

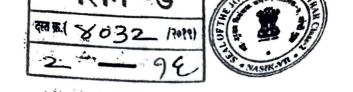
### CHALLAN MTR Form Number-8



Department   Inspector General Of Registration   Payer Details   Payer Details	partment Inspect
Stemp Duty Type of Payment Registration Fee PAN No.(If Any) PAN No.(If Applicable) PAN No.(	
Type of Payment Registration Fee  PAN No.(If Applicable)  EORP4752P  Diffice Name NSK5_NASHIK 5 JOINT SUB REGISTRAR  Full Name ANIL VAMAN PATIL  Flat/Block No. Flet No 04 Sai Senjivani Co. Op. Hsg. Societ  Account Head Details Amount in Rs.  Premises/Building Plot No 01 Survey No 841/1A 18/1 841/2  0030046401 Stamp Duty Registration Fee 13000.00 Area/Locality Nashik  Town/City/District  PIN 4 2 2 0 0  Remarks (If Any)  ABPP84972J-SecondPartyName=SHAKIR TA	Ste
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Account Head Details	44) -
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ABPPB4972J-SecondPartyName=SHAKIR TA	
9 E CHANKING	<b>न</b> काइ.( १
Amount In Ninety One Thousand Rupees Only	The state of the s
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yment Details BANK OF MANARASHTRA FOR USE IN RECEIVING BANK	
Cheque-DD Details Bank CIN Ref. No. 02300042019082815496 001423623	nt Details
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ne of Bank , Bank-Branch BANK OF MAHARASHTRA	
ne of Branch Scroll No. , Date Not Verified with Scroll	/DD No.

Department iD. Mobile No. 9766555959 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. चदर चलन कंग्रेस दुरास निबंधक कार्यालयास नोदणी करावयाच्या रस्तासाठी लागु आहे. नोदणी न करावयाच्या रस्तासाठी सदर चलन लागु

Department of Stamp & Registration, Maharashtra  Receipt of Document Handling Charges				
towards Do	rom shri anii waman patii, Mobi ocument Handling Charges for t office Joint S.R. Nashik 5 of the Pa	he Document to be re	59, an amount of Rs.400/-, egistered(ISARITA) in the Sub	
Bank Name	МАНВ	Date	28/08/2019	
Bank CIN	10004152019082800707	REF No.	001680087	
This is comp	outer generated receipt, hence r	no signature is requir	ed.	



### TRANSFER DEED

This Transfer Deed is made and executed on this 29th, Thursday of August in the Christian Year 2010

Christian Year 2019.

BETWEEN

MR. SHAKIR TASDUK BOHRI, Age: 48 Yrs., Occ. Business, Pan-ABPPB49721 P. ABPPB4972J, R/o-, Sangamner, Tal/Dist Ahemednagar, Hereinafter referred to as the "VENDOR" the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof meaning thereof mean and include its successors, administrators, executors, assigns and Directors of the successors administrators. and Directors of the office) of the FIRST PART

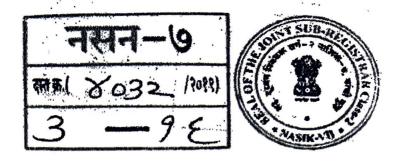
AND

1. MR. ANIL VAMAN PATIL, Age: 29 Yrs., Occ. Business, Pan-EORPP4752P, 2. MRS. MAYURI SHANKAR PATIL, Age: 24 Yrs., Occ. Housewife, Pan- form 60, both 1 and 2 are R/o-, Flat No. 01, Sai Sanjeevani Appt. Bhodhale Nagar, Nashik. Tal/Dist Nashik. Hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors, administrators, executors, assigns and Directors of the office) of the SECOND PART.

WHEREAS the property bearing of Flat No. 04 admeasuring built up area 38.94 Sq. Mtrs. (419.00 Sq. Fts) on First Floor out of constructed building which is known as Sai Sanjeevani Co. Op. Hsg. Society Ltd. Nashik constructed upon Plot No. 01 out of Gat/Survey No. 841/1A+1B/1+841/2 at Nashik-4 within the limits of Nashik Municipal Corporation and within the Registration and Sub Registration Tal/Dist. Nashik. Vendor purchased property mentioned in Schedule from Sai Sanjeevani Co. Op. Hsg. Society Ltd. Nashik through its Chairman Shree Dhanaraj Vithhal Patil by Allotment Deed Sr. No. 4677/2019 Dtd. 06/07/2019 which is registered at SRO-1 Nashik. The vendor is the legally owner of property mentioned in schedule. He has legal right to sell and dispose of the property mentioned.

AND WHEREAS the plot owners has prepared a Building Plan which is duly approved by the Nashik Municipal Corporation, under its Commencement Certificate No. LND/BP/748 Date 08/01/2002. And the Completion Certificate with respect to the subject property are sanctioned by the Nashik Municipal Corporation, Nashik by their letter No. Nagarrachana /A4/1974 Dtd. 03/02/2009.

AND WHEREAS Registration Certificate of Sai Sanjeevani Co. Op. Hsg. Society AND WHEREAGO INC. OF Society Nashik District vide its



Registration Number NSK/(NSK)/HSG/(TC)/3655/2001. Dtd 09/04/2001. Share Certificate Dtd. 09/04/2001 in the name of Mr. Shakir Tasduk Bohri and till today he is in possession of the said flat.

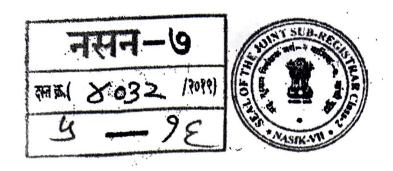
## NOW THEREFORE THIS INDENTURE WITNESSETH AS FOLLOWS:

- 1. That the Vendor hereby convey and transfer by way of Transfer unto the Vendor all that the said property described in the schedule herein under written TOGETHER WITH ALL the things permanently attached thereto or standing thereon and privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said property or any part thereof belonging or anywise appertaining thereto and ALL the estate, rights, title interest, use, possession, benefit, claim and demand whatsoever of the Vendor to the said property hereby conveyed and every part thereof to have and to hold the same unto and to the use and benefit of the Vendor absolutely and forever, subject to the payment of all rates, taxes, dues, and duties now chargeable and payable from time to time hereafter in respect of the same to the concerned authorities,
- 3. The Vendor hereby further declares and assures, that Vendor has not created any charges burden, encumbrances, lien, lease, gift, will deed or any other upon the said property, and Vendor agreed to satisfy the Vendor or his representatives, advocates, about clear and marketable title. Vendor hereby further declares and assures, that if any defect in the title of the said property, Vendor transpires hereinafter, the Vendor shall remove the same at his own cost and consequences, and in that event the Vendor shall compensate the loss sustained by the Vendor on account of defect in the title of Vendor, And Vendor also declare that the said property is not a subject of mortgage with any other financial institution. Vendor also agreed that he will not create any type of encroachment after the conveyance on any part of the said flat in future.
- 4. The Vendor has paid all the taxes of Nashik Municipal Corporation, Nashik, M.S.E.B. charges, Society maintenance charges and outgoings of the said property till this date of indenture, and undertakes to pay the same if any are found due till today. Also it is admitted by the Vendor that, the amount of Electric Meter deposit paid by him to the M.S.E.B. be directly transferred in the name of Vendor, and Vendor shall not claim the same.
- 5. The Vendor declare that they have not entered into any Agreement with anyone prior to execution of this Agreement nor he has transferred or alienated his right, title and interest to anyone in any manner.



- The Vendor may from time to time and at all times hereafter peaceably and 6. The Vendor may from time to time and at an area peaceably and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed the issues, profits thereof, and every part the issues, profits thereof. quietly enter upon, occupy or possess and enjoy the thereof, and every part thereof with his appurtenances, and receive the issues, profits thereof or interruption with his appurtenances, and receive the issues, profits thereof, and every part thereof with his appurtenances, and receive the issues, profits eviction or interruption, claim, for his own use and benefit without any suit lawful eviction or his heirs, or by any method of his heirs. for his own use and benefit without any suit inwiter or his heirs, or by any person and demand whatsoever from or by them the Vendor or them or any of them. or persons claiming or to claim from under or in trust for them or any of them.
- That all necessary co-operation regarding the transfer the name in record of 7. That all necessary co-operation regarding the legal papers, documents, i.e. rights and record of concerned authorities and other legal papers, documents, i.e. rights and record of concerned authorities and other. Vendor will be ready for the M.S.E.B., Nashik Municipal Corporation, Nashik etc., Vendor will be ready for the M.S.E.B. Nashik Municipal Corporation, Nashik etc., present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without any excess charges and he is ready to present before the various same without the present the present present the present pres authorities for the said purpose, and for signatures, affidavits, notices etc.,
- That there is no legal litigation or any dispute of any so nature is pending before any court of law, or authorities against the said property, if any such disputes arise then Vendor is liable to settle the same at his own cost and consequences.
- 9. That all the charges, costs, stamp-duty, registration fees, advocate fees, xerox or any other brokerages which came to expend for this indentures shall be borne by
- 10. Vendor has handed over the clear and vacant possession of the said flat premises to the Vendor and no any complaint in respect of the possession or area of the said 11. The total consideration of Rs. 13,00,000/- (In words Rupees Thirteen Lakhs flat premises.
- Only) is paid to Vendor by Purchaser as follows;

Only) is paid to	o Vendor by Purchase.
Amount Rs.	Particular Two Thousand Nine Hundred Ninety
Rs. 122990/-	Rupees One Lakh Twenty Two Thousand Nine Hundred Ninety Only paid by cash 16/07/2019.
Rs. 238000/-	Rupees One Day 2019.  Only paid by cash 16/07/2019.  Rupees Two Lakhs Thirty Eight Thousands Only paid by RTGS  Rupees Two Lakhs Thirty Eight Thousands Only paid by RTGS  Dtd. 15/07/2019 in Bank of Baroda Account of Vendor.  Dtd. by Phone Pe. Dtd.
Rs. 25000/-	Dtd. 15/07/2019 in Bank of Baroda Account  Rupees Twenty Five Thousands paid by Phone Pe. Dtd.  03/06/2019 in Bank of Baroda Account of Vendor.  Dtd. 03/06/2019 in Bank of Baroda Account of Vendor.
Rs. 2000/-	03/06/2019 in Bank of Baroda Account of Verdon 19 in Rupees Two Thousands paid by Phone Pe. Dtd. 03/06/2019 in Bank of Baroda Account of Vendor.



Rs. 08,62,010 /-Rupees Eight Lakhs Sixty Two Thousands Ten Only paid by DD No. 818703, dated 22/08/2019 of IndusInd Bank Ltd. Sharanpur Road Branch. Said amount is taken as a loan from IndusInd Bank Ltd.

Rs. 50,000/Rupees Fifty Thousands Only paid by DD No. 818708, dated 27/08/2019 of IndusInd Bank Ltd. Sharanpur Road Branch. Said amount is taken as a loan from IndusInd Bank Ltd.

# Total Rs. 13,00,000/- (In words Rupees Thirteen Lakhs Only).

The vendor hereby admits and acknowledges receipts of the amount of Rs. 13,00,000/- (In words Rupees Thirteen Lakhs Only) paid by purchaser to him as mentioned above.

# :: SCHEDULE OF THE PROPERTY ::

All that piece and parcel of Flat No. 04 admeasuring built up area 38.94 Sq. Mtrs. (419.00 Sq. Fts) on First Floor out of constructed building which is known as Sai Sanjeevani Co. Op. Hsg. Society Ltd. Nashik constructed upon Plot No. 01 out of Gat/Survey No. 841/1A+1B/1+841/2 at Nashik-4 within the limits of Nashik Municipal Corporation and within the Registration and Sub Registration Tal/Dist. Nashik which is bounded as follows:-

East: Open Space West: Flat No. 05

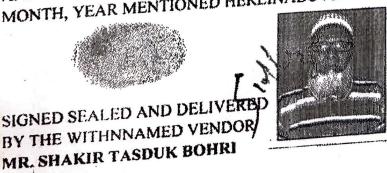
North: Flat No. 03

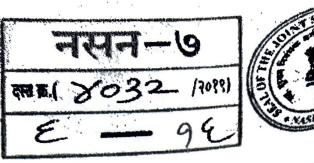
South: 6 Mtr. Colony Road

All the said Flat together with electric connections, water facility, and

All the said rim together with a sailable thereto. fittings, fixtures and common facilities and areas available thereto.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY. MONTH, YEAR MENTIONED HEREINABOVE WRITTEN.







SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER



1. MR. ANIL VAMAN PATIL





2. MRS. MAYURI SHANKAR PATIL



IN THE PRESENCE OF WITNESSES;

Delil

STUTANT CHIVING TIVES

2) (150000)

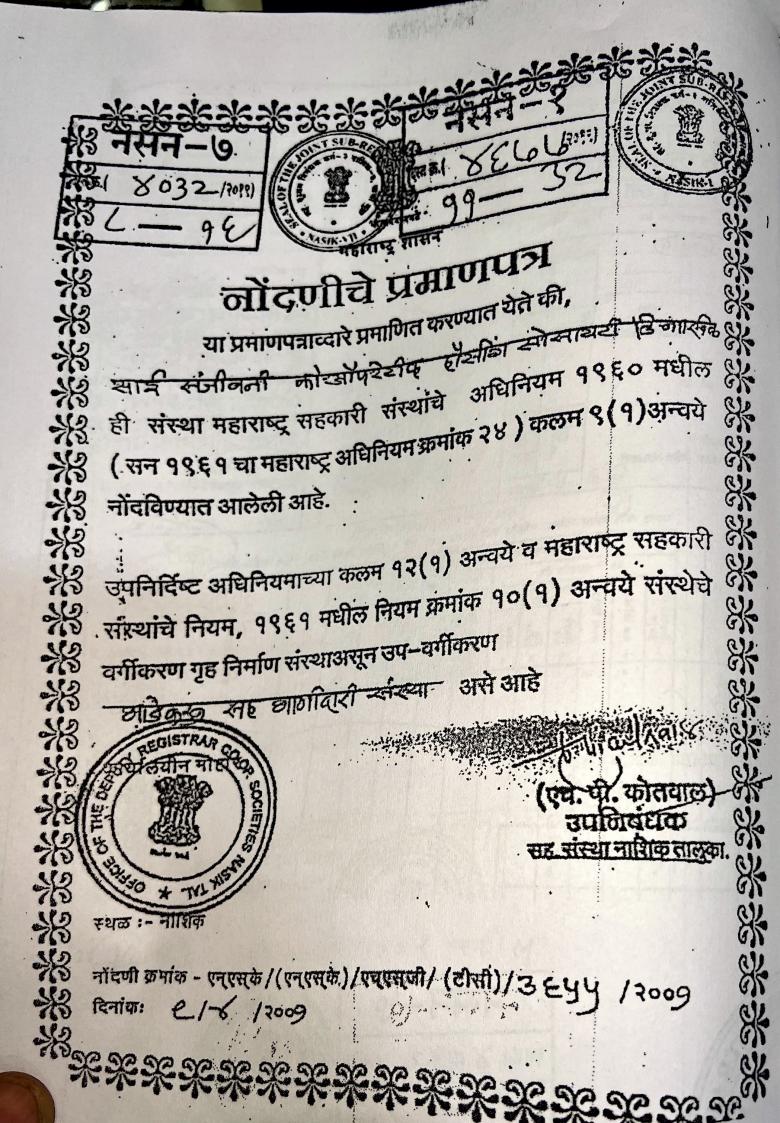
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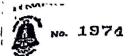
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इवारत योधकामाचा चायर करणे बाबतचा बायला ( मूर्गार्थ आंधार) र न्ये अवमन आर्व मेंदरिवनी को जीप हो जीकावरी विन द्रांकी. संध्य प्रभार संदर्भ : प्रथम दिशांक ०५/०७ / २००८

तलता देण्याव येतो भी, न्ना शिक् शियारावील विकास म्बंद एका । अभा १५ का नि प्लॉट में. मधील प्रमारवीच्या स्नान्दा ना व्या स्तर के स्टूब महारो दिशांक क्षेत्रकारी, रेके टिस्को रहन्मवे इकडील बांधकाय परवानगी नं. क्री -/944 (स्वामचे सक्षाक (आकिरेक्ट) ही. के नि स्टोलम प्रभार के कितनाकारों पूर्ण झाली अञ्चन निवासी / विकासेनर / प्रीश्रीयक कारणासाठी खालील वार्तीय ठापित सहन इनासीच इस करनेत परवानमी देणपात येत आहे. ज्याचे प्रकृण कांधकाय क्षेत्र २००३ - ज्या - देरी - देरी र्व हर व चर्टा क्षेत्र (कारपेट एरिया) क्रक्किक ७०३ -०३ -औं नीर

। तर त्यातीया वापर निवासी / निवासेतर / श्रेश्लिक कारणकरिताय करता यहँल क्या वापरात बहुत कारत येणह कर्रे. वापरात बहुत करामयाचा झाल्यास इक्कबील कार्याक्षयाची पूर्व परवानती स्थायी सामेलः

। पारही आकारणीसाठी अलाहिया प्रत था. कर अधिशक घरपट्टी विभाग योगैकड पार्वियणाठ आली आहे वरी संबंधीत विभागाका है संपर्क साधाया.

ि 1) स्थित केच बिन पुरबंदा करणेस हरकत नाही.

मद्दक्ता पूर्ण केलेक्या इमारतीत म. न. पा. च्या पूर्व परकानगी शिवाय वापरायाने व बाँगकामा-पद्में बदल करू पथे.

ग यान्छनी वीड की र-स. यह. कठना- ८५ छन्नीस हमाइ फ़क्ता व किए काव्यीयान दंड की राय उट्टा - ८५. एक हमाइ निर्देश फ्ला) पा 1 कु टर 1039 र दि रहा टाठर रोजी अरवे आहे. 3015/3 3 3000/- UI-/Q. W. CE/09EG (8 13 E) 310E 1944 MONE CHICH E. 20. 944 |- 16. 201 100 2100 P ण उर्जात कांककाम विकास बाल्यू छ. १२२४३ वर्ष Olive SUB. HE कार्यकारी आ भाग चर्गारः अनारिक महावयरणाः विन्युशिकः ENSERO INTERNAL DE SE







्माई से जिवली सहकारी गृहनिर्माण संस्था मर्यादित, नगारी छ

पंजीकृत नॉदणी क्र. एनएसके/एनएसके/एवएसजी/टीसी / उ ६ ५५

BR. R. C/8/2009

अनुक्रमांक ४ ६ प्रमाणित फरण्यात थते की, श्री. / श्रीमती ज्योहरी ज्याकीय करना दुन (असरी रुवये दोनशे प्रशास मात्र) रांस्थेच्या उपनियमायली प्रमाणे अशा प्रत्येक मानाच्या रक्षमेथे कापये ५०/- रोख भरते. ं अतन्ति संस्थेच्या अधिकृत राही शिक्यवात्त्रसार आपल्या नायै दिमीक ८ / ४ /२००९ रोजी भाग प्रमाणपथ करूम देत आहोत.



कार्यकारिणी सभासव

**धेअरम**न









## Receipt of Document Handling Charges

PRN

2808201900836

Receipt Date

29/08/2019

Received from shri anii waman patii, Mobile number 9766655959, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 4032 dated 29/08/2019 at the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik.

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Bank Name	MAHB	Payment Date	28/08/2019
Bank CIN	10004152019082800707	REF No.	001680087
Deface No	2808201900836D	Deface Date	29/08/2019

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

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दस्त गोषवारा भाग-1

नसन7 वस्त क्रमांक: 4032/2019

539/4072 ऑगस्ट 2019 2:10 म.नं. गुरुवार,29 ऑगस्ट 2019 2:10 म.नं.

इस्त क्रमांक: नसन् /4032/2019 बाजार मुल्यः रु. 11,92,000/-

मोबदला: रु. 13,00,000/-

अरलेल मुद्रांक शुरुकः रु.78,000/-

हु, ति. सह. हु, ति. नसना यांचे कार्यालयात

अ. कं. 4032 वर दि.29-08-2019

रोजी 2:07 म.नं. या. हजर केला.

पाचती:4434

पावती दिनांक: 29/08/2019

सादरकरणाराचे नावः श्री अनिल वामन पाटील

₹. 13000.00 नोंदणी फी

दस्त हाताळणी फी

पृष्टांची संख्या: 16

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Joint S.R. Nashik-7 महत्त्रयम निवधक वम ४

दस्त हजर करणाऱ्याची सहीः

Joint S.R. Nashik-7

मुद्राक शुल्कः (एक) कोणत्याही महानगरपालिकेच्या हदीत किया स्थालगत असतेल्या कोणत्याही कटक क्षेत्राच्या हदीत किया सह-दुरयम् निनधक वर्ग

उप-खंड (दोन) मध्ये नमूद न केलेल्या कोण्स्याही नागरी क्षेत्रात

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