 'THE SAID FLAT') on what is known as 'OWNERSHIP BASIS'.

AND WHEREAS the Transferor herein has acquired the said Flat in Alternate Accommodation from M/S. EXCEL DEVELOPERS vide an agreement dated 04th April 2014 Registered Vide-Registration No. KRL3 2847/2014.

AND WHEREAS the Transferor herein has since paid the full and entire consideration thereof to the concerned authorities and is presently holding the said Flat admeasuring about 390 Sq. ft. Carpet area on ownership basis.

AND WHEREAS the Transferor by virtue of being the member of the said Society viz. Pant Nagar Shram Saphalya Co-operative Housing Society Ltd., has been issued Share Certificate No. 76 for five fully paid shares of Rs. 50/- each bearing Nos. 76 to 80 (both inclusive).

AND WHEREAS the Transferor has represented to the Transferee that she has been holding the above said Flat along with the five shares as stated hereinabove and being the member of the said Society she is desirous of disposing off her right, title and the membership of the said Society and the Transferee herein has agreed to acquire all the right, title and interest of the Transferor in the membership of the said Society on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The Transferor hereby transfer and assign all her right, title and interest in the said Flat being No. 404/A Wing, on Fourth Floor, of the said Society viz. **Pant Nagar Shram Saphalya Co operative Housing Society Ltd.**, and the Transferee herein has agreed to acquire all her right, title and interest in the said Flat, five shares and the membership of the said Society.
2. The Transferor hereby transfer all her right, title and interest in the above Flat along with the five shares and the membership of the said Society for the total consideration of **Rs. 51,00,000/- (Rupees Fifty One Lakhs Only)**. The Transferee shall make the payment of the consideration mentioned herein above as under:

अमिता ज. दामनी
Amita J. Damani.

(1)

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Flat No. 404/A Wing

AGREEMENT FOR SALE

सुमन सदानंद

THIS AGREEMENT is made and entered into at Mumbai, on this 21st day of April 2014, **BETWEEN** SMT. SUMAN SADANAND JAMBLE Aged 69 Years (Permanent Account No. ANVPJ7486K), adult, Indian Inhabitant/s, presently having address at Flat No. 404/A Wing, Fourth Floor, Pant Nagar Shram Saphalya Co operative Housing Society Ltd., Building No. 143, Pant Nagar, Ghatkopar (E), Mumbai 400 075,, hereinafter referred to as the 'Transferor' (which expression unless repugnant to the context or meaning thereof shall mean and include her, her heirs, executors, administrators and assigns) of the **ONE PART AND SMT. AMITA JITENDRA DAMANI** Aged 58 Years (Permanent Account No. ABDPD4210F), also adult, Indian Inhabitant/s, presently having address at 17/E, Main -5th Block, Rajaji Nagar, Bangalore, hereinafter referred to as the 'Transferee' (which expression unless repugnant to the context or meaning thereof shall mean and include her, her heirs, executors, administrators and assigns) of the **OTHER PART:**

Amita J. D.

सुमन सदानंद जांबळे
Amita J. Damani.



करल-३

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१४

क्रमांक ३०१४/२५(ब)

1. दस्ताचा प्रकार :- अग्रेमिटेड सेल अनुच्छेद क्रमांक :- ३०१४/२५(ब)
2. सादरकर्त्याचे नाव :- अमिता जितेंद्र दमाणी
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- घाटकोपर किराळ
5. नगरभूमापन क्रमांक / सर्वे क्र./ अंतिम भुखंड क्रमांक :- ५७४०
6. मुल्य दरविभाग (झोन) :- १०३/४९११
7. मिळकतीचा प्रकार :- खुली जमीन / नियासी / कार्यालय / दुकान / औद्योगिक प्रति चौ. मी. दर :- १०६३००
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ३९० कारपेट / विन्ड अप चौ. मीटर / फूट
9. कारपार्किंग :- - गच्ची :- - पोदमाळा :- -
10. मजला क्रमांक :- थोरा उदयाहन सुविधा :- -
11. बांधकाम वर्ष :- - घसारा :- -
12. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजार मुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- - ज्याच्या तक्त्याचा प्रयोग :- -
14. भाडेकरू व्यास मिळकत असल्यास :-
1. न्याय्या तक्त्यातील क्षेत्र (जून २००७) :- -
 2. नवीन इमारतीस दिलेले क्षेत्र :- -
 3. भाड्याची रक्कम :- -
15. लिक्व् अँड लायसन्सचा दस्त :-
1. प्रतिमाह भाडे रक्कम :- -
 2. अनामत रक्कम / आगाऊ रक्कम :- -
 3. कासावधी :- -
16. निर्धारित केलेले बाजार मुल्य :- ५६,२३,५००/-
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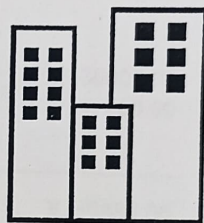
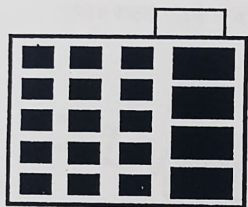
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