



पावती

Original/Duplicate

Monday, December 30, 2013

नोंदणी क्र.: 39म

7:23 PM

Regn.: 39M

पावती क्र.: 9307 दिनांक: 30/12/2013

गावाचे नाव: ओशिवरा  
दस्तऐवजाचा अनुक्रमांक: बदर17-8070-2013  
दस्तऐवजाचा प्रकार: करारनामा  
मादर करणाऱ्याचे नाव: मनुज - महाजन

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1040.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 52	

एकूण: रु. 31060.00

आपणाम मूळ दस्त बंबनेल प्रिंट व सीडी अंदाजे 7:39 PM ह्या वेळेस मिळेल  
मह. दु. नि. का. अंधेरी 6

वाजार मूल्य: रु. 5317224 /-

मोबदला: रु. 6900000/-

भरलेले मुद्रांक शुल्क : रु. 345000/-

मह दुय्यम निबंधक, अंधेरी क्र. 6  
पंढर उपनगर जिल्हा, वॉर

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001038395201314R दिनांक: 27/12/2013  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 1060/-

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON \_\_\_\_\_

**Data of Bank Receipt for GRN MH001038395201314R  
Bank - IDBI BANK**

Bank/Branch :  
 Pmt Txn id : 35089190  
 Pmt DtTime : 27/12/2013 17:26:21  
 ChallanIdNo : 69103332013122751523  
 District : 7101 / MUMBAI

Simple Receipt  
 Print DtTime :  
 Office Name :  
 REMARK : MH001038395201314R  
 513-8261 BDR17 IGR554(BDR17)  
 SUB REGISTRAR ANDHERI 6

**DEFACED FOR RS:30000.00**

Sl. No.	Deface Number	AMOUNT	DATE
1	0000268089201314	30000.00	30/12/2013

StDuty Amt :  
 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  
 Prop Descr : FLAT NO 301 3RDFLOOR HARIPRIYACHS LTDSUNDERVAN , COMPLEX ANDHERIWEST MUMBAI  
 Consideration : 69,00,000.00/-  
 : Maharashtra  
 : 400053  
 Payer : PAN-AAJPK7682D RAMESH R KUMARI  
 Other Party : PAN-AXYPS2017K PUNAM SANKHE

Bank Scroll No : 100  
 Bank Scroll Date : 28/12/2013  
 RBI Credit Date : 28/12/2013  
 Mobile Number : 919820207690

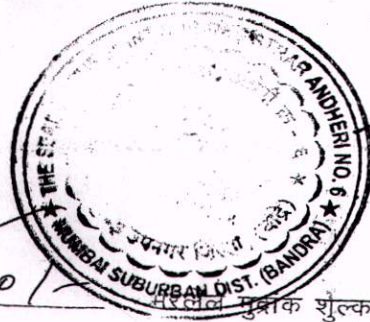
बदर - १७/		
२०६०	१	५२
२०१३		





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 2013

1. दस्ताचा प्रकार :- करात्मक अनुच्छेद क्रमांक 25b
2. सादरकर्त्याचे नाव :- श्री. (अ. नर) महाराज
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्वा बदर-१७/
4. गावाचे नाव :- ओ. डि. व. व.
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 628/27 5060 2 42
6. मूल्य दरविभाग (झोन) :- 50/242 उपविभाग २०१
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ.मी. दर :- 145200
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 36.62 कारपेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- — गच्ची :- — पोटमाळा :- —
10. मजला क्रमांक :- 3 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — घसारा :- —
12. बांधकामांचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- — ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- —  
2. नवीन इमारतीत दिलेले क्षेत्र :- —  
3. भाड्याची रक्कम :- —
15. लिह अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- —  
निवासी/अनिवासी 2. अनामत रक्कम / आगावू भाडे :- —  
3. कालावधी :- —
16. निर्धारित केलेले बाजारमूल्य :- 5317809
17. दस्तामध्ये दर्शविलेली मोबदला :- 6900/000/-
18. देय मुद्रांक शुल्क :- 345000
19. देय नोंदणी फी :- 30,000



लिपिक

सह दुय्यम निबंधक

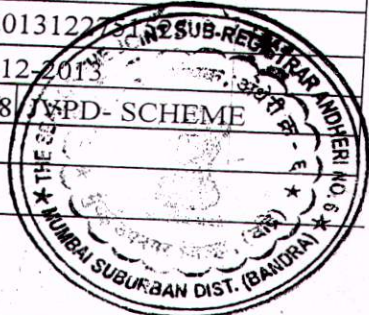


Hot Payment Successful. Your Payment Confirmation Number is 35089190

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH001038395201314R	BARCODE	Form ID :	Date: 27-12-2013
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR554-BDR17_JT SUB REGISTRAR ANDHERI	Location	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">बिल - १७/</p> <p style="text-align: center;">६०६० / ४ / ५२</p> <p style="text-align: center;">PAN-AAJPK7682D</p> </div>	
Year	Period: From : 27/12/2013 To : 31/03/2099	PAN No. (If Applicable)	Full Name	
Object	Amount in Rs.	Flat/Block Premises/ Bldg No.	RAMESH R KUMARI	
0030045501-75	0.00	Road/Street, Area /Locality	FLAT NO 301 3RD FLOOR HARIPRIYA CHS LTD SUNDERVAN	
0030063301-70	30000.00	Town/ City/ District	COMPLEX ANDHERI WEST MUMBAI Maharashtra	
	0.00	PIN	4 0 0 0 5 3	
	0.00	Remarks (If Any) :		
	0.00	Amount in words		
	0.00	Rupees Thirty Thousand Only		
	0.00	FOR USE IN RECEIVING BANK		
Total	30000.00	Bank CIN No : 6910333201312275		
Payment Details: IDBI NetBanking		Date		
Payment ID : 35089190		27-12-2013		
Cheque- DD Details:		Bank-Branch		
Cheque- DD No.		748 JVPD- SCHEME		
Name of Bank		Scroll No.		
IDBI BANK				
Name of Branch				



<https://corp.idbibank.co.in/corp/BANKAWAYTRAN;jsessionid=0000ORH97Gv1Dxrvra...> 12/27/2013

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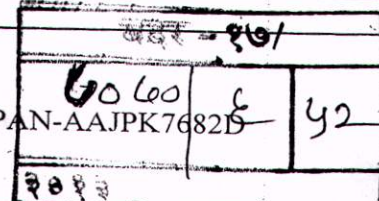
Ramesh Kumari



Hot Payment Successful. Your Payment Confirmation Number is 35089211

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH001038471201314R	BARCODE	Form ID :	Date: 27-12-2013
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR553-BDR16_JT SUB REGISTRAR ANDHERI	Location		
	5		PAN No. (If Applicable)	PAN-AAJPK7682D
Year	Period: From : 27/12/2013 To : 31/03/2099		Full Name	
Object	Amount in Rs.		Flat/Block No.	
	0030045501-75	345000.00	FLAT NO 301 3RD FLOOR	
	0030063301-70	0.00	HARIPRIYA	
		0.00	Road/Street, CHS LTD SUNDERVAN	
		0.00	Area /Locality	
		0.00	Town/ City/ District	
		0.00	COMPLEX ANDHERI WEST	
		0.00	MUMBAI Maharashtra	
		0.00	PIN	
		0.00	4 0 0 0 5 3	
Total	345000.00		Remarks (If Any) :	
Payment Details:IDBI NetBanking		Amount in words		Rupees Three Lakhs Forty Five Thousand Only
Payment ID : 35089211		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332013122751543		
Cheque- DD No.		Date		
Name of Bank		IDBI BANK	27-12-2013	
Name of Branch			Bank-Branch	
			748 JVPD- SCHEME	
			Scroll No.	



<https://corp.idbibank.co.in/corp/BANKAWAYTRAN?jsessionid=0000ORH97Gv1Dxrvra...> 12/27/2013

*Ramesh Kamari*



**AGREEMENT FOR SALE**

बकर - १७/		
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THIS ARTICLES OF AGREEMENT made and entered into at Mumbai, this 30<sup>th</sup> day of December, in the Christian Year Two Thousand Thirteen,

**BETWEEN**

**SMT. PUNAM A. SANKHE**, an Adult Indian Inhabitant, residing at Flat No. 301, 3rd Floor, HariPriya Co-operative Housing Society Ltd., Sundervan Complex, Andheri (West), Mumbai - 400 053., hereinafter called "THE TRANSFEROR" (which expression unless it be repugnant to the meaning or context thereof shall mean and include he heirs, executors, administrators and assigns of the ONE PART;

**AND**

**SHRI. MANUJ MAHAJAN and SMT. RAMESH KUMARI** both adults, Indian Inhabitants, having address at Flat No. 702, Andheri Embassy CHS, Shastri Nagar, Nr. Lokhandwala Complex, Andheri (West), Mumbai - 400 053, hereinafter called "THE TRANSFEREES" (which expression unless it be repugnant to the meaning or context thereof shall mean and include their executors, administrators and successors, assigns of the OTHER PART.



Manu Mahajan

Ramesh Kumari

Punam A. Sankhe  
Ramesh Kumari



**WHEREAS** the "TRANSFEROR" herein is well seized and possessed of or otherwise sufficiently entitled to Flat bearing Flat No. 301, 3rd Floor, and known as "Haripriya Co-operative Housing Society Ltd., situated on plot of land bearing C.T.S. No. 626/27 at Sundervan Complex, Andheri (West), Mumbai - 400 053., which is more particularly described in the Schedule hereunder written and hereinafter referred to as the "SAID PREMISES" for the sake of brevity.

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**AND WHEREAS** originally the pieces and parcels of land, bearing Survey No. 41 (Part), and C.T.S. No. 626/27, which were free from all any encumbrances, on which presently the said "**THE HARIPRIYA**" Co-operative Housing Society Ltd., stands was duly constructed by M/s. **Tinwala Industries** (therein referred to as "First Promoter") and M/s **Poppy Developers Pvt. Ltd.** (therein referred to as "Second Promoter") from whom THE TRANSFEROR Smt. Punam A. Sankhe bought their constructed Flat bearing No. 301 on the 3rd Floor in the building known as "Haripriya", vide Registered Agreement dated 15<sup>th</sup> July 2004 for consideration.



**AND WHEREAS** the Purchasers with the help of the formed a Co-operative Housing Society under the provisions laid down in the Maharashtra Co-operative Housing Societies Act, 1960 and the rules made there under and the said building is formed and registered in the name and style of "M/s. Haripriya Co-operative Housing Society Ltd."

*Handwritten signature*

Ramesh Kumari



AND WHEREAS the THE TRANSFEROR now presently holds the rights, title and interest in respect of the said premises and also enjoying the possession of the said premises.

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AND WHEREAS the Transferor is the member of the society known as the "HARIPRIYA CO-OPERATIVE HOUSING SOCIETY LIMITED", which is registered with the Registrar of Co-operative Societies Act, Mumbai, vide registration No. BOM/WKW/HSG/13013/05-06 of 2005 and having it's Registered office at Sundervan Complex, Andheri (West), Mumbai - 400 053., (Hereinafter referred to as "THE SAID SOCIETY"), and holding 5 fully paid up shares of Rs. 50/- each of the said society in his own name, bearing Nos. 041 to 045, and bearing the Share Certificate No. 9 dated 9<sup>th</sup> December, 2007, (hereinafter referred to as "THE SAID SHARES ") and the Transferors have been allotted one flat bearing Flat No. 301, on the Third floor of the said society admeasuring 30.52 square meters of carpet area (hereinafter referred to as "THE SAID FLAT ").

AND WHEREAS the said Agreement shall be subject to the provisions of the Maharashtra Co-operative Societies Act, 1960 and the rules of 1961 made there under.



AND WHEREAS the TRANSFEROR herein being absolute owner of the Said Flat which the TRANSFEROR have agreed to sell, transfer and assign to the TRANSFEREE and the TRANSFEREES have agreed to purchase, acquire and hold the benefits incidental thereto and to purchase

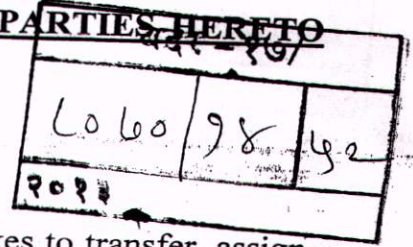
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Ramesh Kumari



and acquire the rights to use, occupy, possess and enjoy the Said Flat on the terms, conditions, stipulations and covenants herein after.

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



1. The TRANSFEROR herein agrees and undertakes to transfer, assign, sell and convey the Said Flat to the TRANSFEREES and the TRANSFEREES agree and undertake to hold, acquire and purchase the Said Flat from the TRANSFEROR i.e. All rights, title and interest, claims and benefits in respect and in and over the Said Flat bearing Flat No. 301, on the 3rd Floor, admeasuring 30.52 sq. meters. carpet area on Ownership basis, together with all fixtures and fittings of permanent nature, attached thereto, situated in "THE HARIPRIYA" Co-operative Housing Society Ltd., situated at Sundervan Complex, Andheri (West), Mumbai Taluka Andheri, village Oshiwara in the Suburban District of Mumbai



2. THE TRANSFEROR has agreed to transfer, assign and sell the Said Flat to the TRANSFEREES and the TRANSFEREES have agreed to acquire, hold and purchase from the TRANSFEROR the Said Flat for the total consideration price of **Rs. 69,00,000/- (Rupees Sixty Nine Lacs Only)** which will be paid as under :

- a) **Rs. 69,000/- (Rupees Sixty Nine Thousand Only)** as and by way of TDS (1% of the total consideration of Rs. 69,00,000/-) to the Government Treasury Department before the possession

*Man*

Ramesh Kumari



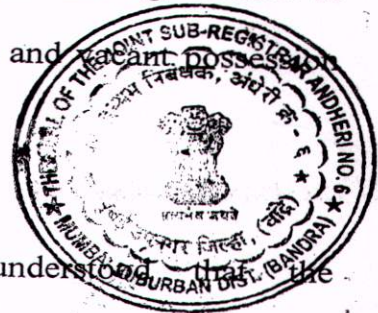
of the flat. The TRANSFEREE shall provide duly paid chalan / TDS Certificate to the TRANSFEROR.

b) **Rs. 2,00,000/- (Rupees Two Lacs Only)** as and by way of token / earnest money on or before the execution of this Agreement.

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c) **Rs. 23,31,000/- (Rupees Twenty Three Lacs Thirty One Thousand Only)** as and by way of Part payment on or before execution of this Agreement. (The payment and receipt whereof the TRANSFEROR doth hereby admits, acknowledges and discharges to the TRANSFEREES for ever).

d) **Rs. 43,00,000/- (Rupees Forty Three Lacs Only)** as and by way of balance and full and final payment to be paid before the actual possession of the flat by way of availing loan facility from Bank/s or Financial Institution/s after the registration of the agreement and against the peaceful and possession of the said Flat.



3. It is further expressly agreed and understood that the TRANSFEREES shall be entitled to receive the peaceful vacant possession of the said Flat, thereof from the TRANSFEROR on the day of making full and final payment of the balance consideration price as stated in clause 2(d) hereinabove and the TRANSFEROR shall handover peaceful vacant possession of the said Flat premises to the TRANSFEREES immediately.

4. The TRANSFEROR hereby shall obtain necessary No Objection Certificate for transferring the said premises in the name of

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Ramesh Kumar



TRANSFEREES from the society after making the earnest or part payment of Rs. 2,00,000/- (Rupees Two Lacs Only) as stated in clause 2(b) above.

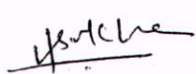
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5. It is further agreed that after making full and final payment of the consideration price stated in Clause 2(d) hereinabove by the TRANSFEREES to the TRANSFEROR, the TRANSFEREES shall be deemed as absolute owner of the said Flat and shall be entitled to hold the said shares in respect thereof and further be entitled to get themselves enrolled as the Members of the said Society.

6. On receipt of the full and final consideration price stated hereinabove, the TRANSFEROR undertakes to execute any such papers, documents, letters, writings, deeds or any such further and other necessary assurances including the transfer forms, undertaking or any other such necessary writings as required by the TRANSFEREES for effectually transferring said Flat in favour of the TRANSFEREES absolutely and forever.

7. The TRANSFEROR hereby agrees, declares and confirms that the said Flat held by her is free from all encumbrances and that she and/or any other person or persons claiming under her or on her behalf has or have not created any type of charges or encumbrances and/or lien in and over the said Flat at any time hereinbefore and the TRANSFEROR undertakes not to create the same at any time hereafter.

8. The TRANSFEROR hereby agrees, declares and confirms that the said Flat is not the subject matter of any litigation or attachment before or

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MM



after judgment and that she is not forbidden by any Act or bye-laws to transfer the said Flat to the TRANSFEREES herein.

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9. All monthly outgoings in respect of the said Flat till the date of handing over the possession of the said Flat to the TRANSFEREES shall be borne and paid by the TRANSFEROR and after taking possession of the said Flat all such outgoings shall be paid by the TRANSFEREES to the concerned Authorities and/or to the said Society as and when demanded.
10. The TRANSFEREES on taking possession of the said Flat shall be entitled to become the Members of the said Society and shall abide by the rules, regulations and the byelaws of the said Society as may be framed from time to time without committing any breach thereof.
11. The TRANSFEROR agrees and undertakes to handover and deliver all the original documents, papers, writings, etc. relating to their right, title and interest in respect of the said Flat to the TRANSFEREES after receiving the entire consideration as mentioned in Clause 2(c) hereinabove and to provide loan facility from Bank/s or Financial Institution/s.
12. It is further agreed that, the TRANSFEREES herein shall lodge the Agreement for registration in the office of the Sub- Registrar of Assurances and on intimation from the TRANSFEREES about the said lodging the TRANSFEROR shall admit execution thereof.
13. The professional charges, Stamp Duty and the Registration Charges on this instrument, shall be exclusively borne and paid by the



*[Signature]*  
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Ramesh Kumari



TRANSFEREES alone. However, any Transfer Fees and/or Premium to be paid to the said Society shall be borne and paid by the TRANSFEROR and the TRANSFEREES equally.

TRANSFEROR and बिक्रेता - (१७)		
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14. The Said property is situated at Mumbai and also the said Agreement for Sale is executed by and between the parties in Mumbai and hence the jurisdiction of the court shall come under the Mumbai court only.

**THE SCHEDULE ABOVE REFERRED TO**

Flat No. 301, on the Third Floor, having area admeasuring about 30.52 sq. meters carpet area, in "THE HARIPRIYA" Co-operative Housing Society Ltd., C.T.S. No. 626/27 of village Oshiwara, Andheri in the registration city and Mumbai suburban, District Bombay situated at Sundervan Complex, Andheri (West), Mumbai - 400 053. The said building is stilt plus Seven upper floors.

H. S. Chavan  
mm



Ramesh Kaman

H. S. Chavan  
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures on the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED }

By the within named "TRANSFEROR" }

**SMT. PUNAM A. SANKHE** }

PAN No. AXYPS2017E }

In the presence of \_\_\_\_\_ }

\_\_\_\_\_ }

1. Ramesh

2. Shyam M Taleja

Punam



"TRANSFEROR"

SIGNED, SEALED AND DELIVERED . }

By the within named "TRANSFeree" }

**SHRI. MANUJ MAHAJAN** }

PAN No. AAJPM2685G }

AND }

**SMT. RAMESH KUMARI** }

PAN No. AAJPK7682D }

In the presence of \_\_\_\_\_ }

\_\_\_\_\_ }

1. Shyam M Taleja

2. Ramesh

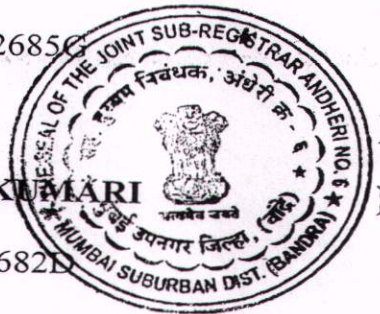
Manuj



Ramesh Kumari



"TRANSFerees"





बंद - १७/

**RECEIPT**

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RECEIVED with thanks from the within named TRANSFEREES  
**SHRI. MANUJ MAHAJAN AND SMT. RAMESH KUMARI**, a sum of  
Rs. 25,31,000 /- ( Rupees Twenty five lakh thirty one thousand . Only )  
being the part Payment out of total consideration as per clause No. 2(b) and  
2(c) above towards the sale and transfer of said **Flat No. 301, on the 3rd**  
**Floor, Haripriya Co-operative Housing Society Ltd.,** situated at  
Sundervan Complex, Andheri (West), Mumbai – 400 053.

The details of payments (Subject to realization of Cheques/Pay Orders)  
made so far as under : -

S. No.	Name	Cheque /Pay Order RTGS	Date	Amount in Rs.	Bank and Branch
1.	Punam A. Sankhe	890150	18/11/13	2,00,000/-	HOFC J.P Rd.
2.	Punam A. Sankhe	000741	30/12/13	23,31,000/-	HOFC J.P Rd.
3.					
4.					
<b>TOTAL:</b>				<b>25,31,000/-</b>	



I SAY RECEIVED

Punam A. Sankhe  
(SMT. PUNAM A. SANKHE)

WITNESSES: -

TRANSFEROR

1. Shyam M. Talreja

2. Ramesh K. Kumari

MUMBAI DATED THIS \_\_\_\_\_

DAY OF DECEMBER, 2013



लिटी सर्वे

लिटी सर्वे नंबर	क्षेत्रफल वीरस मिटर	रत्ता प्रकार	सरकारला भरलेल्या छाप्पाचा अथवा छांटाचा ताखिल व तो केव्हा बदलावयाचा
220/260	250-4		

वहिवाटीचा हक्क

सन १९ मध्ये धारण करणाऱ्या नाव-हक्क कसा प्राप्त झाला जो पर्यंत तपास लागला तो पर्यंत

बदर-१७/

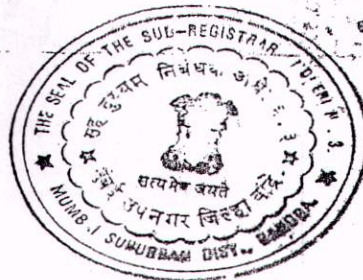
2000	2L	42
२०१३		

पट्टेदार

इतर बोजे

इतर शिरे

तारीख	स्वबहार	स्थापुम नंबर	नविन धारणा करणाऱ्याचा (ध) अथवा इतर बोजा अथगारा (ई)	साक्षिदार
१०-८-००	<p>जेव्हा क. अ. २२२/१ सुविना</p> <p>200</p> <p>१०-८-०३</p> <p>१६-०२-३</p> <p>२०१६/४</p> <p>अभिषेक</p> <p>अभिषेक</p>		<p>अभिषेक निवावाही, जातिशास्त्र, २२२/०६</p> <p>जातिशास्त्र, दिनांकाचा वेळापत्रक</p> <p>अभिषेक</p> <p>१-५०</p> <p>१५</p>	<p>अभिषेक</p> <p>१०-८-००</p> <p>अभिषेक</p> <p>१०-८-००</p>



बदर-१/

२२०९	१३२
२००९	

Note 1-  
 the extract of  
 of this  
 ६५०-८  
 sixty five only.  
 of Land Records (S.D) Board



8002  
3000  
1/8 2002



Handwritten signature or initials.



(पदाधिकारीची स्वाक्षरी)

आपला पत्ता (पदाधिकारीची स्वाक्षरी)

आपला पत्ता (पदाधिकारीची स्वाक्षरी)

- (1) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (2) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (3) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (4) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (5) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (6) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (7) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (8) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (9) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (10) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (11) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (12) आकाराची किंवा जुडी देण्यात आलेली आहे.
- (13) आकाराची किंवा जुडी देण्यात आलेली आहे.

शहर - ४७/ ७०७०३० ५२

रखना

(1) ही माहिती पदाधिकारी सांख्यिकी केंद्रातून घेतली आहे.

(2) रजिस्ट्रार माहिती संगणकावर टंकित आली आहे असे नक्कल घेतली आहे.

(3) घटना/घटनेच्या अंशाने.

(4) घटना/घटनेच्या अंशाने.

(5) घटना/घटनेच्या अंशाने.

(6) घटना/घटनेच्या अंशाने.

(7) घटना/घटनेच्या अंशाने.

(8) घटना/घटनेच्या अंशाने.

(9) घटना/घटनेच्या अंशाने.

(10) घटना/घटनेच्या अंशाने.

(11) घटना/घटनेच्या अंशाने.

(12) घटना/घटनेच्या अंशाने.

(13) घटना/घटनेच्या अंशाने.

नोदणीपद गोप्यपत्र





सत्यमेव जयते

बदर - १७/		
6060	32	42
२०१३		

नोंदणी क्रमांक : बीओएम/डब्ल्यूकेडब्ल्यू/सचसराजी/[टीसी]/१३०९३  
२००५-२००६/सन-२००५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

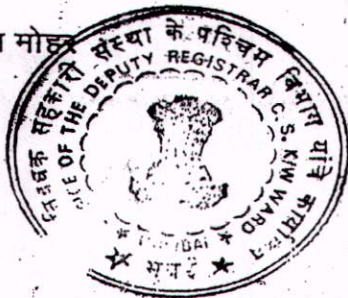
"हरी प्रिया को-ऑपरेटिव्ह होसिंग सोसायटी लि.,  
सीटीएस नं. ६२६/२७, आर. सी. सी. बिल्डींग,  
ओबेरॉय लेआउट, ओशिवरा, अंधेरी [पश्चिम],  
मुंबई-४०० ०५३".

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे .

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"

असून उप-वर्गीकरण "भाडेकरू सहभागीदारी संस्था" आहे.

कार्यालयीन मोहर



मुंबई :

दिनांक : २०/१०/२००५

सही

[सुभाष पंगडील]

हुद्दा

उपनिर्देशक  
सहकारी संस्था के पश्चिम विभाग  
मुंबई.



For HARI PRIYA  
CO-OP HSG SOC LTD  
Secretary / Treasurer / Chairman



Haripriya Co-operative Housing Society Ltd.

Reg. No. BOM / WKW / HSG. / 13013 / 05-06 yr. 2005  
Plot No. 626 / 27, Sunderban Complex, Oshiwara, Oberoi Layout, Andheri (W), Mumbai - 400 053.

Mem. Register No. 9

Share Certificate

Certificate No. : 9

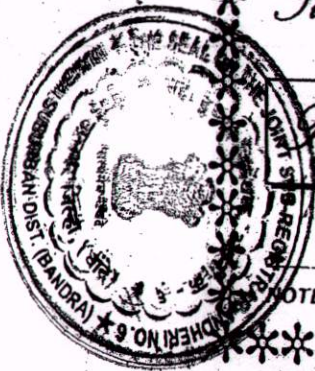
This is to certify that Mrs. Poonam Ashok Sankhe of  
Flat No. 301

is/are the Registered Holder/s of Share Certificate No. 9  
fully paid - up shares Numbered 041 to 045

both inclusive of Rupees 50/- each in the above named  
Haripriya Co-operative Housing Society Ltd, Andheri (W)

Subject to the Bye - Laws thereof.

Given under the Common seal of  
the said society this 9<sup>th</sup>  
day of December '07.



Rs. 250/-

*[Signature]*  
Chairman

*[Signature]*  
Hon. Secretary

*[Signature]*  
Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

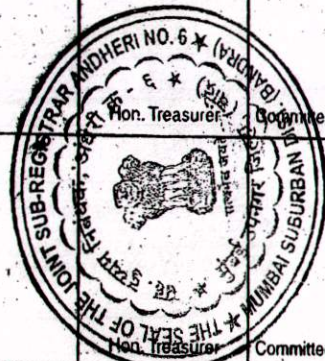
1060	3842	शरी - १११
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### MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. Of Transfer & Date of Transfer	Transfer No	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. In the share Registered at which the transfer of shares held by the transferor are registered	Sr. No. In the share Registered at which the name of the transferee is recorded.
1	2	3	4	5	6
1		Chairman	Hon. Secretary	Hon. Treasurer	Committee Member
2		Chairman	Hon. Secretary	Hon. Treasurer	Committee Member
3		Chairman	Hon. Secretary	Hon. Treasurer	Committee Member
4		Chairman	Hon. Secretary	Hon. Treasurer	Committee Member
5		Chairman	Hon. Secretary	Hon. Treasurer	Committee Member

103-251	600	34	208
		42	





24.2.05  
Ex. Engineer Bldg. Proposal (W.S.)  
H and K - Wards  
Municipal Office, R. E. Packer Marg,  
Bandra (West), Mumbai - 400 056

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No: CE/7878/WS/AK

**FULL OCCUPATION CERTIFICATE**

6 DEC 2004

CERTIFIED TRUE COPY

SUHAS SANKPAL B.E. (CONSR)  
(Architect)

बंदर - १७/	
LO 00	3E 42
२०२३	

To:  
Smt. Hirabai Rawal,  
M/s. Tinawala Industries,  
Village Oshivara,  
Andheri [West],  
MUMBAI.

Sir,  
The full development work of building comprising of Stilt + 6<sup>th</sup> + 7<sup>th</sup> [pt] upper floors on plot bearing C.T.S. No.626/27 of Village Oshivara, situated at Andheri [West], completed under the supervision of Shri Suhas Sankpal, Licensed Surveyor, Licence No.S/486, 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.
- 2) That the terms & conditions of layout under No.CE/1285/BSII/LOKWN shall be complied with.

A set of certified completion plan is attached herewith.

Yours faithfully,

SEBP (KWN)/AEBP (KWN)

Executive Engineer (Bldg. Proposals)  
Western Subs. [K/W & P]

6 DEC 2004

- Copy to : 1) Architect, Mr. Suhas Sankpal  
3) E.E. [V] W.S.  
5) Sup. K/West Wards,  
7) Asstt. Mun. Commissioner [K/West] Ward

- 2) E.E.D.P.
- 4) Dy. A. & C. (S)
- 6) A.E.W.W. [K/West]

For information please.

SEBP (KWN)/AEBP (KWN)

E.E.P. (W.S.) K/W & P Ward





**HARIPRIYA CO-OP. HOUSING SOCIETY LTD.**

Regd. No. BOM / WKW / HSG / 13013 / 2005-2006

Plot No. 626/27, Sunderban Complex, Oshiwara, Oberoei Layout, Andheri (W), Mumbai -400 053

Date: 23/12/2013

To,  
Mrs. Punam A. Sankhe  
Flat No. 301 3<sup>rd</sup> Floor,  
Haripriya CHS Ltd.  
Andheri (W)  
Mumbai - 400 053.

बंदर - १७/		
1060	3L	42
२६१३		

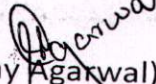
Dear Madam,

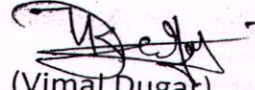
**Sub: NOC for transfer of Flat No-301**

This is reference to your letter we inform you that the society has No Objection to transfer your flat in the name of Mr. Manuj Mahajan and Mrs. Ramesh Kumari as there is no outstanding dues against aforesaid flat till December 2013.

Thanking You,

For **HARIPRIYA CHS LTD.**

  
(Sanjay Agarwal)  
Hon. Secretary

  
(Vimal Dugar)  
Chairperson





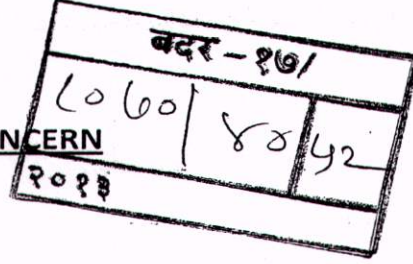
# HARIPRIYA CO-OP. HOUSING SOCIETY LTD.

Regd. No. BOM / WKW / HSG / 13013 / 2005-2006

Plot No. 626/27, Sunderban Complex, Oshiwara, Oberoi Layout, Andheri (W), Mumbai -400 053

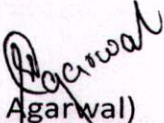
Date: 23/12/2013

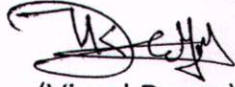
TO WHOMSOEVER IT MY CONCERN



This is to certify that Mrs. Punam A. Sankhe are the member of our society and holding Flat No.301 in building known as "Haripriya Co-op. Housing Society Ltd." The building was constructed in the year 2004 and of floor in the building are still + 7 (with lift) the area of the said flat is 30.52 sq. mtrs. area. The above details are as per Society records and parking space is used for car parking only.

For HARIPRIYA CO-OP. HOUSING SOCIETY LTD.

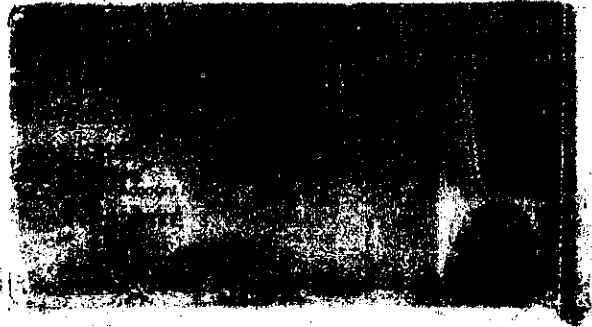
  
(Sanjay Agarwal)  
Hon. Secretary

  
(Vimal Dugar)  
Chairperson





बंदर - १७/		
८०६०	४२	५२
४४४४		







बंदर-१७/		
६०६०	४४	५२
२०२३		







बकर-१७/		
७०७०	४६	५२
२०२३		





**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

SHYAM RAMCHANDRA DANGLE  
 MANOHAR TALPE  
 PAN No. / Account Number  
 A/D/O  
 Signature



बदर - १७/		
2000	86	42
२०१३		

**भारत सरकार**  
**GOVERNMENT OF INDIA**


 सुनील रामचंद्र डांगले  
 Sunil Ramchandra Dangle  
 जन्म वर्ष / Year of Birth : 1977  
 पुरुष / Male

8268 4551 0915

**आधार — आम आदमी का अधिकार**








प्रतिपत्र  
मदर दस्तावेज ही नोंदणी करण्या रु.१०८ अंशाला असलेल्या नगदीनेसर व नोंदणी  
दखल केल्या आहे. दस्तावेज मजकूर, निपाटक करणी, साक्षीदर व  
मातल जोडलेल्या कागदपत्रांची मजतली न्यायली आहे. दस्तावेज मजतली, देयता  
कंपदपणी बाबतीसाठी दस्त निपाटक व कर्तवीधरक व संपूर्णपणे जबाबदार राहिली

लिपिका क्र. 230 / 12 / 2013 07 : 19 : 21 PM ची वेळ: (फी)

लिपिका क्र. 130 / 12 / 2013 07 : 16 : 16 PM ची वेळ: (सादरीकरण)

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असावेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा  
उप-खंड (दान) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

मदर दस्तावेज, अर्दी क्र. ६  
मदर दस्तावेज, अर्दी क्र. ६

मदर दस्तावेज, अर्दी क्र. ६  
मदर दस्तावेज, अर्दी क्र. ६

नॉदणी फी रु. 30000.00  
दस्त हॉनाळणी फी रु. 1040.00  
बटा पुरवणी रु. 20.00  
पुरवाची मजतली: 52  
एकूण: 31060.00

दस्त हॉनाळणी फी मजतली:  
मदर दस्तावेज, अर्दी क्र. ६

मदर दस्तावेज, अर्दी क्र. ६  
मदर दस्तावेज, अर्दी क्र. ६  
मदर दस्तावेज, अर्दी क्र. ६  
मदर दस्तावेज, अर्दी क्र. ६

मदर दस्तावेज, अर्दी क्र. ६
मदर दस्तावेज, अर्दी क्र. ६
मदर दस्तावेज, अर्दी क्र. ६

दस्त क्रमांक: 8070/2013  
मदर दस्तावेज, अर्दी क्र. ६





30/12/2013 7 25:58 PM

219/
दस्त गोपवारा भाग-2
2000 / 49 / 42
२०१३

बदर 17
दस्त क्रमांक: 8070/2013

दस्त क्रमांक : बदर 17/8070/2013  
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मनुज - महाजन पत्ता: 702, -, अंधेरी एम्बेसी को ऑप ही सो लि, अंधेरी प, शाखी नगर नेअर लोखंडवाला कॉम्प, Andheri, Maharashtra, Mumbai, Non- Government. पॅन नंबर: AAJPM2685G	लिहून घेणार वय :- 39 स्वाक्षरी:- 		
2	नाव: रमेश - कुमारी पत्ता: 702, -, अंधेरी एम्बेसी को ऑप ही सो लि, अंधेरी प, शाखी नगर नेअर लोखंडवाला कॉम्प, Andheri, Maharashtra, Mumbai, Non- Government. पॅन नंबर: AAJPK7682D	लिहून घेणार वय :- 63 स्वाक्षरी:- Ramesh Kumar		
3	नाव: पुनम ए संखे पत्ता: 301, 3, हरिप्रिया को ऑप ही सो लि, अंधेरी प, सुंदरवन कॉम्प, Andheri, Maharashtra, Mumbai, Non-Government. पॅन नंबर: AXYPS2017E	लिहून घेणार वय :- 38 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा जो दस्तऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ: 30 / 12 / 2013 07 : 20 : 39 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना आर्कीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा	
1	नाव: सुनील - डांगले वय: 37 पत्ता: डि 41, सितलादेवी ही सोसा लि, अंधेरी प पिन कोड: 400053	स्वाक्षरी:- 		
2	नाव: श्याम - तलरेजा वय: 50 पत्ता: 706 एम्बेसी सोसा शाखी नगर अंधेरी प पिन कोड: 400053	स्वाक्षरी:- 		

शिक्षा क्र.4 ची वेळ: 30 / 12 / 2013 07 : 21 : 23 PM



Summary-2( दस्त गोषवारा भाग - २ )

*dsarita*

सह. वु. नि. का. अंधेरी ६  
सह दुय्यम निबंधक, अंधेरी क्र. ६  
मुंबई उपनगर जिल्हा, वांद्रा

8070 /2013

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प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण... ५२... पाने आहेत.

*ml*  
सह. दुय्यम निबंधक, अंधेरी क्र. ६  
मुंबई उपनगर जिल्हा

२७/		
६०६०	५२	५२
२०१३		

बदर-१७/६०६०/२०१३  
पुस्तक क्रमांक १, प्रमांक... ६०६०...  
नोंदला.  
दिनांक... ३०... माहे... डिसेंबर... २०१३

*dsarita*

सह दुय्यम निबंधक, अंधेरी क्र. ६  
मुंबई उपनगर जिल्हा





(1) विलेखाचा प्रकार	गावाचे नाव : ओशिवरा
(2) मोबदला	करारनामा
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.6,900,000/- रु.5,317,224/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	626/27, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सर्वजिका नं:301, माळा नं: 3, इमारतीचे नाव: हरिप्रिया को ऑप ही सो लि , ब्लॉक नं: अंधेरी प , रोड : सुंदरवन कॉम्प , इतर माहिती: 36.62 चौ.मीटर
(5) क्षेत्रफळ	
(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:- पनम ए संखे :वय: 38; पत्ता :-301, 3, हरिप्रिया को ऑप ही सो लि , अंधेरी प , सुंदरवन कॉम्प , Andheri, Maharashtra, Mumbai, Non-Government; पिन कोड:- 400053 पॅन नंबर: AXYP2017E
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- मनुज - महाजन ; वय:39; पत्ता:-702, - अंधेरी एम्बेसी को ऑप ही सो लि, अंधेरी प , शास्त्री नगर नेअर लोखंडवाला कॉम्प , Andheri, Maharashtra, Mumbai, Non-Government;; पिन कोड:- 400053; पॅन नं:- AAJPM2685G;
	2)नाव:- रमेश - कुमारी ; वय:63; पत्ता:-702, - अंधेरी एम्बेसी को ऑप ही सो लि, अंधेरी प , शास्त्री नगर नेअर लोखंडवाला कॉम्प , Andheri, Maharashtra, Mumbai, Non-Government;; पिन कोड:- 400053; पॅन नं:- AAJPK7682D;
9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2013
10) दस्त नोंदणी केल्याचा दिनांक	30/12/2013
11) अनुक्रमांक,खंड व पृष्ठ	8070/2013
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.345,000/-
3) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
4) शेरा	

मह दुय्यम निबंधक, अंधेरी क्र. ६  
मंघई उपनगर जिल्हा, वांद्रा



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