

324/5268

Thursday, April 25, 2019

8:57 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

Page 1 of 1

पावती क्र.: 5878 दिनांक: 25/04/2019

गावाचे नाव: चिंचवली

दस्तऐवजाचा अनुक्रमांक: बरल-१ -5268-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जशवंतलाल सी. कोठारी

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 49

6

रु. 30000.00

रु. 980.00

एकूण:

रु. 30980.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:23 AM ह्या वेळेस मिळेल.

दु.निबंधक बोरीवली।

बाजार मुल्य: रु.10986135.6/-

मोबदला रु.11900000/-

भरलेले मुद्रांक शुल्क : रु. 714000/-

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000766680201920E दिनांक: 25/04/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.980/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2404201911459 दिनांक: 25/04/2019

बँकेचे नाव व पत्ता:

J. C. J. 2019

मुळ दस्त प्राप्त झाला.

REGISTERD ORIGINAL DOCUMENT
DELIVERED ON 25-4-2019



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20190425171			25 April 2019:08:54:19 AM बरल-१	
मूल्यांकनाचे वर्ष	2019				
जिल्हा	मुंबई (उपनगर)				
मुल्य विभाग	60-बिचवली (बोरीवली)				
उप मुल्य विभाग	60/285 भूभाग उत्तरेस गावाची हद्द, वॉर्ड सीमा व रेल्वे गामशील सर्व भूभाग				
सर्व्हे नंबर /न. भू. क्रमांक	सि टी एस नंबर 096				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोजमापनावे एकक
खुली जमीन	170900	188000	205100	170900	चौरस मीटर
86600					
बांधीव क्षेत्राची माहिती	58.44 चौरस मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकाम क्षेत्र (Built Up)-	1-आर सी सी	मिळकतीचे वय -	0 TO 29 वर्षे	मूल्यदर बांधकामाचा दर -	Rs 170900/-
बांधकामाचे वर्गीकरण -	आहे	मजला -	11th floor To 20th floor		
उद्दवाहन सुविधा-					
First Sale Date - 07/12/2007					
Sale Type - Resale					
Sale Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs 187990/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
= (((187990-86600) * (100 / 100)) + 86600)					
= Rs.187990/-					
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र				
	= 187990 * 58.44				
	= Rs. 10986135.6/-				
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य - बेईर्नाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिल वाहन तळाचे मुल्य - खुल्या जमिनीवरील वाहन तळाचे मुल्य - इमारती भावतीच्या खुल्या जागेचे मुल्य + बंदिल बाल्कनी				
	= A + B + C - D + E + F + G + H + I				
	= 10986135.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs. 10986135.6/-				

Home Print

सह दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

बरल - १
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2404201911459	Date 24/04/2019
Received from JASHVANTLAL C KOTHARI, Mobile number 9820000903, an amount of Rs.980/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 24/04/2019
Bank CIN 10004152019042409902	REF No. 201911412634714
This is computer generated receipt, hence no signature is required.	

बरल - १		
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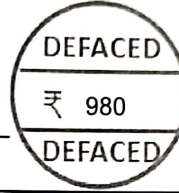


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2404201911459 Receipt Date 25/04/2019

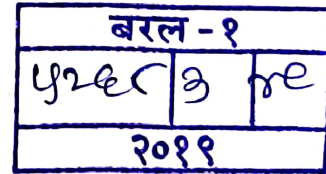
Received from JASHVANTLAL C KOTHARI, Mobile number 9820000903, an amount of Rs.980/-, towards Document Handling Charges for the Document to be registered on Document No. 5268 dated 25/04/2019 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name sbiepay	Payment Date 24/04/2019
Bank CIN 10004152019042409902	REF No. 201911412634714
Deface No 2404201911459D	Deface Date 25/04/2019

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6

7



GRN	MH000766680201920E	BARCODE			Date	23/04/2019-19:14:06	Form ID	25.2
Department	Inspector General Of Registratlon			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	JASHVANTLAL C KOTHARI and NIKUNJ JASHVANTLAL KOTHARI			
Year	2019-2020 One Time			Flat/Block No.	FLAT NO. B/1802, SAHYADRI TOWER CHS LTD			
Account Head Details		Amount In Rs.		Premises/Building	UPPER GOVIND NAGAR, MALAD EAST			
0030045501	Stamp Duty	714000.00		Road/Street				
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 9 7			
				Remarks (If Any)	SecondPartyName=CHANDRASHEKAR GOPAL JOGLEKAR and other-			
				Amount In	Seven Lakh Forty Four Thousand Rupees only			
		7,44,000.00		Words				
Total				FOR USE IN RECEIVING BANK				
Payment Details	CORPORATION BANK			Bank CIN	Ref. No.	005633020190423094981 CS260420196636462		
Cheque-DD Details				Bank Date	RBI Date	23/04/2019 Not verified with RBI		
Cheque/DD No.				Bank-Branch	CORPORATION BANK			
Name of Bank				Scroll No. , Date	Not Verified with Scroll			
Name of Branch				Mobile No. : 9820000903				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Joglekar
D.C. Joglekar

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J. C. Joglekar
Nikunj



CHALLAN
MTR Form Number-6



GRN	MH000766680201920E	BARCODE		Date	23/04/2019-19.14.06	Form ID	25.2
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Department		Inspector General Of Registration		Payor Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name		BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name	JASHVANTLAL C KOTHARI and NIKUNJ JASHVANTLAL KOTHARI		
Location		MUMBAI		Flat/Block No.	FLAT NO. B/1802, SAHYADRI TOWER CHS LTD		
Year		2019-2020 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	UPPER GOVIND NAGAR, MALAD EAST		
0030045501 Stamp Duty		714000.00		Area/Locality	MUMBAI		
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN	4 0 0 0 9 7		

Remarks (If Any)			
SecondPartyName=CHANDRASHEKAR GOPAL JOGLEKAR and other-			

Amount In		Seven Lakh Four Thousand Rupees Only	
Words			
Total		7,44,000.00	

Payment Details		CORPORATION BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03502302019847300408 0230420196636462			
Cheque/DD No.		Bank Date	RBI Date	23/04/2019-07:14:54 Not Verified with RBI			
Name of Bank		Bank-Branch		CORPORATION BANK			
Name of Branch		Scroll No. , Date		35329 , 24/04/2019			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

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Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-324-5268	0000453019201920	25/04/2019-08:57:29	IGR190	30000.00
2	(iS)-324-5268	0000453019201920	25/04/2019-08:57:29	IGR190	714000.00
Total Defacement Amount					7,44,000.00



(5)

J.C.K.
Niranjani

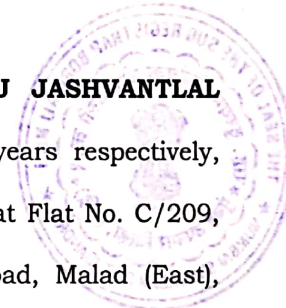
AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made at Mumbai this 25th day of April 2019,
between

MR. CHANDRASHEKHAR GOPAL JOGLEKAR & MRS. ULKA CHANDRASHEKHAR JOGLEKAR, both adults, aged about 52 years & 48 years respectively, Resident Indian Inhabitants, at present having address at 903, Sanniwas Premises Co-op. Soc. Ltd., Prarthana Samaj Road, Vile Parle (East), Mumbai - 400057, hereinafter collectively called as "**THE TRANSFERORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the their respective heirs, executors, administrators and assigns) of the ONE PART

AND

MR. JASHVANTLAL C. KOTHARI & MR. NIKUNJ JASHVANTLAL KOTHARI, both adults, aged about 73 years & 33 years respectively, Resident Indian Inhabitants, at present having address at Flat No. C/209, Building No. II, Indraprastha C.H.S Ltd, Jitendra Road, Malad (East), Mumbai - 400 097, hereinafter collectively called "**THE TRANSFEREES**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the Second Part.



J.C.K.
Niranjani

J.C.K.
Niranjani

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WHEREAS :

❖ The Transferors are members of Sahyadri Tower Co-operative Housing Society Ltd., a Society duly registered under The Maharashtra Co-operative Societies Act, 1960, vide Registration No. MUM/(W.P)/HSG/(TC)/14649 of 09-10 dated 30/10/2009 (hereinafter referred to as "**the said Society**") situated at CTS No. 96-A/1 to 3 of revenue Village Chincholi, Taluka Borivali in the registration district of Mumbai Suburban, Upper Govind Nagar, Malad (East), Mumbai - 400 097, holding 5 (Five) shares of Rs. 50/- each bearing distinctive nos. 1126 and 1130 (both inclusive) entered in the share certificate no.226 (hereinafter referred to as "**the said shares**") and interest in the property of the Society that is Flat No. 1802 admeasuring 48.70 Sq. mtrs. Carpet Area in the "B" wing of the said Society (hereinafter called "**the said flat**").

❖ The Transferors herein namely **MR.CHANDRASHEKHAR GOPAL JOGLEKAR & MRS. ULKA CHANDRASHEKHAR JOGLEKAR** are the original owners of the said flat.



By an agreement dated 28th November 2007, executed between M/s. Panchwati Associates, a registered Partnership Firm carrying on business at 115, Maker Chambers III, Nariman Point, Mumbai- 400

therein called "**the owner**" of the One Part and the Transferors herein namely, **MR.CHANDRASHEKHAR GOPAL JOGLEKAR & MRS. ULKA CHANDRASHEKHAR JOGLEKAR**, therein referred to

as "The Purchaser" of the other part, the Transferors herein agreed to purchase from the Owner therein, a residential flat bearing No. 180

admeasuring 48.70 Sq. mtrs. Carpet Area on the 18th Floor of the "E

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wing of the building known as "SAHYADRI" constructed by the owner on a plot of land bearing CTS No. 96A/1 to 3 of village Chincholi, Taluka Borivali in the registration district of Mumbai Suburban, Upper Govind Nagar, Malad (East), Mumbai - 400097. The said agreement dated 28th November 2007 is registered with the Office of the Joint Sub Registrar, Borivali 1, Mumbai Suburban District under serial no. BDR2-08311- 2007 dated 7th December 2007. The Transferors herein obtained vacant and peaceful possession of the said flat no. B/1802 from the owner after making payment of the full consideration to the owner therein.

- ❖ The construction of the above said building known as "Sahyadri" was completed in the year 2009 and consists of lower & upper parking Level plus Stilt plus 21 upper floors with Lift as per Building plans approved by the Municipal Corporation of Brihan Mumbai.
- ❖ The TRANSFERORS herein became the members of the said society when the same was formed and the said society allotted the said shares in the names of the TRANSFERORS herein.
- ❖ The Transferors herein are the Legal and Lawful members of the said Society and they are also the Legal and Lawful Owners/ holders of the said shares of the said Society which is coupled with the right of use, occupation and possession and the right to hold on ownership basis, the said flat.

AND WHEREAS the TRANSFERORS out of their own will have decided to sell the Said Flat (Flat No. B/1802) on **OWNERSHIP BASIS**.

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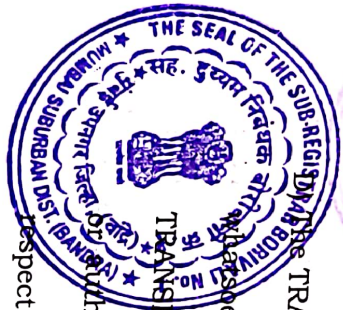
J. C. K.
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AND WHEREAS the TRANSFEREES being in need of permanent suitable accommodation, came to know of the same, approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREES that:

- A) They are the absolute and lawful owners of the Said Flat and are bonafide members of the Said Society and no other person/s has/have right, title or interest in the Said Flat and they are sufficiently entitled to deal with and or dispose of the Said Flat.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending against the TRANSFERORS personally, affecting the Said Flat.

- C) There are no attachments or Prohibitory order as against or affecting the Said Flat and at present the Said Flat is free from all encumbrances or charges and/or is not the subject matter to any lis pendens or easements or attachments either before or after judgment. The TRANSFERORS have not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said flat.



The TRANSFERORS have paid all the necessary charges of any nature whatsoever in respect of the said flat till this day and the TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the Said Flat.

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दिए	व्हाट्सएवर

E) The TRANSFERORS in the past have not entered into any agreement in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy or any other rights of

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g.c.k
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the like nature in the Said Flat and have not dealt with or disposed off the Said Flat in any manner whatsoever.

F) Neither the TRANSFERORS nor any of their predecessors in title have/had received any notice either from the Municipal Corporation and/or from other statutory body or authorities regarding the requisition and/or acquisition of the Said Flat.

G) The TRANSFERORS have good and clear title, free from all encumbrances of any nature whatsoever of the Said Premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the Said Flat or any part thereof.

H) The TRANSFERORS are not restricted either in the Income Tax Act, MVAT Act, Goods and Services Tax Act, Estate Duty Act or under any other statute from disposing of the Said Flat or any part thereof in the manner stated in this Agreement.

I) The TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFERORS have all the rights, title and interest to enter into this agreement with the TRANSFEREES on the various terms and conditions as stated herein.

WHEREAS the TRANSFERORS have given copies of the documents mentioned in the preamble to the TRANSFEREES for their perusal / inspection and the TRANSFEREES also confirm having found the same in order.



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AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the Said Flat and the right, title and interest in and upon the Said flat and also along with the benefits of the membership, including the said shares of the Said flat of the Said Society at and for **Lump-sum Price/Consideration of Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakh Only).**

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been accepted by the TRANSFERORS and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows:

WHEREAS the Parties herein are desirous of recording their terms and conditions in writing.

NOW THEREFORE THIS AGREEMENT WITNESSTH AS FOLLOWS :



The aforesaid recitals shall be treated as forming an integral part of the operative part of this agreement.

2. The Transferors have agreed to sell, transfer and assign and the TRANSFEREES have agreed to acquire all the rights, title and interest of the Transferors in the said flat and the said shares along with all the deposits including sinking fund, reserve fund, repairs fund, corpus, security deposits etc. and all the common amenities which the Transferors are entitled to as members of the said society for a total consideration of **Rs. 1,19,00,000/- (Rupees One Crore Nineteen**

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A. K. Kulkarni

Lakh Only), hereinafter referred to as **"THE FULL CONSIDERATION"**.

3. As agreed above, in consideration of the rights, title and interest in the said Flat and the said shares, the TRANSFEREES have agreed to pay to the Transferors the sum of **Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakh Only)** being the total purchase consideration amount payable for the purchase of the said flat and the said shares subject to deduction of Tax u/s 194-IA of The Income Tax Act, 1961 in the following manner:-

a) The TRANSFEREES have paid to the Transferors, a sum of **Rs.39,00,000/- (Rupees Thirty Nine Lakh Only)** being part payment on or before execution of this Agreement for sale and the Transferors hereby acknowledge the receipt of the same in a receipt enclosed herewith;

b) The TRANSFEREES will issue a TDS certificate as prescribed in Income Tax Act, 1961 read with income Tax Rules in favour of the Transferors with respect to the sum of **Rs.1,19,000/- (Rupees One Lakh Nineteen Thousand only)** deducted and to be deposited by them with Government Treasury towards TDS under section 194IA of the Income Tax Act, 1961;



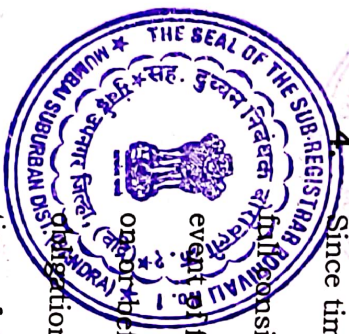
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c) The TRANSFEREES will pay the balance amount of Rs. **78,81,000/- (Rupees Seventy Eight Lakh Eighty One Thousand Only)** on or before 5th May 2019 out of their own resources and / or by availing home loan from a bank/financial institution/ NBFC and against receipt of the vacant and peaceful possession of the said flat from the Transferors.

d) At the specific request of the Transferors, the Transferees have paid / agreed to pay the full consideration in the name of one of the Transferors herein namely Mr. Chandrashekhar Gopal Joglekar as he had paid the full consideration at the time of purchase of the said flat and the other Transferor namely, Mrs. Ulka Chandrashekhar Joglekar hereby confirms that she has not contributed any monetary consideration at the time of purchase of the said flat and as such she does not have any objection of whatsoever nature to Mr. Chandrashekhar Gopal Joglekar receiving the full consideration amount.



Since time is essence of this agreement, the Transferees shall pay the full consideration to the Transferors on or before 5th May 2019. In the event of failure on part of the Transferees to pay the full consideration on or before 5th May 2019 in spite of the Transferors fulfilling their obligations under this agreement, the Transferor will grant further time of 3 days to the Transferees for making payment of the full consideration. In case of failure on the part of the Transferees to make

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days

payment of the full consideration within such extended period of 3 days the Transferors reserve the right to cancel this agreement. In case the Transferors opt to cancel this agreement on account of

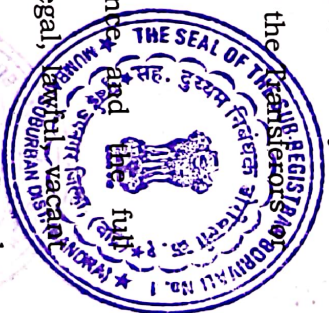
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failure on the part of the Transferees to make payment of the full consideration within such extended period of 3 days, the Transferors, will refund to the Transferees the entire amount received from the Transferees till that date within 15 days of such cancellation against execution and registration of Cancellation Deed with the Office of the Joint Sub Registrar, Borivali Division. The expenses incurred in this regard will be entirely borne by the Transferees. Further in such an event no contractual liabilities will arise on the Transferors on the basis of this agreement and the Transferors will be free to dispose of the said Flat to any person(s) without recourse to the Transferees.

It is also mutually agreed amongst the parties hereto that the Transferees shall not be held responsible for the delay caused by the Bank's disbursement process delayed due to non-availability of any documents which needs to be furnished either by the Transferors or the said Society.

5. Simultaneously against receiving of the balance and the full consideration, the Transferors shall deliver the legal, peaceful, vacant and peaceful possession of the said Flat to the TRANSFEREES and thereafter the TRANSFEREES will be the absolute Owners thereof and the Transferors shall have no right, title and interest therein.
6. The Transferors have represented to the TRANSFEREES that:
- a) They are the absolute owners of the said Flat and no other person(s) has / have any interest therein;
 - b) They have been in exclusive and peaceful possession and occupation of the said Flat since it was acquired by them;



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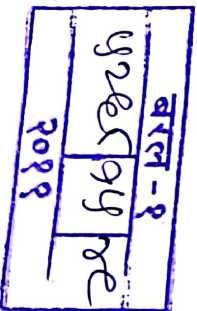
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21/11/2011

c) At present they have not mortgaged, assigned or alienated their rights, title and interest in the said flat in favour of any other person(s) or any other bank or institution and have not lodged the said flat as collateral security & have not done or performed any act, deed, matter or thing whatsoever whereby they may be prevented from entering into this Agreement for Sale;

d) The said flat and the said shares hereby agreed to be sold, transferred, assigned by the TRANSFERORS are free from encumbrances of any nature whatsoever and the TRANSFERORS have the full and absolute right and power to transfer the said flat and the said shares to the TRANSFEREES herein & no other person or persons are entitled to transfer the same or any part thereof in any manner whatsoever;

e) They are competent and entitled to sell and transfer the said Flat to the TRANSFEREES as provided hereunder without having to obtain the Consent or concurrence of any other person or persons except obtaining NOC from the said Society;

There are no pending disputes in respect of the said flat and the said shares and that there are no unpaid liabilities under any laws including any incidence of Value Added Tax (VAT), GST, Service Tax, stamp duty, registration, etc., so far as the said flat is concerned and undertake to indemnify the TRANSFEREES from any liability which may arise which relates to the period prior to the date of execution of this Agreement for Sale.



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of the statements herein, the TRANSFERORS repeat and confirm the same and none of the representations are false or incorrect. The TRANSFERORS shall keep the TRANSFEREES fully indemnified if any liability arises in future due to their misstatement of facts.

- 1) As aforesaid they are aware that there are no circumstances or obligations, preventing them from transfer, sale and assign the said Flat and are free to transfer the same and the TRANSFEREES can acquire the same from them;

7. The Transferors hereby undertake and agree:-

- a) To obtain a No Objection Certificate from the said Society for transfer of the said flat and the said shares in favour of the TRANSFEREES;

- b) To give vacant & peaceful possession of the said flat with all the rights, title and interest, pertaining to the said flat to the TRANSFEREES on receipt of the full consideration as mentioned herein above from the TRANSFEREES;

- c) To hand over all the original documents relating to the said flat including original agreement/s, original share certificate against receipt of full consideration from the TRANSFEREES;

- d) To co-operate with the said TRANSFEREES in signing any documents, papers, letters, deeds, and documents etc., for the

- purpose of getting the said flat and the said shares fully transferred in the names of the said TRANSFEREES against receipt of full consideration from the TRANSFEREES;

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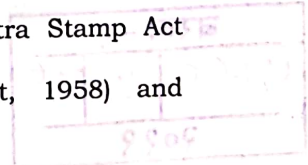
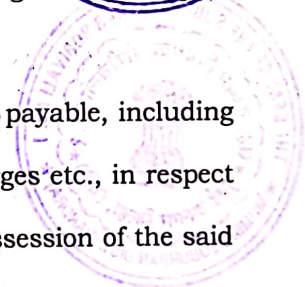
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- e) To sign the necessary Transfer forms for transferring the said flat and the said shares in the names of the TRANSFEREES in the records of the said Society, on receipt of the full consideration from the TRANSFEREES;
- f) To co-operate and assist the TRANSFEREES in the matter of execution of this Agreement for Sale and also attending the office of the Sub-Registrar on a mutually agreed date to register this Agreement for Sale;
- g) To co-operate and assist the Transferees in getting the electricity meter and piped cooking gas connection of Mahanagar Gas Limited, transferred in the names of the Transferees on receipt of the full consideration from the Transferees at the cost of Transferees.

8. The TRANSFEREES hereby undertake and agree:-

- a) To become members of the said Society in place of the Transferors in respect of the said flat and hereby further agree to abide by all the bye-laws and rules and regulations adopted by it or which it may adopt from time to time;
- b) To pay to the said society regularly the dues payable, including Municipal taxes, Water charges, Service charges etc., in respect of the said flat from the date of receipt of possession of the said flat from the Transferors & not to withhold the same for any reason whatsoever;
- c) To pay the stamp duty under the Maharashtra Stamp Act (earlier known as The Bombay Stamp Act, 1958) and



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Registration Fees and in respect of execution and registration of this Agreement for Sale.

9. The TRANSFEREES hereby say and declare that they have taken inspection of the said flat and only after satisfying themselves as regards the physical condition of the said flat have agreed to acquire the same and hereby say that they shall not make any grievance about anything whatsoever including the provision or non provision of any facilities therein.

10. The Transferees have represented to the Transferors that they are planning to avail housing loan on the security of the said flat and the said shares from a bank/ financial institution. The Transferors undertake to provide all the relevant documents and papers and also to sign, execute any documents / papers / letter / indentures / NOC from the said Society etc. as required by the TRANSFEREES to facilitate availing of loan from Bank / Financial Institution as and when required by the TRANSFEREES.



11. It is hereby agreed between both the parties that the transfer fees transfer premium etc., payable to the said Society for transfer of the said flat and the said shares from the names of the Transferors hereinafter to the names of the TRANSFEREES shall be borne in equal proportion by both the parties.

12. All the amounts standing to the credit of the Transferors on the said flat in the books of the Society towards deposits such as Subscriber Share Capital, Security Deposits, Sinking Fund with interest and other amounts to which the Transferors are legitimately authorised

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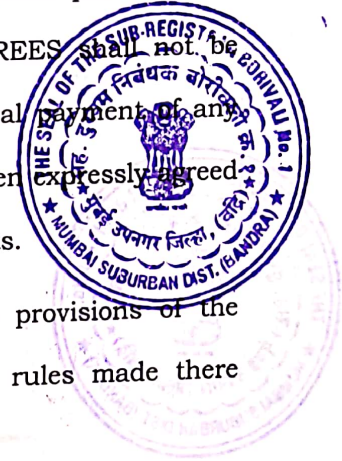

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respect of the said flat, shall automatically stand transferred in the names of the TRANSFEREES on receipt of the full consideration by the Transferors from the TRANSFEREES.

13. The TRANSFEREES are bound to get the Said Flat legally transferred in their own names/favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFERORS hereby undertake to render their fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the Said Flat and the said shares in favour of the TRANSFEREES and further undertake not to charge any extra consideration and / or charges etc. for the same.
14. This agreement shall be deemed to be Sale Deed or Deed of Transfer upon payment of the full consideration by the TRANSFEREES and handing over vacant and peaceful, actual and physical possession of the said flat by the Transferors. The TRANSFEREES shall not be called upon by the Transferors to make additional payment of any other sum of money other than that what have been expressly agreed upon between the parties by virtue of these presents.
15. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 & the rules made there under.
16. (i) In the event of the sale not being completed due to any willful default on the part of the Transferors, the Transferees shall have the right, but not an obligation to require specific performance of this Agreement by the Transferors.



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(ii) In the event of the sale not being completed due to any willful default on the part of the Transferees, the Transferors shall have the right, but not an obligation to require specific performance of this Agreement by the Transferees.

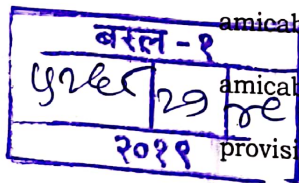
17. All communications required to be given under this Agreement shall be in writing and may be delivered and shall be deemed to have been received if sent through post or any other acceptable means of communication. The address for service of the same of the parties shall be as mentioned in the beginning of the present Agreement.

18. This Agreement (including the Schedules) constitute the entire Agreement between the Parties hereto and shall supersede all prior Agreements, letters of intent and understandings, both written or oral, arrived at between the parties with respect to the subject matter hereof.

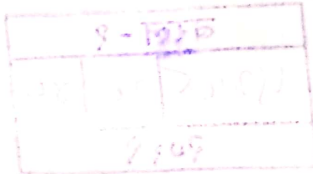
19. This Agreement shall not be amended or modified except by way of an instrument in writing signed and executed by both the parties hereto.

20. This Agreement as also its formation, execution, validity, interpretation and implementation shall be governed by and construed in accordance with the laws of India.

21. Any disputes and/or differences arising out of this Agreement or from the interpretation of the terms and conditions, or non-compliance or non-payment thereunder, the same shall be resolved mutually and amicably by both the parties. If it cannot be so resolved mutually and amicably, the same shall be referred to Arbitration under the provisions of the Arbitration and Conciliation Act, 1996 or any other relevant Arbitral law for the time being in force. The Arbitration



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Proceedings shall be held in English language in the City of Mumbai.

22. The Courts at Mumbai alone shall have exclusive jurisdiction to try and entertain all disputes arising between the parties hereunder.

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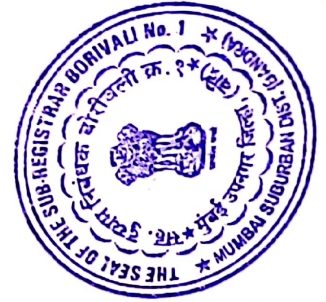
SCHEDULE OF FLAT

All that piece and parcel of a Residential Flat No.1802 admeasuring 48.70 Sq. mtrs. carpet area on the 18th floor in "B" wing of the building of the Society known as "SAHYADRI TOWER CO-OP. HOUSING SOCIETY LIMITED" situated at Building No. 4, CTS nos. 96/A-1 to 3 of revenue village Chincholi, Taluka Borivali, in the registration district of Mumbai Suburban, Upper Govind Nagar, Malad (East), Mumbai - 40

097.

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J.C.R.
MUMBAI



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1. Total Debt	
a) CASA DE	
i) SAVIN	
ii) CURRE	
b) Term Debt	
c) Retail Term	
d) Aggregate	
e) Inter Bank	
2. Total Assets	
a) Agr	
b) MSF	
a. N	
b. M	
c) RETA	
a. RE	
b. RE	
d) Corp	
TOTAL SCHEMA	
Home Loan (w/o)	
Mortgage Loan/ Ld	
Auto Loan / Vehic	
Education Loan	
Personal Loan	
TOTAL GOLD LOAN	
THIRD PARTY PRO	
(i) Life In	
(ii) Non Li	
(iii) Mutue	
(iv) HEALTH	



IN WITNESS WHEREOF the Parties hereto **have** set and subscribed their respective hands the day of **28** **May** 20**19** as hereinabove written.

SIGNED AND DELIVERED by)

the within named TRANSFERORS)

MR. CHANDRASHEKHAR GOPAL)

JOGLEKAR)

Income Tax PAN : AAEPJ2856K)

&

MRS. ULKA CHANDRASHEKHAR)

JOGLEKAR)

Income Tax PAN : AHRPJ1085G)

in the presence of :

Ramanand Shankar
Shankar

SIGNED AND DELIVERED by)

the within named TRANSFEREES,)

MR. JASHVANTLAL C. KOTHARI)

Income Tax PAN : AACPK0049B)

&

MR. NIKUNJ JASHVANTLAL

KOTHARI

Income Tax PAN : AMEPK0911E)

in the presence of

Nitin Sachan

[Signature]



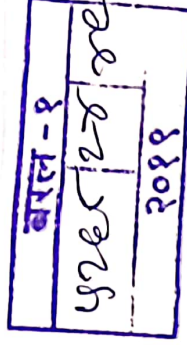
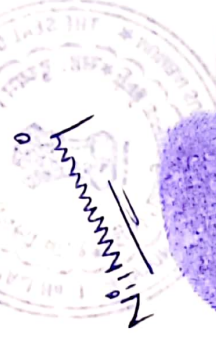
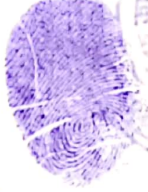
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RECEIPT

We, **CHANDRASHEKHAR GOPAL JOGLEKAR & MRS. ULKA CHANDRASHEKHAR JOGLEKAR**, owners of Flat No. 1802 on the 18th

floor in "B" wing of the "Sahyadri Tower C.H.S. Ltd." having address at Upper Govind Nagar, Malad (East), Mumbai - 400 097 hereby state that we have agreed to sell the above said flat no. 1802 to **MR. JASHVANTLAL C.**

KOTHARI & MR. NIKUNJ JASHVANTLAL KOTHARI for a total consideration of **Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakh**

Only) and in consideration of the same we have received a sum of **Rs.39,00,000/- (Rupees Thirty Nine Lakh Only)** towards part payment of

the full consideration from the above said **MR. JASHVANTLAL C. KOTHARI & MR. NIKUNJ JASHVANTLAL KOTHARI**, in the following manner :-

Sr. No.	Date	Particulars	Amount (In Rs.)
1	13-2-2019	Chq. No. 000126 drawn on Kotak Mahindra Bank Ltd., Malad East, Mumbai - 400097	5,00,000/-
2	19-3-2019	RTGS/NEFT from Kotak Mahindra Bank Ltd., Malad East, Mumbai - 400097	50,000/-
3	19-3-2019	RTGS/NEFT from Kotak Mahindra Bank Ltd., Malad East, Mumbai - 400097	33,50,000/-
TOTAL			39,00,000/-



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(CHANDRASHEKHAR GOPAL JOGLEKAR)

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(ULKA CHANDRASHEKHAR JOGLEKAR)

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BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1986 (FORM 'A')
NO. CHE/ 8238 YBP (WST)AF /NY 1 OCT 2003

COMMENCEMENT CERTIFICATE

To, M/s. Govindram Bros. Pvt. Ltd.
& Others.

Site of the
12, Eng. Bldg. Prop. (W.S.) P & R. Ward
Dr. Babasaheb Ambedkar Market Bldg
Candwell (West), Bombay - 400 087

6/11, With reference to your application No. 639 dated 3.10.2001 for Development Permission and grant of Commencement Certificate under section 45 & 49 of the Maharashtra Regional and Town Planning Act, 1986, to carry out development and building permission under section 34B of the Bombay Municipal Corporation Act 1908 to erect a building in the development work of Residential bldg, No. 4 C.T.S. No. 96-A/1 to 3

at premises at Street Chincholi Plot No. A & L village UPPER GOVIND NAGAR, Goregaon(E) Ward P/S situated at

The Commencement Certificate/Building Permit is granted on the following conditions: 1. The land vacated in consequence of the encroachment of the setback 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 occupied or used as permitted to be used by any person until occupancy permission has been granted.
- 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1986.

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 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 of Greater Mumbai is satisfied that the same is obtained by applicant through fraud or misrepresentation and the application and every person who is liable through or under him in such an event shall be deemed to have committed an offence under section 43 of the Maharashtra Regional and Town Planning Act, 1986.

7. The condition of this certificate shall be binding not only on the applicant but also on his executors, assignees, administrators and successors and every person deriving title through or under him.

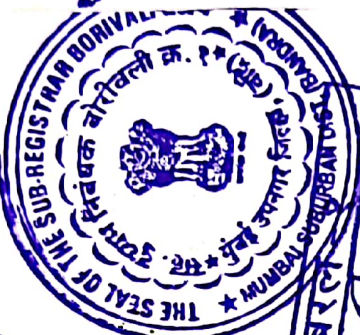
The Municipal Commissioner has appointed: Shri S.K. Godbole Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is restricted for work upto LOWER & UPPER PARKING LEVEL + STILL SLAB LEVEL OF WING A & B.

For and on behalf of Local Authority Brihanmumbai Mahanagar Palika

Asst. Engineer, Building Proposal (West. Sub.)
M. S. Kulkarni
FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



2099



2099

ONE/5328 /B.P. (W.S.) A.P.

OFFICE OF THE
EX. ENGR. DDO. PROF. (W.S.) R. P. WARD
DR. BABASAHEB AMBASTKAR MARKET BLDG
KANDIVALI WEST, MUMBAI-400 067.

8) This c.c. is now valid and further extended upto lower + upper parking level + stilt + 8 upper floors of wing 'A & B' as per approved plans dt. 19/6/2005

Sumit
A.E.S.P. (P)

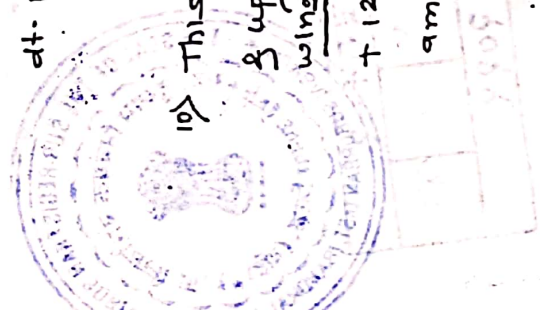
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9) This c.c. is now further extended upto lower + upper level parking + stilt + 11 upper floors of wing 'A' and lower + upper level parking + stilt + 10 upper floors of wing 'B' as per approved plans -

dt. 11/6/2005
Sumit
A.E.S.P. (P)

14 JUL 2005

10) This c.c. is now further extended upto lower + upper level parking + stilt + 13 upper floors of wing 'A' and lower + upper level parking + stilt + 12 upper floors of wing 'B' - as per approved plans dt. 11/6/2005



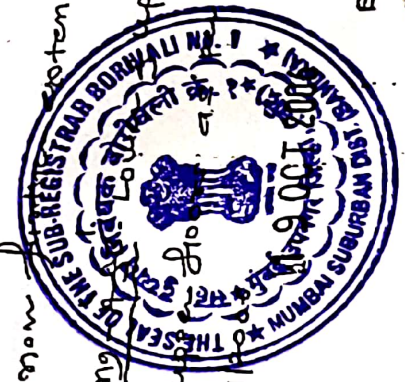
11) This c.c. is now further extended upto lower + stilt + 18 upper floors as per approved plans dt. 11/6/2005

10 MAY 2006

12) This c.c. is now

extended for
E.E.S.P. (W) P & K/W
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स्टील + 21 upper floors + stilt - 2019
Plans 2019



upper level parking approved amended

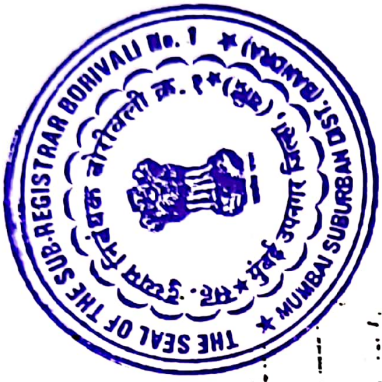
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C.M.R. ...

Sumit
A.E.S.P. (W) P & K/W

सत्य प्रतिष्ठा गोपनीय डी. एम. डी. कार्ड
 O. P. B. No. 1657

2009-10-9

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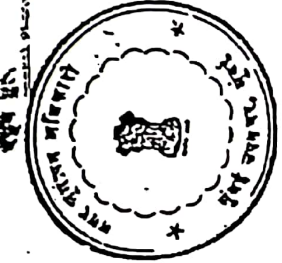
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सत्य प्रतिष्ठा
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प्रमाण पत्र

मिळालेले प्रतिष्ठा प्रमाणित करणेबाबत
 2009-10-9
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सत्य प्रतिष्ठा
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 साकार.

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Office of the Dy.Ch.Eng. (B.C.) W.S.
Municipal Office, 'C' Wing,
Near Station Complex,
90th D.P. Rd., Kandivall (E)
Mumbai-400 101

BRIHANMUMBAI MAHANAGARPALIKA

NO.CHE/S238/BF (WS)//AP 11 0 NOV 2009

To,
M/s. Govindram Brothers & Others
Owner.

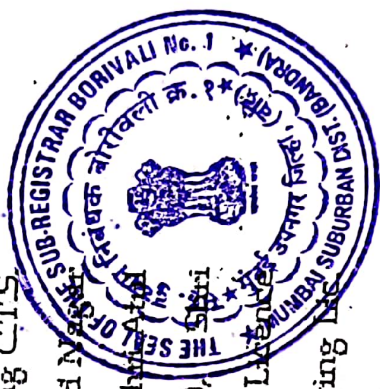
Subject: Permission to occupy the completed Residential
Bldg. No.4 on plot No.A & L of land bearing C.T.S.
Nos. 96-A/1,2,3 of Village Chincholi situated at
Upper Govind Nagar at Malad (East).

Reference: Your Arch's letter dated. 29.04.2009.

Sir,

The development work of Building No.4 comprising of Lower
Ground for parking + Upper Ground for parking + Stilt + 1st to 21st
upper floors for Residential on plot No. A & L of land bearing C.T.S
No. 96-A/1,2,3 of Village Chincholi, situated at Upper Govind Nagar
at Malad(East) is completed under the supervision of Shri. A. J. J.
Desai, Licenced Architect having Lic. No. CA/75/1230,
H.R.Mahimtura, Licenced Structural Engineer, having Lic. No. ST
No.STR/M/63 and Site Supervisor Shri Prashant J. Shah having Lic
No. S/101/55-1, may be occupied on the following conditions:-

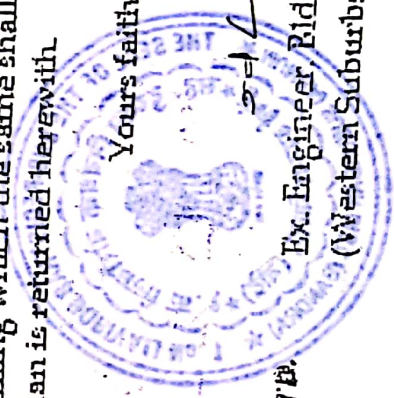
1. That the certificates U/s 270-A of B.M.C. Act shall be
obtained from A.E.W.W. P/North and a certified copy of the
same shall be submitted to this office
2. That all the deposit shall be claimed within 6 years from the
date of payment or within a year from the date of
whichever is earlier, failing which the same shall be forfeited.
A set of completion plan is returned herewith



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Yours faithfully,



CERTIFIED
FOR
M/S. CHANDRA SHEKHAR
IAC CONSULTANTS PVT. LTD.

Ex. Engineer Bldg. Proposal
(Western Suburbs) 'P' Wards.

11 0 NOV 2019

Copy to: ~~1. Mr. Atul Desai~~ Shri Atul Desai

2. Asstt. Commissioner, (P/North)
3. E.E.V.(P/North), 4. A.A. & C. (P/North) Ward.
5. A.E.W.W. (P/North), 6. A.H.S.(P-III),

For information please.

Atul Desai

Ex. Engr. Bldg. Proposals
(Western Suburbs) P' Wards.



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बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मासभत्ता कर देयक

घर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ फौल कलम २०० अन्वये जारी करण्यात आले आहे.

सेवा क्रमांक PN1906680920000	मासभत्ता कर 2017-2018	देयक क्रमांक 201710BIL06683692 201720BIL06683696	देयक दिनांक 29/05/2017
पसंदाचे नाव व पत्ता : MS GOVINDRAM BROS LTD ESTATE MANAGER SEKSERIA INDUSTRIAL ESTATE CHINCHOLI, BUNDER RD MALAD (W) MUMBAI 400064		प्रेषक - सहा. क्र. व सं. / किर्णत : Trimurti Apartment C.H.S.Ltd., Ground Floor, Mamedarwadi Cross Road, Road No.5, Opp Dayanand School, Malad(W), Mumbai - 400064.	
मासभत्ता कर देयक, इमारतीचे नाव / वि.सो.टी.एच. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., गावाचे नाव, ठिकाण, मासभत्ताचे वर्ग, करदात्याची नावे. PN 7653(2A/4), CTS NO 96/A/1 TO 3 96 C/1 ,96C/2 & 96/D OF VILLAGE CHINCHOLI MALAD(E) UPPER GOVIND NAGAR MALAD (E), SAHYADRI TOWER A & B WING, M/S GOVINDRAM BROS LTD OR THE HOLDER OF THE LAND			
प्रथम करनिर्धारण दिनांक : 01/10/2009	जलजोडणी क्रमांक : -	एकूण भांडवली मूल्य : 748374875	
अक्षरी रूपचे Rupees Seventy Four Crore Eighty Three Lakh Seventy Four Thousand Six Hundred and Seventy-Five Only			
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची घकवाकी ₹ 0			
देयक कालावधी : 01/04/2017 ते 31/03/2018		०१/०४/२०१० या तारखेनंतरची घकवाकी ₹ 0	

कपाचे नाव :	01/04/2017 ते 30/09/2017	01/10/2017 ते 31/03/2018	(सर्व रकम रुपयांमध्ये)
संवसाधारण कर	406247	406247	406247
जल कर	0	0	0
जल लाभ कर	254828	254828	254828
मूलनिःसारण कर	0	0	0
मूलनिःसारण लाभ कर	158803	158803	158803
म.न.पा. शिक्षण उपकर	47730	47730	47730
राज्य शिक्षण उपकर	129259	129259	129259
रोडव्यावहारी उपकर	0	0	0
वृक्ष उपकर	7397	7397	7397
पथकर	184667	184667	184667
एकूण देयक रकम	1288931	1288931	1288931
कलम १५२ (अ) नुसार दंडाची रकम	0	0	0
पालाव्यावहारी व्याजाची वसुली	0	0	0
अर्ली-बर्ड च्या लाभव्यतिरिक्त समायोजित केलेली रकम	0	0	0
आयकर अधिदानाचे समायोजन	0	0	0
भरावयाची निव्वळ रकम	1288931	1288931	1288931
* 30.06.2017 पर्यंत भरावयाची निव्वळ रकम	1265886	1265886	1265886
* 31.07.2017 पर्यंत भरावयाची निव्वळ रकम	1277408	1277408	1277408
* 31.07.2017 नंतर भरावयाची निव्वळ रकम	1288931	1288931	1288931
अक्षरी रूपचे Rupees Twelve Lakh Eighty Eight Thousand Nine Hundred and Thirty One Only			
अंतिम देय दिनांक	27/08/2017	31/12/2017	



बरत - १
yes 31-12-2017

To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO PN1906680920000, Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first.

* अर्ली-बर्ड इन्स्टीट्यूट स्वल्प योगेच्या माहितीसाठी मागे पाहवे.

मासभत्ता क्रमांकामधील पहिले ११ अंक इमारतीचा UID (Unique Identity)
असून, प्रत्येक इमारतीच्या दरिनी भागावर UID स्वीकार ताबण्याचा प्रकल्प महापालिकेने हाती
घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कायदांनुषंगीतल प्रत्यवहारात घडत
UID क्रमांक नसू करणे आवश्यक आहे याची नुपया नोंद घ्यावी.



Signature
६ सप्टेंबर २०१७
Sub-Registrar, Mumbai (W)





सत्यमेव जयते

गोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक : एमयुएम/डब्ल्यु-पी/एचएसजी/टीसी/ १४६४९/०९-१०

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

सहयात्री टॉवर को.ऑप हौसिंग सोसायटी लि,
सीटीएस नं.९६-ए/१ ट्रेड ३, ऑफ व्हिलेज चिंचोली,
अप्पर गोविंद नगर, मालाड पूर्व, मुंबई-४०० ०९७

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात
आलेली आहे.

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

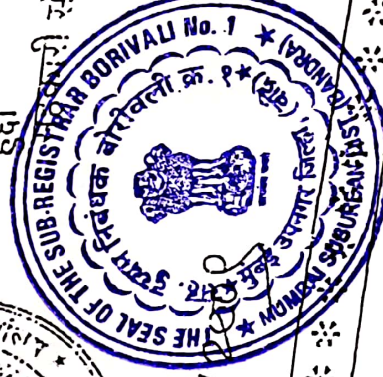
असून उप-वर्गीकरण "भाडकर सहभागीदारी गृहनिर्माण संस्था"
आहे. १९९९



कार्यालयीन गोंदणी संस्था 'पी' विभाग यंत्रणे कार्यालय
सही (वंद्रकांत वि. टिकुळे) १०/१२
हुडा उपनिबंधक

बाल-१
५२६५३३२८
२०१९

दिनांक : ३०/१०/१९



SAHYADRI TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Address : CST NO. 96-A/1 TO 3, OFF VILLAGE CHINGHOLI, UPPER GOVIND NAGAR, MALAD (EAST),
MUMBAI - 400 097.

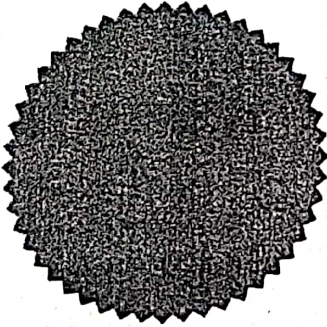
[Regn. No. MUM/W-P/HSG/TC/14649/09-10 DT. 30/10/2009]

THIS IS TO CERTIFY that the person(s) named in this Certificate is / are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No.	228	Flat No.	B-1802	Certificate No.	226
Name(s) of Holder(s)	MR. CHANDRASHEKHAR GOJAL JOYLEKAR &				
	MR. VIKA CHANDRASHEKHAR JOYLEKAR				
No. of Shares held	FIVE		(5)
	(In words)		(In bold figures)		
Distinctive No.(s) From	112-6	To	1130	(Both inclusive)	

Given under the Common Seal of the Society this 29th day of July 2012



Gojalekar Chairman
Gojalekar Hon. Secretary
Sudh Treasurer



बाल-१
५२६३४३
२०११



MEMORANDUM OF TRANSFER OF SHARE(S) MENTIONED OVERLEAF

Date & Sr. No. of Transfer	Date of General Body / Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor is Registered
1	2	3	4
	Chairman	Hon. Secretary	
	Chairman	Hon. Secretary	
	Chairman	Hon. Secretary	
	Chairman	Hon. Secretary	
	Chairman	Hon. Secretary	
	Chairman	Hon. Secretary	



9905

बाल - १
 92 Oct 2019

8311324

24-04-2019

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : बोरीवली 1 (मालाड)

दस्त क्रमांक : 8311/2007

नोंदणी :

Regn:63m

गावाचे नाव : चिंचवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	₹.4870800
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	₹. 1793524
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:-इतर वर्णन :विभागाचे नाव - चिंचवली (बोरीवली), उपविभागाचे नाव - 60/285 - भुभाग: उत्तरेस गावाची हद्द, वॉर्ड सीमा व रेल्वे यामधील सर्व भुभाग. सदर मिळकत सि.टी.एस. नंबर - 96 मध्ये आहे. ----- सदनिका नं बी1802 अठरावा मजला , बी विंग , सह्याद्री , अपर गोविंद नगर , मालाड पू

(5) क्षेत्रफळ बांधीव मिळकतीचे क्षेत्रफळ 58.44 चौ.मी. आहे.

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

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

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

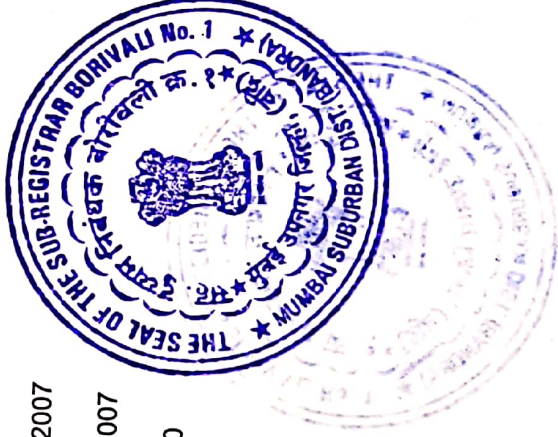
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

नाव:-पंचवटी असोसिएट्सचे भागीदार आशिष वेद तर्फे मुखत्यार संतोष ए गोरुले -- ,

नाव:-उल्का चंद्रशेखर जोगळेकर -- , चंद्रशेखर गोपाळ जोगळेकर -- ,



आयकर विभाग
INCOME TAX DEPARTMENT

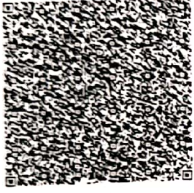


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAEPJ2856K



25082018

नाम / Name

CHANDRASHEKHAR GOPAL JOGLEKAR

पिता का नाम / Father's Name

GOPAL KESHAV JOGLEKAR

जन्म की तारीख /

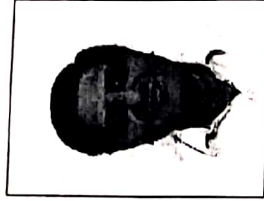
Date of Birth
03/02/1967

हस्ताक्षर / Signature

Handwritten signature: Joglekar



भारत सरकार
GOVERNMENT OF INDIA



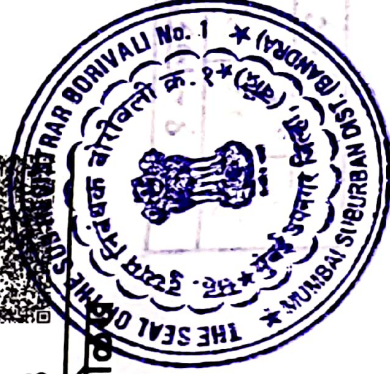
चंद्रशेखर गोपाळ जोगळेकर
Chandrashekhar Gopal Joglekar
जन्म तारीख / DOB: 03/02/1967
पुरुष / MALE
Mobile No.: 9820295770

बरतल - १
Yr 2018
2019



9483 0426 6383

Handwritten signature: Joglekar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

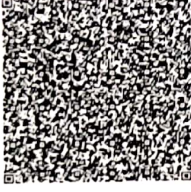


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHRPJ1085G

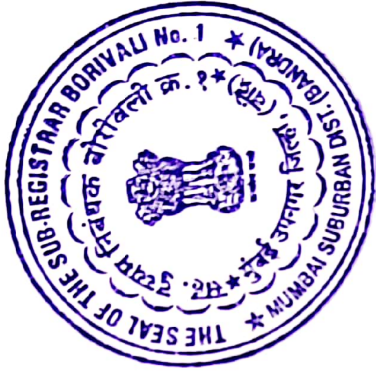
नाम / Name
ULKA CHANDRASHEKHAR JOGLEKAR
पिता का नाम / Father's Name
DATTATRAY RAMCHANDRA MEHENDALE

जन्म की तारीख /
Date of Birth
15/06/1971
हस्ताक्षर / Signature



12032019

D. C. Joglekar



भारत सरकार
GOVERNMENT OF INDIA



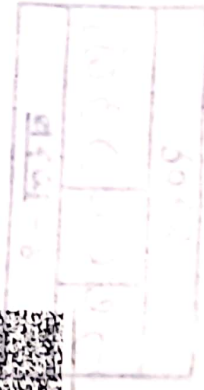
उत्तका चंद्रशेखर जोगळेकर
Ulka Chandrashekhar Joglekar
जन्म तिथि / DOB: 15/06/1971
महिला / FEMALE
Mobile No.: 9930455255



9428 3774 7656

मेरा आधार, मेरी पहचान

D. C. Joglekar



बरल - १
Ynec 20 2e
२०१९



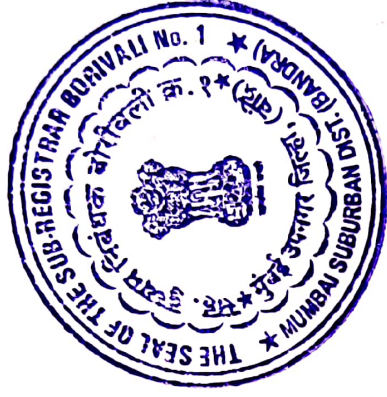
आयकर विभाग
INCOME TAX DEPARTMENT
NIKUNJ J KOTHARI
JASWANTLAL CHHOTALAL KOTHARI
29/06/1985
Permanent Account Number
AMEPK0911E

भारत सरकार
GOVT. OF INDIA
शुल्क
सेंसाई

30042015

Signature

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~~~~~~



शुल्क
सेंसाई

निकुंज जसवंतलाल कोठारी
Nikunj Jaswantlal Kothari
जन्म तारीख/DOB: 29/06/1985
पुल्ल/MALE

2826 8250 8130

आधार

मेरा आधार, मेरी पहचान

बरल - १	
2826 8250 8130	
2019	



आधार

प्राधिकरण

Address: S/O. Jaswantlal Kothari, C-209, INDRAPRASTHA 2, JITENDRA ROAD, NEAR ASHOKA HOSPITAL, Mumbai, Maharashtra - 400097

1800 300 1847



1800 300 1847
help@udai.gov.in
www.udai.gov.in
F.O. Box No. 1847
Bengaluru-560 061

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~~~~~~



रामानंद श्रिपाली शम्भुभाई  
Ramanand Shripali Shambhag  
A/202, PARVATI, SHIV PARVATI CHS LTD. PLOT NO.10  
RAHEJA TOWNSHIP  
RAHEJA East  
Malad East Malad East Mumbai  
Maharashtra 400097  
9869017893

03/11/2012

भारत सरकार  
GOVERNMENT OF INDIA

रामानंद श्रिपाली शम्भुभाई  
Ramanand Shripali Shambhag  
जन्म वर्ष / Year of Birth : 1987  
पुरुष / Male



8050 0273 8933

आधार - सामान्य माणसाचा अधिकार

Ref. 214 / 17A / 392422 / 393221 / P



SH084611605DF

*Signature*



भारत सरकार  
GOVERNMENT OF INDIA

नितिन किसान जाधव  
Nitin Kisan Jadhav

जन्म वर्ष / Year of Birth : 1995  
पुरुष / Male



9822 4269 4532

भारतीय विशिष्ट ओळख प्राधिकरण  
GOVERNMENT OF INDIA

Address: S/O Kisan Jadhav,  
Room No.74, Koyna Vasahat  
Pach Bawdi, Galli No.2, Shiv  
Shakti Chawl, Near Prashant  
Classes, Dindoshi Pada,  
Goregaon East, Goregaon East,  
Mumbai( Sub Urban ),  
Maharashtra, 400063

पत्ता S/O नितिन जाधव, रूम नं. 74,  
कोयना वासाहत पाच बावडी, गल्ली नं. 2,  
शिव शक्ती चावळ, प्रशान्त क्लासस जवळ,  
दिंडोशी पाडा, गोंयावड पूर्व, मुंबई,  
महाराष्ट्र. 400063

*Signature*

बरतल - १  
५२६५ ४६४६  
२०११





Summary (GoshwaraBhag-1)

3245268

गुरुवार, 25 एप्रिल 2019 8:57 म. पू.

दस्ता क्रमांक: बरल-१/5268/2019

मोबदला: रु. 1,19,00,000/-

बाजार मूल्य: रु. 1,09,86,136/-

भरलेले मुद्रांक शुल्क: रु. 7,14,000/-

दु नि. सह. दु. नि. बरल-१ यांचे कार्यालयाल

अ. क्र. 5268 वर दि. 25-04-2019

रोजी 9:02 म.पू. वा. हजर केला.

बरल-१  
दस्ता क्रमांक: 5268/2019

दस्ता गोशवारा भाग-1

पावती दिनांक: 25/04/2019

पावती: 5878

सादरकरणाचाचे नाव: जशवंतलाल सी. कोठारी

नोंदणी फी

दस्ता हाताळणी फी

पृष्ठांची संख्या: 49

रु. 30000.00

रु. 980.00

*S. C. Jadhav*

दस्ता हजर करणाऱ्याची सही:

*S. C. Jadhav*  
मु. निबंधक/नोंदणी, शेरदली क्र. -१,  
मुंबई उपनगर जिल्हा.

एकुण: 30980.00

*S. C. Jadhav*  
सह दुय्यम निबंधक/नोंदणी व लेकी क्र. -१,  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शुक्रा. क्रं. 1 25 / 04 / 2019 09 : 02 : 37 AM ची वेळ: (सादरीकरण)

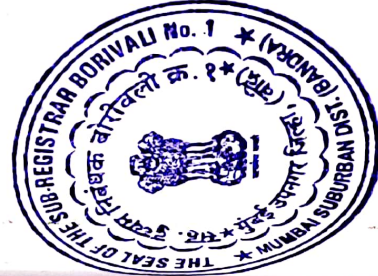
शुक्रा. क्रं. 2 25 / 04 / 2019 09 : 03 : 29 AM ची वेळ: (फी)

बरल - १  
5268/2019  
२०१९

प्रतिज्ञापत्र

\* सदर दस्तऐवज हा नोंदणी क्रमांक १९०६ अन्वयेच्या अग्रतेच्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तावेजात कोणत्याही अर्थाने कोणत्याही प्रकारचा फेरफार झाल्याने, साक्षीदार व सोबत जोडलेल्या कागदांमध्ये कोणत्याही प्रकारचा फेरफार झाल्याने \* दस्ताची सत्यता, वैधता कायदेशीर बांधीसाठी इतर कोणत्याही प्रकारचे संदर्भाने जाबाबदार राहतील.

*S. C. Jadhav*  
लिहून देणारे: *S. C. Jadhav*  
लिहून घेणारे:





दस्ता गोपवारा भाग-2

बरल-१  
दस्ता क्रमांक: 5268/2019

25/04/2019 9 01:19 AM

दस्ता क्रमांक : बरल-१ / 5268/2019

दस्ताचा प्रकार :- करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता                                                                                                                                                                                                                                                                                                                             | पक्षकाराचा प्रकार                          | छायाचित्र | अंगठ्याचा ठसा |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------|---------------|
| 1        | पक्षकाराचे नाव व पत्ता<br>नाम: चंद्रशेखर गोपाळ जोगळेकर<br>पत्ता: चॅण्ट नं: 903, माळा नं: 9 वा मजला,<br>पत्ता: प्लॉट नं: सन्निवास प्रीमाईसेस को-ऑप.<br>इमारतीचे नाव: सन्निवास प्रीमाईसेस को-ऑप.<br>सोसायटी लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई,<br>रोड नं: प्रार्थना समाज रोड, महाराष्ट्र,<br>पिन नंबर: AAEPJ2856K                           | लिहून देणार<br>वय :- 52<br>स्वाक्षरी:-<br> |           |               |
| 2        | नाम: उल्का चंद्रशेखर जोगळेकर<br>पत्ता: प्लॉट नं: 903, माळा नं: 9 वा मजला,<br>पत्ता: सन्निवास प्रीमाईसेस को-ऑप.<br>इमारतीचे नाव: सन्निवास प्रीमाईसेस को-ऑप.<br>सोसायटी लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व,<br>सोसायटी लीमीटेड, ब्लॉक नं: प्रार्थना समाज रोड, महाराष्ट्र,<br>मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र,<br>पिन नंबर: AHRPJ1085G | लिहून देणार<br>वय :- 48<br>स्वाक्षरी:-<br> |           |               |
| 3        | नाम: जशवंतलाल सी. कोठारी<br>पत्ता: प्लॉट नं: सी/209, बिल्डिंग नं II, माळा नं:<br>2 रा मजला, इमारतीचे नाव: इद्रप्रस्थ सी.एच.एस<br>लीमीटेड, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं:<br>जितेंद्र रोड, महाराष्ट्र, MUMBAI.<br>पिन नंबर: AACPK0049B                                                                                                       | लिहून देणार<br>वय :- 73<br>स्वाक्षरी:-<br> |           |               |
| 4        | नाम: निकुंज जशवंतलाल कोठारी<br>पत्ता: प्लॉट नं: सी/209, बिल्डिंग नं II, माळा नं:<br>2 रा मजला, इमारतीचे नाव: इद्रप्रस्थ सी.एच.एस<br>लीमीटेड, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं:<br>जितेंद्र रोड, महाराष्ट्र,<br>पिन नंबर: AMEPK0911E                                                                                                            | लिहून देणार<br>वय :- 33<br>स्वाक्षरी:-<br> |           |               |

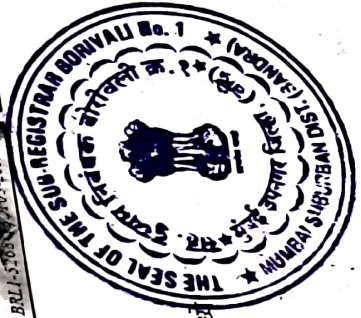
वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात. **बरल-१**  
 शिकका क्र.3 ची वेळ: 25 / 04 / 2019 09 : 06 : 18 AM  
 ओळख:- खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळखी फुडितात  
 अमु क्र. अंगठ्याचा ठसा

| अनु क्र. | पक्षकाराचे नाव व पत्ता                                                                                                            | छायाचित्र | अंगठ्याचा ठसा |
|----------|-----------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 1        | नाम: नितिन जाधव<br>वय: 23<br>पत्ता: शॉप नं.1, शिव पार्वती सीएचएस लीमीटेड, रहेजा<br>टाउनशीप, मालाड पूर्व, मुंबई<br>पिन कोड: 400097 |           |               |
| 2        | नाम: रामानंद शानभाग<br>वय: 52<br>पत्ता: शॉप नं.1, शिव पार्वती सीएचएस लीमीटेड, रहेजा<br>टाउनशीप, मालाड पूर्व<br>पिन कोड: 400097    |           |               |

शिकका क्र.4 ची वेळ: 25 / 04 / 2019 09 : 06 : 53 AM

शिकका क्र.5 ची वेळ: 25 / 04 / 2019 09 : 07 : 17 AM नोंदणी पुस्तक 1 मध्ये

रे. निवेदीत करून दिल्याचे कबुल करतात.  
 अमु क्र. पूर्व उपनाम चिन्हा.









दुय्यम निबंधक : सह दु.नि. बोरीवली

दस्ता क्रमांक : 5268/2019

नोंदणी :

Regn 63m

## गावाचे नाव : चिंचवली

करारनामा

11900000

10986135.6

(1) विशेषाचा प्रकार

(2) मोबदला

(3) बाजारभाव भाडेपट्ट्याच्या

दृष्टीने नोंदणी देतो की

दस्तावेज व नोंदणी देतो की

(4) म.मान. पोटहिस्सा व

असल्यास (असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: बी/1802, माळा नं: 18 वा मजला, इमारतीचे नाव: सह्याद्री टॉवर को-ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मालाड पूर्व, मुंबई 400097, रोड : अप्पर गोविंद नगर, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 48.70 चौ.मी. कारपेट म्हणजेच 58.44 चौ.मी. बांधीव. ( C.T.S. Number : 96/A-1 to 3 ; )

1) 58.44 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात

असत तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून

दवणा-या पक्षकाराचे नाव किंवा

द्वितीय याबाबत्याचा हुकुमनामा

किंवा अदेश असल्यास, प्रतिवादिचे

नाव व पत्ता.

1): नाव:-चंद्रशेखर गोपाळ जोगळेकर वय:-52; पत्ता:-प्लॉट नं: 903, माळा नं: 9 वा मजला, इमारतीचे नाव: सत्रिवास प्रीमाईसेस को-ऑप. सोसायटी लीमिटेड, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र. . पिन कोड:-400057 पॅन नं:-AAEP12856K

2): नाव:-उल्का चंद्रशेखर जोगळेकर वय:-48; पत्ता:-प्लॉट नं: 903, माळा नं: 9 वा मजला, इमारतीचे नाव: सत्रिवास प्रीमाईसेस को-ऑप. सोसायटी. लीमिटेड, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र. . पिन कोड:-400057 पॅन नं:-AHRPJ1085G

1): नाव:-जशवंतलाल सी. कोठारी वय:-73; पत्ता:-प्लॉट नं: सी/209, बिल्डिंग नं II, माळा नं: 2 रा मजला, इमारतीचे नाव: इंद्रप्रस्थ सी.एच.एस लीमिटेड, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: जितेंद्र रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AACPK0049B

(8) दस्तऐवज करून घेणा-या

पक्षकाराचे व किंवा दिवाणी

बाबत्याचा हुकुमनामा किंवा

अदेश असल्यास, प्रतिवादिचे नाव व

पत्ता

2): नाव:-निकुंज जशवंतलाल कोठारी वय:-33; पत्ता:-प्लॉट नं: सी/209, बिल्डिंग नं II, माळा नं: 2 रा मजला, इमारतीचे नाव: इंद्रप्रस्थ सी.एच.एस लीमिटेड, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: जितेंद्र रोड, महाराष्ट्र. . पिन कोड:-400097 पॅन नं:-AMEPK0911E

(9) दस्तऐवज करून दिल्याचा

दिनांक

25/04/2019

(10) दस्त नोंदणी केल्याचा दिनांक

25/04/2019

(11) शुक्रमांक, खंड व पृष्ठ

5268/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

714000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) श्रेय



मुद्रांकनासाठी विचारत घेतलेला

दस्तावेज

कीर्तित :-

शुल्क आकारताना निवडलेला

शुल्क :-

मुद्रांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशील दस्तप्रकारानुसार आवश्यक नाही

(i) within the limits of any Municipal Corporation or any

Cantonment area annexed to it.

सह दुय्यम निबंधक, बोरीवली ङ. - १०  
मुंबई उपनगर जिल्हा.