



Monday, December 30, 2013
7:28 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 9308 दिनांक: 30/12/2013

गावाचे नाव: ओशिवरा
दस्तऐवजाचा अनुक्रमांक: बदर17-8071-2013
दस्तऐवजाचा प्रकार : करारनामा
मादर करणाऱ्याचे नाव: मनुज - महाजन

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

एकूण: रु. 31040.00

आपणाम मूळ दस्त, ऑनलाईन प्रिंट व सीडी अंदाजे 7:43 PM ह्या वेळेस मिळाले.

सह. दु. नि. का. अंधरी 6

बाजार मूल्य: रु. 10108824 /-
भरलेले मुद्रांक शुल्क: रु. 655000/-

मोबदला: रु. 13100000/-
मह दुय्यम निबंधक, अंधरी क्र. 6
महडू उपनगर जिल्हा, वांद्रा

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001038565201314R दिनांक: 30/12/2013
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: रु 1040/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON _____

Data of Bank Receipt for GRN MH001038510201314R

Bank - IDBI BANK

Bank/Branch :

Pmt Txn id : 35087956

Pmt DtTime : 27/12/2013 17:30:01

ChallanIdNo : 69103332013122751551

District : 7101 / MH/MB

Simple Receipt

Print DtTime :

Office Name :

Office Name :

DATE :

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DEFACED FOR RS:655000.00

Deface Number - 75 / Stamp Duty (Rs. 655000.00)

Deface Number - 0000288105201314 (Rs. Six Lakh Fifty Five Thousand Rupees Only)

Words: Six Lakh Fifty Five Thousand Rupees Only

RgnFee Amt :

RgnFee Amt :

Article : B25

Prop Mvblty : Immovable

Prop Descr : FLAT NO 302 3RDFLOOR HARIPRIYACHS LTDSUNDERVAN COMPLE , ANDHERI WESTMUMBAI

Prop Descr : Maharashtra

Prop Descr : 400053

Prop Descr : PAN-AAJPK7682D RAMESH R KUMARI

Prop Descr : PAN-AAGPW5487P SAROJ C WADE

Bank Scroll No : 100

Bank Scroll Date : 28/12/2013

RBI Credit Date : 28/12/2013

Mobile Number : 919820207690

Consideration : 1,31,00,000.00/-

Only for verification-not to be printed and used

खदर - १७/		
८०७९	९	५२
२०१३		



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2013

1. दस्ताचा प्रकार :- कॉन्स्ट्रक्शन अनुच्छेद क्रमांक 25b
2. सादरकर्त्याचे नाव :- श्री. (अश्व) महाजन
3. तालुका :- मुंबई / अंधेरी / बोधीवली
4. गावाचे नाव :- अंधेरीवली
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 626/2 6013
6. मूल्य दरविभाग (झोन) :- 50/242 उपविभाग
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
- प्रति चौ मी. दर :- 145200
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 69.62 कारपेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- गच्ची पोटमाळा :-
10. मजला क्रमांक :- 3rd Floor उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — घसारा :- —
12. बांधकामांचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना 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. कालवधी :- —
16. निर्धारित केलेले बाजारमूल्य :- 10108824
8424504
17. दस्तामध्ये दर्शविलेली मोबदला :- 131,00,000/-



18. देय मुद्रांक शुल्क :- 655000/- भरलेले मुद्रांक शुल्क :- 655000/-
19. देय नोंदणी फी :- 30000

[Signature]
लिपिक

सह दुय्यम निबंधक

Hot Payment Successful. Your Payment Confirmation Number is 35087956

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH001038510201314R	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	PAN No. (Applicable)	
Year	Period: From : 27/12/2013 To : 31/03/2099		Full Name	
Object	Amount in Rs.		RAMESH R KUMARI	
0030045501-75	655000.00		Flat/Block No, Premises/ Bldg	
0030063301-70	0.00		FLAT NO 302 3RD FLOOR HARIPRIYA	
	0.00		Road/Street, Area /Locality	
	0.00		CHS LTD SUNDERVAN COMPLE	
	0.00		Town/ City/ District	
	0.00		ANDHERI WEST MUMBAI Maharashtra	
	0.00		PIN	
	0.00		4 0 0 0 5 3	
	0.00		Remarks (If Any) :	
Total	655000.00		Amount in words	
Payment Details:IDBI NetBanking			Rupees Six Lakhs Fifty Five Thousand Only	
Payment ID : 35087956			FOR USE IN RECEIVING BANK	
Cheque- DD Details:			Bank CIN No : 69103332013122751551	
Cheque- DD No.			Date	
Name of Bank	IDBI BANK		27-12-2013	
Name of Branch			Bank-Branch	
			748 JVPD- SCHEME	
			Scroll No.	

बंदर १७/
६०६९ ४ ५२
PAN-AAJPK7682D
१० १३



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

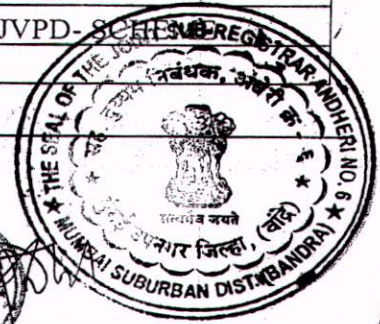
by Ramesh Kumari
Swade

Hot Payment Successful. Your Payment Confirmation Number is 35087757

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH001038565201314R	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>बदल - १७/</p> <p>६०६९ ६ ५२</p> <p>PAN-AAJPK7682D</p> <p>२०१३</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	RAMESH R KUMARI	
0030045501-75	0.00	Road/Street, Area /Locality	FLAT NO 302 3RD FLOOR HARIPRIA	
0030063301-70	30000.00	Town/ City/ District	CHS LTD SUNDERVA COMPLEX ANDHERI	
	0.00	PIN	WEST MUMBAI Maharashtra	
	0.00	Remarks (If Any) :	4 0 0 0 5 3	
	0.00	Amount in words	Rupees Thirty Thousand Only	
	0.00	FOR USE IN RECEIVING BANK		
Total	30000.00	Bank CIN No : 69103332013122751569		
Payment Details:IDBI NetBanking	Payment ID : 35087757	Date	27-12-2013	
Cheque- DD Details:		Bank-Branch	748 JVPD- SOLID	
Cheque- DD No.		Scroll No.		
Name of Bank	IDBI BANK			
Name of Branch				



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

M m Ramesh Kumari made

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made and entered into at Mumbai, this 30th day of December, in the Christian Year Two Thousand Thirteen,

BETWEEN

बदर - १७/	
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२०१३	

SMT. SAROJ CHANDRAKANT WADE, an Adult Indian Inhabitant, residing at Flat No. 302, 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

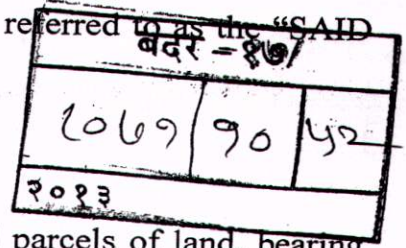


SHRI. MANUJ MAHAJAN and SMT. RAMESH KUMARI Indian Inhabitants, having address at Flat No. 702, Andheri Embassy CHS, Shastri Nagar, Nr. Lokhandwala Complex, Andheri (West), Mumbai - 400 053, hereinafter called "THE TRANSFEREES" (which expression unless it be repugnant to the meaning or context thereof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

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Ramesh Kumari

WHEREAS the "TRANSFEROR" herein is well seized and possessed of or otherwise sufficiently entitled to Flat bearing Flat No. 302, 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.



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. SAROJ CHANDRAKANT WADE bought their constructed Flat bearing No. 302 on the 3rd Floor in the building known as "Haripriya", vide Registered Agreement dated 2004 for a valued consideration.



AND WHEREAS the Purchasers with the help of the developers 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."

Ramesh Kumari
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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/13023/05-06 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. **046 to 050**, and bearing the Share Certificate No. **10** dated 9th December, 2007, (hereinafter referred to as "**THE SAID SHARES**") and the Transferors have been allotted one flat bearing Flat No. 302, on the Third floor of the said society admeasuring 58.02 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 TRANSFREES have agreed to purchase, acquire and hold the benefits incidental thereto and to purchase

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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 ~~HEREIN~~

AS FOLLOWS :-

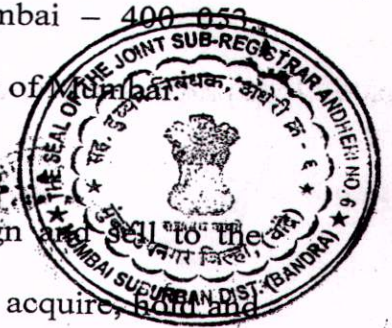
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1. The TRANSFEROR herein agrees and undertakes to transfer, assign, sell and convey the Said Flat to the TRANSFEREES and the TRANSFEREES agree and undertake to hold, acquire and purchase the Said Flat from the TRANSFEROR i.e. All rights, title and interest, claims and benefits in respect and in and over the Said Flat bearing Flat No. 302, on the 3rd Floor, admeasuring 58.02 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 - 400 053, Taluka Andheri, village Oshiwara in the Suburban District of Mumbai.

2. THE TRANSFEROR has agreed to transfer, assign and sell to the TRANSFEREES and the TRANSFEREES have agreed to acquire, purchase from the TRANSFEROR the Said Flat for the total consideration price of **Rs. 1,31,00,000/- (Rupees One Crore Thirty One Lacs Only)** which has been paid as under :

- a) **Rs. 1,31,000/- (Rupees One Lac Thirty One Thousand Only)** as and by way of TDS (1% of the total consideration of Rs. 1,31,00,000/-) to the Government Treasury Department on or

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

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- 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.
- c) **Rs. 45,69,000/- (Rupees Forty Five Lacs Sixty Nine 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. 82,00,000/- (Rupees Eighty Two 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 vacant possession of the said Flat.

3. It is further expressly agreed and understood that 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 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.

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

Ramesh Kumari
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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.

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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 to avail the loan facility from Bank/s or Financial Institution/s.

12. It is further agreed that, the TRANSFEREES herein shall lodge this 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 Registrar's fees on this instrument, shall be exclusively borne and paid by the TRANSFEREES alone. However, any Transfer Fees and/or Premium to be

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paid to the said Society shall be borne and paid by the TRANSFEROR and the TRANSFEREES equally.

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.

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६०७	२२	५२
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THE SCHEDULE ABOVE REFERRED TO

Flat No. 302, on the Third Floor, having area admeasuring about 58.02 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.



Mr Ramesh Kumar
Dade

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. SAROJ CHANDRAKANT WADE }

PAN NO. AAGPW5487P }

In the presence of Saroj }

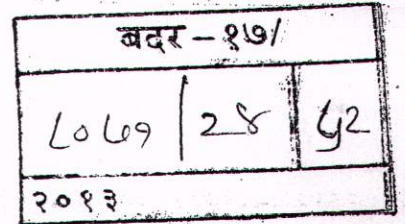
Sunit R. Danegle }

1. Saroj

2. Isham m Talreja



"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. Isham m Talreja

2. Saroj



Ramesh Kumari

"TRANSFerees"



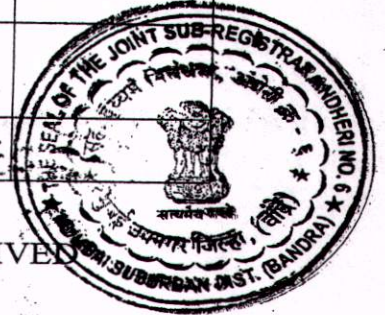
RECEIPT

RECEIVED with thanks from the within named TRANSFEREES
SHRI. MANUJ MAHAJAN AND SMT. RAMESH KUMARI, a sum of
Rs. 47,69,000 /- (Rupees forty five lakh sixty nine 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. 302, 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 :-

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6069	28	42
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S. No.	Name	Cheque /Pay Order RTGS	Date	Amount in Rs.	Bank and Branch
1.	Saroj C. Wade.	890149	18/11/13	2,00,000/-	HDFC J.P Rd.
2.	Saroj. C. Wade	000740	30/12/13	45,69,000/-	HDFC J.P Rd.
3.					
4.					
TOTAL:				47,69,000/-	



I SAY RECEIVED

Saroj

(SMT. SAROJ CHANDRAKANT WADE)

WITNESSES: -

TRANSFEROR

1. *Saraj*

2. *Smt. Saroj*

MUMBAI DATED THIS _____

DAY OF DECEMBER, 2013

सिटी सर्वे - ~~2000~~

सिटी सर्वे नंबर	क्षेत्रफल चौखंड मिटर	हस्ता प्रकार	सरकारला भरलेल्या वाप्याचा अथवा खंडाचा तपशिल व तो केव्हा बदलावयाचा
2000 2000	2000-4		

वहिवारीचा हक्क

सन १९ मध्ये धारण करणाऱ्यास नाव-हक्क कसा प्राप्त झाला ! जो पर्यंत तपास लागला तो पर्यंत :

बदर-१७/		
२००९	२८	५२
२०१३		

पट्टेदार

हतर बोजे

हतर शीरे

तारीख	व्यवहार	रहास्युम नंबर	नविन धारणा करणाऱ्याचा (ध) अथवा हतर बोजा अधणारा (ई)	साक्षिदार
-------	---------	---------------	--	-----------

१०-८-००

~~अधिकार क. क~~
~~२२२९~~ उपलब्ध
२००
१०-२-०३
१२-०२-३
२०१६/१४
Bijis
२००५/३९

~~सौमित्र निवासिनी बा. वि. शा. म. रा. २००६~~
~~पा. २००६ टि. २००६~~
२००६
२००६
२००६



बदर-१/	
२००९	३२
२००८	

Note:-
the extract of
of this
the
six hundred -
fourty nine only.
the
of Land Records (LSD) Bombay



सत्यमेव जयते

बकर - १७/		
६०६७	३०	५२
२००४		

नोंदणी क्रमांक : बीओएस/डब्ल्यूकेडब्ल्यू/सचसराजी/[टीसी]/१९०९३ / २००५-२००६/सन-२००५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

"हरी प्रिया को-ऑपरेटिव्ह होस्टिंग सोसायटी लि.,

सीटीएस नं. ६२६/२७, आर.सी.सी. बिल्डींग,

ओबेरॉय लेआऊट, ओशिवरा, अंधेरी [पश्चिम],

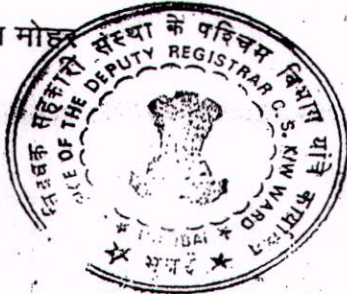
मुंबई-४०० ०५३".

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



सही

[सुभाष पाटील]

हुद्दा

हपानियंचक
सहकारी संस्था के पश्चिम विभाग
मुंबई.

मुंबई :

दिनांक : २०/१०/२००५



For HARI PRIYA
CO-OP HSG/SOC LTD

Secretary Treasurer Chairman

Ex. Engineer Bldg. Proposal (W S)
H and K - Wards
Municipal Office, R. P. Patkar Marg,
Bandra (West), Mumbai - 400 050.

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/7878/WS/AK

FULL OCCUPATION CERTIFICATE

6 DEC 2004

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

CERTIFIED TRUE COPY
SUHAS SANKPAL B.E. (CONST.)
(Architect)

बदर - १७१		
६०६७	३२	५२
२०१३		

Sir,

The full development work of building comprising of Stilt + 6th 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) / AE BP (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], Ward,

For information please.

SEBP (KWN) / AE BP (KWN)

E.E.B.P.(W.S.)K/W



Haripriya Co-operative Housing Society Ltd.

Reg. No. BOM / WKV7 / HSG. / 13013 / 05-06 yr. 2005
Plot No. 626 / 27, Sunderban Complex, Oshiwara, Oberoi Layout, Andheri (W), Mumbai - 400 053.

Mem. Register No. 10

Share Certificate

Certificate No. 10

This is to certify that Mr. Saraj Chandrakant Wade of
Flat No. 302

is/are the Registered Holder/s of Share Certificate No. 010
fully paid-up shares Numbered 046 to 050

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

Subject to the Bye - Laws thereof.



Rs. 250/-

[Signature]
Chairman

2008	1069	36	1069

[Signature]
Hon. Secretary

[Signature]
Hon. Treasurer

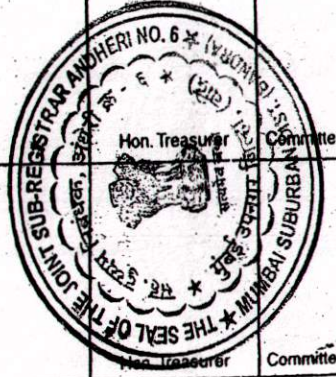
Given under the Common seal of
the said society this 9th
day of December '07

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

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

108	34	52
22/12	34	52
22/12	34	52





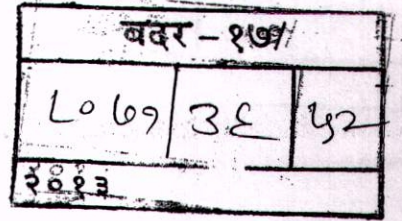
Thursday, July 15, 2004
3:35:45 PM

नोंदणीपूर्व गोषवारा

(1) विलेखाचा प्रकार	करारनामा
(2) नोंददला	रु. 2,000,000.00
(3) बाजारभाव (भाडेपट्ट्याच्या दायलीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 2,924,040.00
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 129980.00
(5) बाजारभावाप्रमाणे नोंदणी फी	रु 29240.40
(6) दस्त निष्पादित केल्याचा	14/07/2004

सूचना

- 1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दस्तावी माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुयम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात.
- 4) जमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही.



(7) पृष्ठांची संख्या	63
(8) मू.मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) सिटिएस क्र.: 626

(9) मालमत्तेचे इतर वर्णन
(1) वर्णन: विभागाचे नाव - ओशिवरे (अंधेरी), उपविभागाचे नाव - 50/242 - मुभागा: उत्तरेस गाय हद्द व 27.45 मी. रुंद वि.यो. रस्ता, पुर्वेस विरा दसाई मार्ग, दक्षिणेस 36.60 मि. वि.यो. रस्ता व पश्चिमेस अंशतः गावाची हद्द. सदर मिळकत सि.टी.एस. नंबर - 626 मध्ये आहे. सदनिका क्र 302, तिसरा मजला, हरी प्रिया अपार्ट
(1) वांधीव मिळकतीचे क्षेत्रफळ 69.92 चौ.मी. आहे.

(10) क्षेत्रफळ

(11) आकारणी किंवा जुडी देण्यात आसेल तेव्हा

(12) 'दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश ईमारतीचे नाव: तलधवज भवन; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मु; तालुका: -; पिन: असल्यास, प्रतिवादीचे नाव व पत्ता -; पॅन नम्बर: अे अे अे सी पी 3777 सी.

(13) 'दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश तालुका: -; पिन: 53; पॅन नम्बर: अे अे जी पी डब्लू 5487 सी.



नोंदणी गोषवा-यामध्ये इनपुट फॉर्म प्रमाणे डाटा एंट्री करण्यात आली आहे.

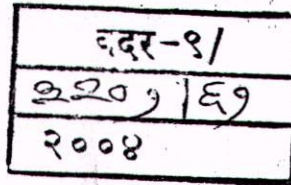
नोंदणी ऑपरिटर ची स्वाक्षरी

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूल दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

पूर्व नोंदणी गोषवारा तालुका व पिन नं. तसेच पेट/वसाहत नं. तो बरोबर आहे/त्याच्या बदल/दुरुस्त्या कराव्यात.

(पक्षकाराची स्वाक्षरी)

Swade



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. Saroj Chandrakant Wade
Flat No. 302 3rd Floor,
Haripriya CHS Ltd.
Andheri (W)
Mumbai - 400 053.

दि. - 23/12		
6069	3	42
१०११		

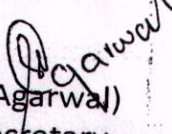
Dear Madam,


Sub: NOC for transfer of Flat No-302

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

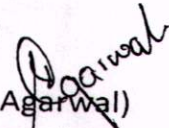
Plot No. 626/27, Sunderban Complex, Oshiwara, Oberoei Layout, Andheri (W), Mumbai -400 053

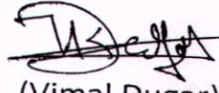
Date: 23/12/2013

TO WHOMSOEVER IT MY CONCERN

This is to certify that Mrs. Saroj Chandrakant Wade are the member of our society and holding Flat No.302 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 50.02 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



खतर - १७/		
२०६९	/	४० / ५२
२०१३		



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAGPW5487P



नाम /NAME
SAROJ CHANDRAKANT WADE

पिता का नाम /FATHER'S NAME
RAWAJI NARAYAN SANKHE

जन्म तिथि /DATE OF BIRTH
05-10-1945

हस्ताक्षर /SIGNATURE

Saroj

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)



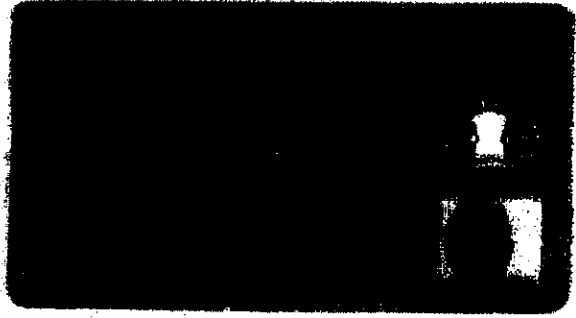
वर्ष - १७/		
१०६९	४२	५२
२०१३		



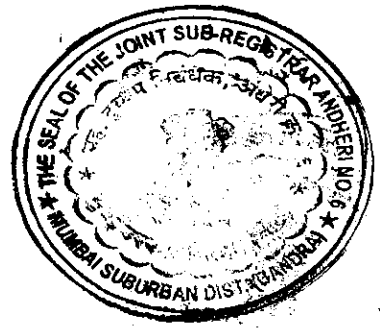


बदर - १७७/		
६०६७	४४	५२
१७७३		





बदर-१७/		
१०६९	४६	५२
२०१		




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SHYAM MAJHI

Signature



बदर - १७/		
१७७	४८	५२
२०१३		

THE GOVT. OF MAHARASHTRA STATE MOTOR VEHICLE REGISTRATION DEPT.

DL NO. MH02 20080112520 Valid Till : 24-05-2027 (NT)

DOI : 15-04-1999
DLR 07-06-2014 (TR)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV DOI
LMV-TR 15-04-1999
MCWG 05-03-2004



DOB : 25-05-1977 BG :

Name : SUNIL DANGLE
S/DW of RAMCHANDRA DANGLE
Add : D-412, SITALADEVI CHS., D.N. NAGAR,
LINK ROAD, ANDHERI (W),
MUMBAI.
PIN : 400053

Signature & ID of Issuing Authority: MH02 2011325

FORM 1
RULE 16 (2)

Signature/Thumb Impression of Holder




सोमवार, 30 डिसेंबर 2013 7:28 म.नं.

दस्त गोषवारा भाग-1

बदर 17

दस्त क्रमांक: 8071/2013

दस्त क्रमांक: बदर 17 /8071/2013

बाजार मूल्य: रु. 1,01,08,824/- मोबदला: रु. 1,31,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,55,000/-

बदर - १७/		
६०७१	५०	५२
२०१३		

दु. नि. सह. दु. नि. बदर 17 यांचे कार्यालयात

अ. क्र. 8071 वर दि.30-12-2013

रोजी 7:26 म.नं. वा. हजर केला.

पावती:9308

पावती दिनांक: 30/12/2013

सादरकरणाराचे नाव: मनुज - महाजन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकुण: 31040.00

दस्त हजर करणाऱ्याची सही:

सह. दु. नि. का. अंधेरी 6
मह दुय्यम निबंधक, अंधेरी क्र. 6
मुंबई उपनगर जिल्हा, वांद्रा

दस्ताचा प्रकार: करारनामा

सह. दु. नि. का. अंधेरी 6
मह दुय्यम निबंधक, अंधेरी क्र. 6
मुंबई उपनगर जिल्हा, वांद्रा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 30 / 12 / 2013 07 : 22 : 22 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 30 / 12 / 2013 07 : 23 : 54 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व मोबत या हद्दीच्या कोणत्याही मजकूर-तपासली आहे. दस्ताची मत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे संपूर्णपणे जबाबदार राहतील

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत स्वाक्षरी)





30/12/2013 7 30:37 PM

बदर - १७/
दस्त.गोपबन्धन भाग-२
२०१३

बदर 17
दस्त क्रमांक: 8071/2013

दस्त क्रमांक : बदर 17/8071/2013

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:- <i>Manu</i>		
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:- <i>Ramesh Kumari</i>		
3	नाव: सरोज चंद्रकांत वाडे पत्ता: 302, 3, हरिप्रिया को ऑप ही सो लि, अंधेरी प, सुंदरवन कॉम्प, Andheri, Maharashtra, Mumbai, Non-Government. पॅन नंबर: AAGPW5487P	लिहून देणार वय :- 65 स्वाक्षरी:- <i>Sarode</i>		

वरील दस्तऐवज करून देणार तथा करारनामा अर्जात दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र. 3 ची वेळ: 30 / 12 / 2013 07 : 24 : 58 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणारे व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

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

शिक्षा क्र. 4 ची वेळ: 30 / 12 / 2013 07 : 26 : 02 PM

Summary-2(दस्त गोषवारा भाग - २)

[Signature]
सह. दु. नि. का. अंधेरी 6

सह दुध्यम निबंधक, अंधेरी क्र. 6
मुंबई उपनगर जिल्हा, वांद्रा

8071 /2013

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प्रजापति का संत चेतने की, या
दस्तावेज एकूण... 92... माने आहेत.

[Signature]

सह. दुध्यम निबंधक, अंधेरी क्र. 6
मुंबई उपनगर जिल्हा

वदर - १७/		
८०७९	५२	५२
२०१३		

वदर-१७/ ८०७९ / २०१३
पुस्तक क्रमांक १, त्रामांक... ८०७९... वर
नोंदला.
दिनांक... ३०... माहे... २०१३

[Signature]

सह दुध्यम निबंधक, अंधेरी-६
मुंबई उपनगर जिल्हा





30 December, 2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

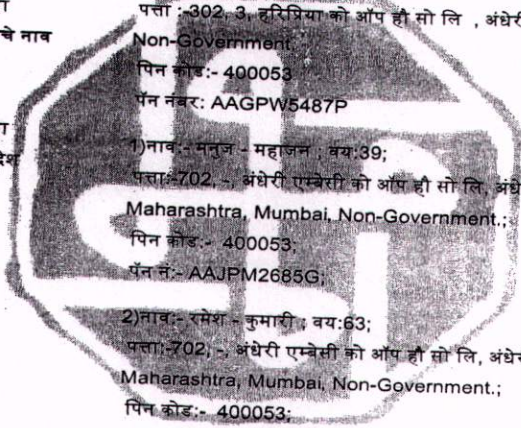
दस्त क्रमांक : 8071/2013

नोदणी 63

Regn. 63m

गावाचे नाव : ओशिवरा

- | | |
|---|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोंबदला | रु.13,100,000/- |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु.10,108,824/- |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 626/27, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 302, माळा नं: 3, इमारतीचे नाव: हरिप्रिया को ऑप ही सो लि , ब्लॉक नं: अंधेरी प , रोड नं: सुंदरवन कॉम्प , इतर माहिती: . |
| (5) क्षेत्रफळ | 69.62 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:- सरोज चंद्रकांत वाडे ; वय: 65;
पत्ता : 302, 3, हरिप्रिया को ऑप ही सो लि , अंधेरी प, सुंदरवन कॉम्प , Andheri, Maharashtra, Mumbai, Non-Government.
पिन कोड:- 400053
पॅन नंबर: AAGPW5487P |
| (8) 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 , शाखी 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 , शाखी 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 | 8071/2013 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.655,000/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.30,000/- |
| (14) शेरा | |



मह दुय्यम निबंधक, अंधेरी क्र. 6
मंंबई उपनगर जिल्हा, वांद्रा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Null

(i) within the limits of any Municipal Corporation or any other non-municipal area annexed to it.