

Buttar

LG-29

Surjeet Singh

391/572

पावती

Original/Duplicate

Wednesday, January 12, 2022

नोंदणी क्र. :39म

3:28 PM

Regn.:39M

पावती क्र.: 636 दिनांक: 12/01/2022

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-572-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुरजीतसिंग अमोलकसिंग बुट्टार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

DELIVERED

एकूण:

रु. 30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:47 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक कुर्ला - 4

बाजार मूल्य: रु.13966105.2/-

मोबदला रु.20000000/-

भरलेले मुद्रांक शुल्क : रु. 1000000/-

सह. दुय्यम निबंधक कुर्ला - ४

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1101202215761 दिनांक: 12/01/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009651431202122E दिनांक: 12/01/2022

बँकेचे नाव व पत्ता:

DELIVERED



12/01/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 572/2022

नोंदणी :

Regn:63m

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	20000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13966105.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: दुकान नं. एल जी - 29, माळा नं: तळ मजला, इमारतीचे नाव: एवियार कॉर्पोरेट पार्क सी एस एल, ब्लॉक नं: निर्मल गॅलेक्सी, एल.बी.एस. मार्ग, रोड : मुलुंड पश्चिम मुम्बई 400080, इतर माहिती: . PUI: TX0402000010000 ((C.T.S. Number : 548/A to J ;))
(5) क्षेत्रफळ	1) 76.28 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहणू देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव: रवींद्र एस. फाटक वय:-55; पत्ता:-प्लॉट नं: 1001/1002, माळा नं: 10, इमारतीचे नाव: कार्लाइल, कासकेड सी एच एस एल, ब्लॉक नं: रहेजा गार्डन, एल.बी.एस. मार्ग ; रोड नं: ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-ABVPP7036R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: सुरजितसिंग अमोलसिंग बुट्टार वय:-60; पत्ता:-प्लॉट नं: सी - 1 / 203, माळा नं: 2, इमारतीचे नाव: हायलॅंड पार्क, ब्लॉक नं: मुलुंड कॉलनी, जय शास्त्री नगर, भाडूप कॉम्प्लेक्स , रोड नं: मुलुंड पश्चिम , महाराष्ट्र. MUMBAI. पिन कोड:-400082 पॅन नं:-AFXPB8034P
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	12/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	572/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURJEETSINGH AMOLAKSINGH BUTTAR	eChallan	02003942021120301158	MH009651431202122E	1000000.00	SD	0005546402202122	12/01/2022
2	SURJEETSINGH AMOLAKSINGH BUTTAR	eChallan		MH009651431202122E	30000	RF	0005546402202122	12/01/2022
3		DHC		1101202215761	560	RF	1101202215761D	12/01/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



खरी मत

सड. दुय्यम निबंक्क कुर्ला-४
मुंबई उपनगर जिल्हा

Pre-Registration summary(नोंदणी पूर्व गोपवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीय)					
Valuation ID	202201124485			12 January 2022,03:25:32 PM	
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	122-नाहूर - कुर्ता				
उप मूल्य विभाग	122/565 फस्ता; ताल बहादुर शास्त्री मार्ग,				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#548				
वार्षिक मूल्य दर तक्रयानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोत्रमापनाचे एकक
72850	152190	167390	183090	152190	चौरस मीटर
बांधीय क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	76.28चौरस मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीय
बांधकामाचे वर्गीकरण-	I-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.183090/-
उद्दवाहन सुविधा-	नाही	मजला -			
रस्ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही		
संमिश्र वापरण्याच्या इमारतीमधील तळमजल्यावरील दुकाने - No					
कॉर्नर नाही नुसार मूल्यदर:183090					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((183090-72850) * (100 / 100)) -72850)					
= Rs.183090/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 183090 * 76.28				
	= Rs.13966105.2/-				
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य +तळपराचे मूल्य + मेहेंनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 13966105.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.13966105.2/-					

करल ४
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Home

Print



सह दुय्यम निबधक कुर्ला - ४
मुंबई उपनगर जिल्हा

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1101202215761	Date	11/01/2022
Received from SURJEETSINGH AMOLAKSINGH BUTTAR, Mobile number 0000000000, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	BARB	Date	11/01/2022
Bank CIN	10004152022011111005	REF No.	1286591968
This is computer generated receipt, hence no signature is required.			

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[Handwritten signature]

[Handwritten mark]





CHALLAN
MTR Form Number-6

GRN	MH009651431202122E	BARCODE		Date	03/12/2021-19:08:55	Form ID
Department	Inspector General Of Registration			Payer Details		
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)				
	Registration Fee	PAN No.(If Applicable)				
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	Full Name	SURJEETSINGH AMOLAKSINGH			
Location	MUMBAI	Flat/Block No.	Shop No. LG-29 AVIOR CORP			
Year	2021-2022 One Time	Premises/Building	CO-OP. SOC. LTD.			

Account Head Details	Amount In Rs.	Road/Street				
0030045501 Stamp Duty	1000000.00	Nirmal Galaxy, L. B. S. Marg				
0030063301 Registration Fee	30000.00	Mulund (West), Mumbai				
		Town/City/District				
		PIN	4	0	0	
		Remarks (If Any)	SecondPartyName=RAVINDRA S PHATAK~			
		Amount In	Ten Lakh Thirty Thousand Rupees Only			
Total	10,30,000.00	Words				
Payment Details	FOR USE IN RECEIVING BANK					
Cheque-DD Details	Bank CIN	Ref. No.	02003942021120301158	1264530		
Cheque/DD No.	Bank Date	RBI Date	03/12/2021-19:09:44	Not Verif		
Name of Bank	Bank-Branch		BANK OF BARODA			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			



करा 8
402 3 20
2022

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 दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर नाही.

Mobile No. :

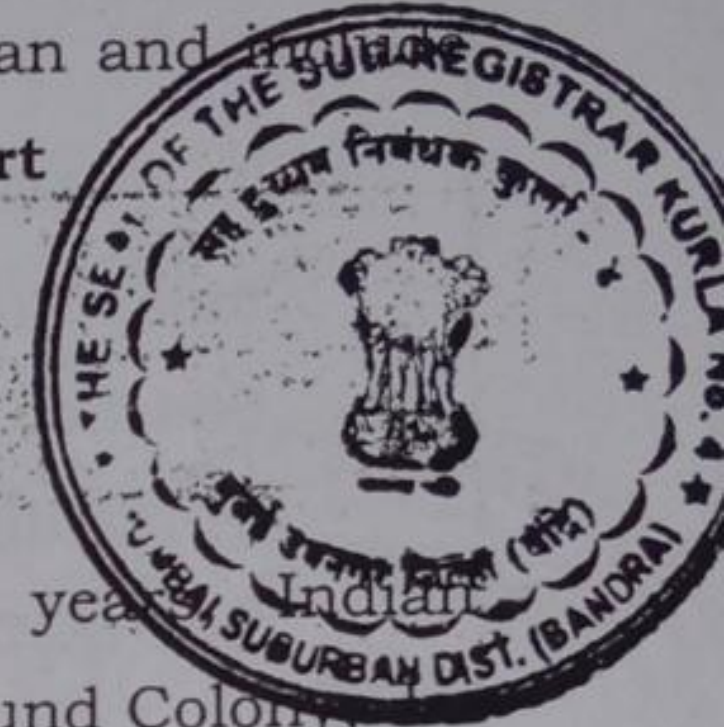
कल ४		
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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT FOR SALE made at Mumbai, this 12th day JANUARY 2022 BETWEEN **MR. RAVINDRA S. PHATAK**, age 55 years, Indian Inhabitant residing at Flat No. 1001/1002, Carlyle, Cascade Co-Operative Housing Society Ltd., Raheja Gardens, L.B.S. Marg, Thane (West), Thane - 400 604. hereinafter called "**THE TRANSFEROR**" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **One Part**

And

MR. SURJEETSINGH AMOLAKSINGH BUTTAR, age 60 years, Indian inhabitants, residing at Flat No. C-1/203, Highland Park, Mulund Colony, Shastri Nagar, Bhandup Complex, Mulund (West), Mumbai - 400 082, hereinafter called "The **TRANSFeree**" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **Other Part**:



WHEREAS by way of Agreement for Sale Dated 20th May 2010, **MR. RAVINDRA S. PHATAK**, is absolutely seized and possessed of and otherwise well and sufficiently entitled to the Commercial premises, bearing **Shop No. LG-29**, admeasuring 684 Sq. Ft. Carpet area or thereabouts, located on the **Lower Ground Floor**, in building of the Complex to be known as "**Avior**", situated at Nirmal Galaxy, L. B. S. Marg, Mulund (West), Mumbai - 400 080. and more particularly described in the schedule hereunder written (hereinafter for the sake of brevity referred to as "the Said Shop").

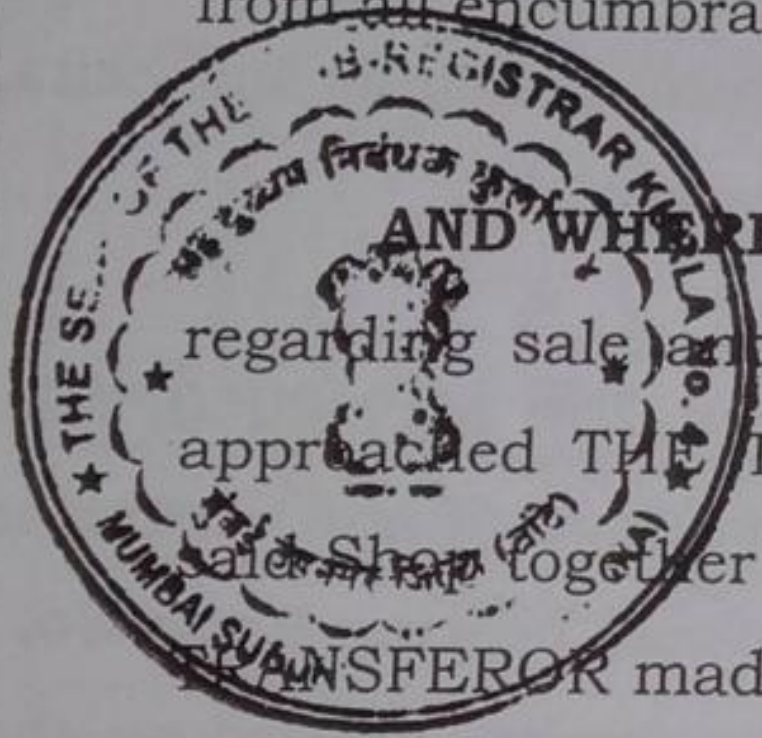
AND WHEREAS incidental to holding of the said Shop, **MR. RAVINDRA S. PHATAK** is enjoying membership rights of **AVIOR CORPORATE PARK CO-OP. SOC. LTD.** the society formed and registered under the co-operative societies act, 1960, under registration no. MUM/WT/GEN/11227/2017 dated

07/12/2017 (hereinafter for the sake of brevity referred to as "The Said Society") and holding 20 fully paid up shares of Rs. 50 each bearing distinctive nos. 501 to 520 (both inclusive) incorporated in the share certificate no. 29 of the said society.

Sheet 8		
402	4	20
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~~AND WHEREAS~~ in conformity with the above said agreements the TRANSFEROR is the owner of the said Shop.

AND WHEREAS under the circumstances stated herein above, as on today THE TRANSFEROR is the owner of the **Shop No. LG-29**, admeasuring 684 Sq. Ft. Carpet area or thereabouts, located on the **Lower Ground Floor**, in building of the Complex to be known as "**AVIOR CORPORATE PARK CO-OP. SOC. LTD.**", situated at Nirmal Galaxy, L. B. S. Marg, Mulund (West), Mumbai - 400 080. and more particularly described in the schedule hereunder written and enjoying the membership rights of the said society, free from all encumbrances.



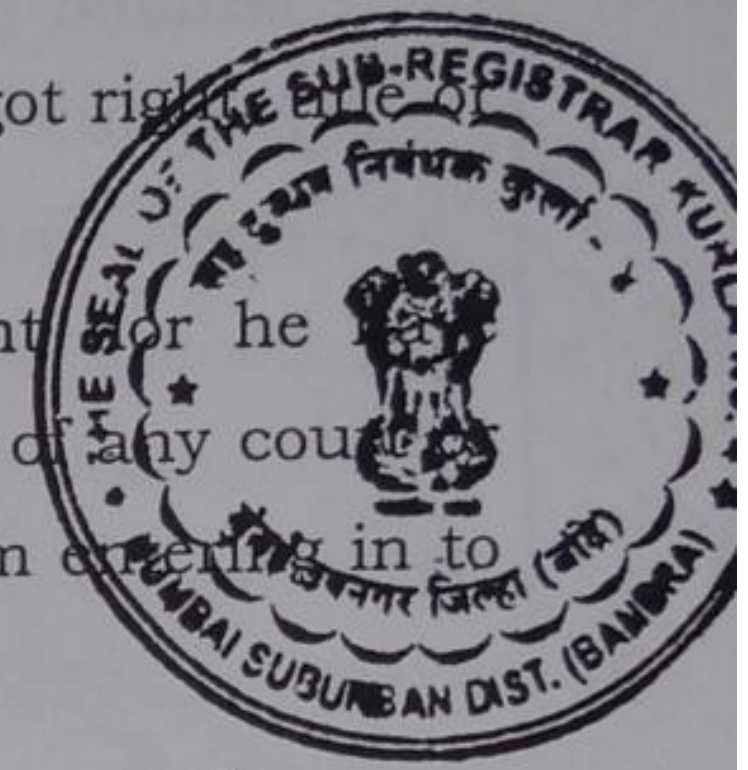
~~AND WHEREAS~~ on coming to know the intention of THE TRANSFEROR regarding sale and transfer his share of the said Shop, the **TRANSFEEE** approached THE TRANSFEROR and negotiated for sale and transfer of the said Shop together with the shares of the said society in their favour and THE TRANSFEROR made following representations to the **TRANSFEEE** in respect of the said Shop. i. e.

- a. There are no suits, litigation, civil or criminal or any other proceedings pending as against THE TRANSFEROR in respect of the said Shop.
- b. The building of the said society is constructed as per sanctioned plan of Municipal Corporation Of Greater Mumbai, authorities approval for plans, specifications, elevation, sections and details of the said building and have got the Intimation Of Disapproval, Commencement Certificate.

W
[Signature]


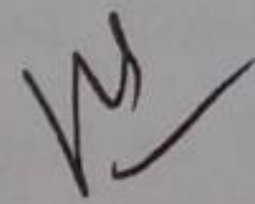
करल ४		
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- c. There are no attachments or prohibitory orders against the said Shop and the said Shop is not subject matter of any lease pendency or attachments either before or after judgments.
- d. The TRANSFEROR has not received any notice either from income tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Shop.
- e. The said TRANSFEROR has not created any right title, interest, mortgage, charge or encumbrance whatsoever in respect of the said Shop whether by way of sale, exchange, mortgage, gift, trust, tenancy, possession, inheritance, lien or any other way in favour of any person, entity or authority.
- f. Except transferor, no other person or authorities have got right title or interest of whatsoever nature against the said Shop.
- g. The TRANSFEROR has not been adjudicated insolvent or he committed any act of insolvency nor is there any order of any court or authority restraining there or creating any inability from entering in to this agreement.



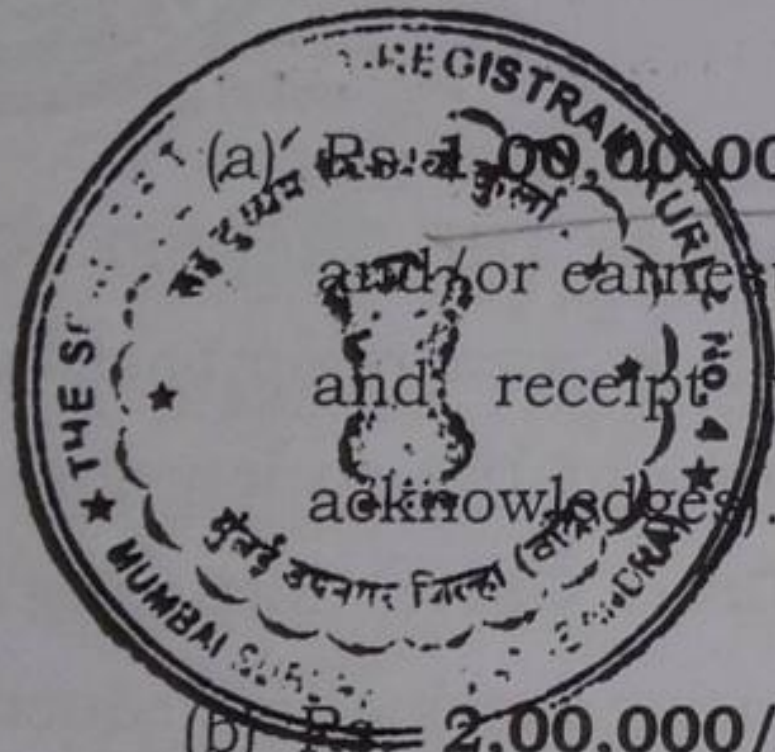
Relying upon the aforesaid representations made by THE TRANSFEROR, the TRANSFEREE agreed to purchase the said Shop on ownership basis and incidental thereto transfer of the membership rights of the society for the consideration of **Rs. 2,00,00,000/- (Rupees Two Crore Only)** including the TDS amount and on the terms and conditions appearing hereinafter deduction on account of TDS @ 1 % of the consideration value as above needs to be paid by the TRANSFEREE and the challan and certificate of the said payment is to be provided to the TRANSFEROR before possession is granted to the TRANSFEREE.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO As follows-

1. The recitals contained herein shall form the integral part of this agreement as if the same are set out and incorporated herein.

2. The TRANSFEROR hereby agrees to sell, transfer and convey his share to the TRANSFEREE of the said Shop; incidental to the said assignment, The TRANSFEROR further agrees to transfer to the TRANSFEREE his share, right, title and interest in the said Shop his right, title and interest in the said Commercial premises, **Shop No. LG-29**, admeasuring 684 Sq. Ft. Carpet area or thereabouts, located on the **Lower Ground Floor**, in building of the Complex to be known as "**Avior**", situated at Nirmal Galaxy, L. B. S. Marg, Mulund (West), Mumbai - 400 080. and more particularly described in the schedule hereunder written together with all profits, advantages, rights and appurtenances whatsoever attached with the said Shop for the total consideration of **Rs. 2,00,00,000/- (Rupees Two Crore Only)** the said amount of the consideration shall be paid by the TRANSFEREE to The TRANSFEROR in the following manner that is to say,



(a) **Rs. 1,00,00,000/- (Rupees One Crore Only)** paid as a token amount and/or earnest money paid on or before executing hereof. (the payment and receipt whereof the TRANSFEROR do hereby admits and acknowledges).

(b) **Rs. 2,00,000/- (Rupees Two Lakhs Only)** being the amount to be deducted by the TRANSFEREES towards TDS as applicable by law @ 1% on the total consideration amount. The TRANSFEREES shall deposit the same in the competent Bank and produce TDS certificate to the TRANSFERORS.

And

(c) **Rs. 98,00,000/- (Rupees Ninety Eight Lakhs Only)** being the said balance consideration shall be paid by the TRANSFEREE by way of

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raising loan from bank/ financial institution within a period of 30 to 45 days from the date of registration of this agreement at the time of taking over possession of the said Shop.

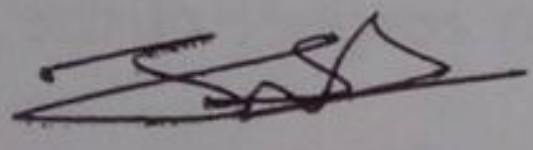
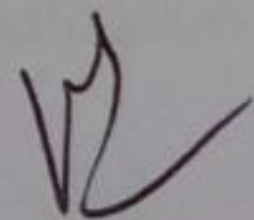
(The time being the essence of this contract)

Nothing contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the right, title and interest in the said Shop premises in favour of the TRANSFEREE, till the balance consideration is paid by the TRANSFEREE to the TRANSFEROR in full and final satisfaction as agreed herein

(The details of the payment are more specifically mentioned in the receipt clause appearing at bottom.)

3. The TRANSFEROR declares that he is the owner of the said Shop, quietly without any claim or obstruction from any other person. TRANSFEROR further declare he has have good right, full power and authority to convey, transfer and assure their share of the said Shop hereby agreed to be transferred, conveyed and assigned to the TRANSFEREE as aforesaid and he has not done, committed or omitted any act, deed, matter or thing whereby the ownership, possession or occupation and enjoyment of the said Shop may be rendered void or voidable.

4. If any person/s claim any right, title or interest in the said Shop through the TRANSFEROR and thereby the TRANSFEREE are put to any losses, expenses, then in such event the TRANSFEROR agrees and undertakes to indemnify and keep indemnified the TRANSFEREE against all claims, actions, demands and proceedings arising in respect of the said Shop. The TRANSFEROR shall produce clear and marketable title, free from all encumbrances in respect of the said Shop.

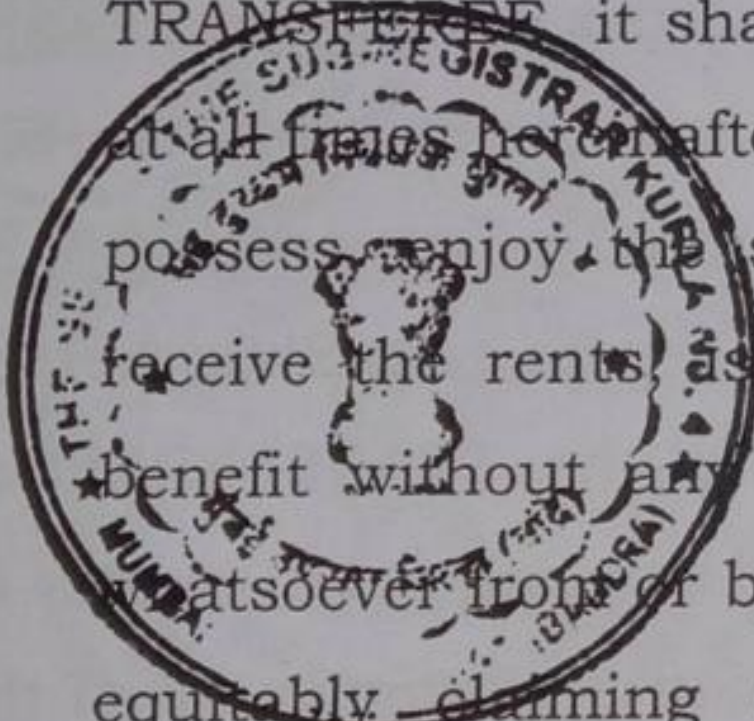
 

5. On execution hereof, The TRANSFEROR shall hand over to the TRANSFEREE the original title documents in his custody, in respect of the said Shop. The TRANSFEROR undertakes to give full co-operation and produce the relevant title documents in their custody, as and when required for sanction of loan to the TRANSFEREE.

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6. The TRANSFEROR declares that the said Shop is free from all encumbrances and in any manner not charged for payment of any money to any person or financial institutions. The TRANSFEROR further declare that he has not entered into any agreement for transfer, sale or leave and license or let out in respect of the said Shop with any other person or persons.

7. At present the said Shop is in the possession of The TRANSFEROR. On receiving full consideration as agreed herein, The TRANSFEROR shall without reserving any right, handover possession of the said Shop to the TRANSFEREE it shall be lawful for the TRANSFEREE from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have occupy possess, enjoy the said Shop hereby granted with its appurtenances and receive the rents, issues and profits thereof to and for their own use and benefit without any suit, lawful, eviction, interruption, claim and demand whatsoever from or by the TRANSFEROR or any person or persons lawfully or equitably claiming or to claim by, from under or in trust from the TRANSFEROR.



8. All the taxes, electricity charges, maintenance charges and other outgoings in respect of the said Shop shall be paid by the TRANSFEREE from the date of taking over possession and till then, TRANSFEREE shall pay all the taxes, electricity charges, maintenance charges and other outgoings to the respective authorities.

9. The TRANSFEREE shall abide themselves by the rules and regulations of the society and pay the taxes and all other outgoing in respect of the said

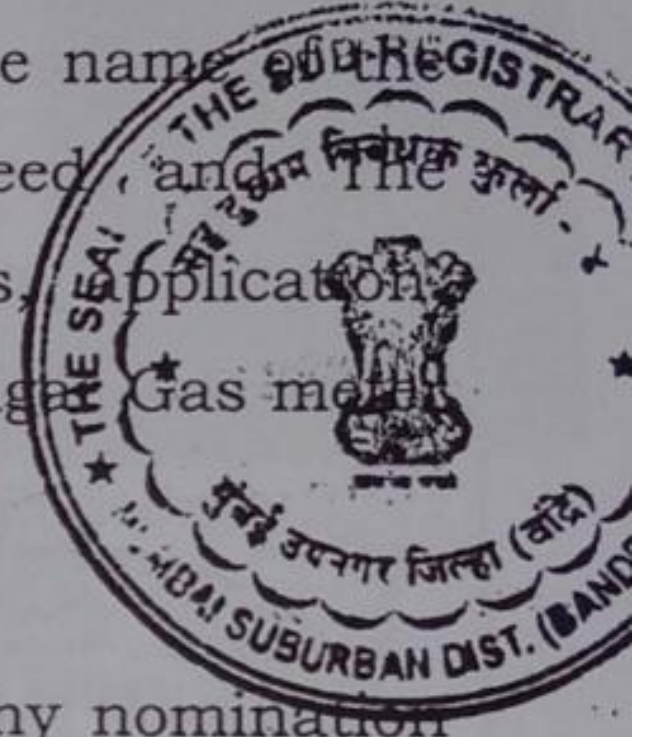
[Handwritten signatures]

करल ४
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Shop from the date of possession of the said Shop, as and when the same become any due for payment and keep the TRANSFEROR indemnified in respect thereof till the time the TRANSFEREE are admitted as the member of the society in respect of the said Shop.

10. The TRANSFEROR and the TRANSFEREE will execute necessary documents at the time of agreement, for giving proper effect to what is agreed herein and to transfer the said shares and the said Shop in the name of the TRANSFEREE in the books of the society and other appropriate authorities.


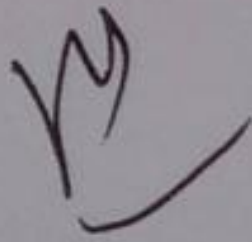
11. Electricity/Water Meters/ Mahanagar Gas deposits, sinking fund and all the amount standing to the credit of The TRANSFEROR in the books of the society in relation to the said Shop shall be transferred in the name of the TRANSFEREE on payment of full consideration as agreed. The TRANSFEROR shall sign and execute the necessary forms, application documents for transferring the said MSEDG meter and Mahanagar Gas meter in respect of the said Shop in the name of the TRANSFEREE.



12. The TRANSFEROR hereby undertake and declare that any nomination or will in regard to the said Shop and the said shares, made by The TRANSFEROR, if any, shall hereafter be deemed to be in-operative, cancelled, revoked, withdrawn and shall become null and void.

13. The stamp duty and registration charges of this agreement shall be borne and paid by the TRANSFEREE only. The TRANSFEROR and the TRANSFEREE undertake to comply with all the formalities required for completing the registration of this agreement in respect of the said Shop in the record of the sub-registrar of assurances.

14. The TRANSFEROR shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly transferring the right,

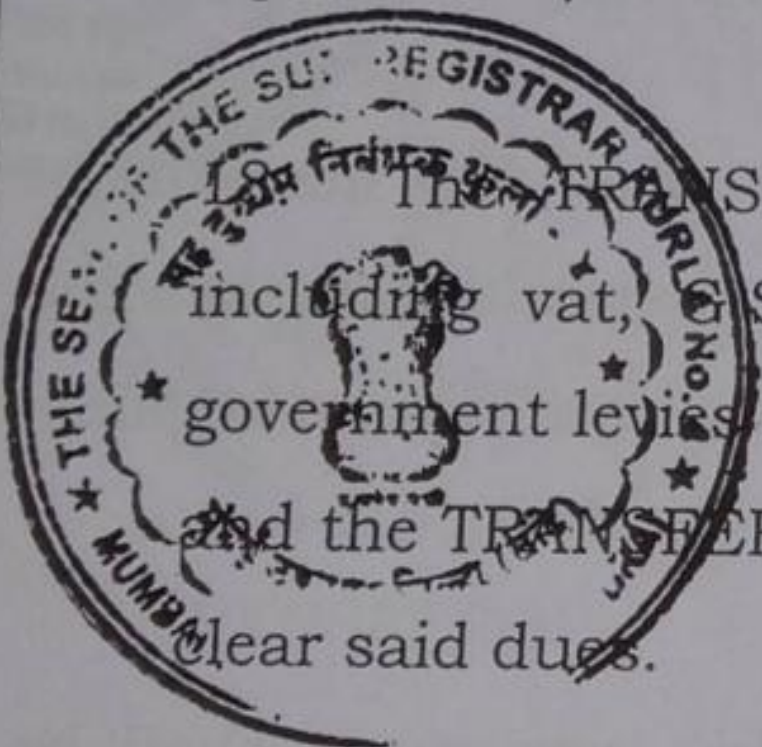
 

title and interest of The TRANSFEROR in the said Shop to the TRANSFEREE, but subject to the payment of full consideration as agreed herein.

15. The TRANSFEROR shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly securing the right, title and interest of the TRANSFEROR in the said Shop agreed to be sold and transferred unto and to the use of the TRANSFEREE but subject to the payment of full consideration as agreed herein.

16. The premium / transfer fee or society formation charges of the said Shop will be borne and paid by the TRANSFEROR and TRANSFEREE in equal manner.

17. TRANSFEREE hereby agree to acquire the said Shop with the clear understanding that all the terms and conditions mentioned in the said agreements, shall be binding on the TRANSFEREE.



The TRANSFEROR shall clear all dues under the said agreement, including vat, S.T., society formation charges, service tax or any other government levies as may be applicable as on date in respect of the said Shop and the TRANSFEREE / purchasers shall not be responsible in any manner to clear said dues.

19. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this agreement shall be referred to two arbitrators one each to be appointed by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of arbitration & conciliation act, 1996.

In witness whereof the parties hereto have hereunto set and subscribed their respective signatures the day and year first hereinabove written.

करल ४		
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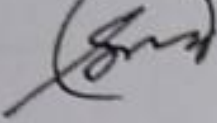
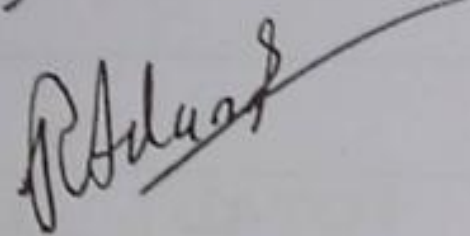
- SCHEDULE ABOVE REFERRED TO

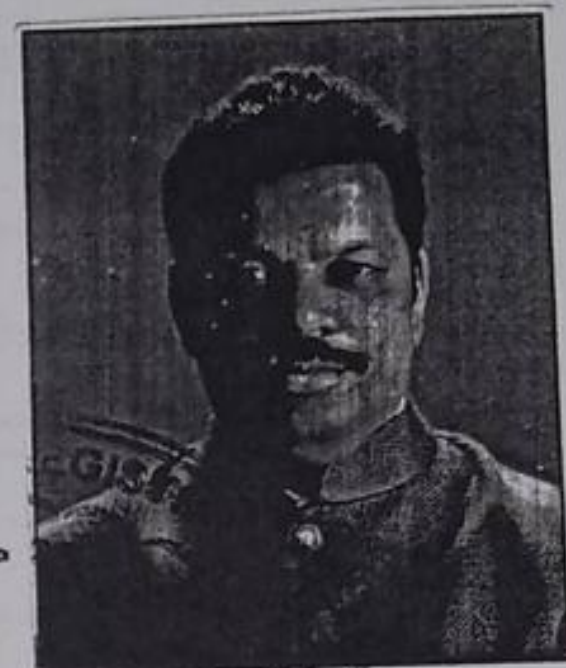
THE COMMERCIAL PREMISES bearing, **Shop No. LG-29**, admeasuring 684 Sq. Ft. Carpet area or thereabouts, located on the **Lower Ground Floor**, in building of the Complex to be known as **AVIOR CORPORATE PARK CO-OP. SOC. LTD.**, situated at Nirmal Galaxy, L. B. S. Marg, Mulund (West), Mumbai - 400 080. Standing on Plot of land bearing C.T.S. Nos. 548/A to J, of Village Nahur, Taluka Kurla, District Mumbai Sub-urban. Within the limits of "T" Ward Municipal Corporation of Greater Mumbai.

Signed Sealed and Delivered

By the within named **TRANSFEROR**
MR. RAVINDRA S. PHATAK,
PAN NO. ABVPP7036R

In the presence of

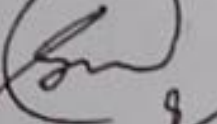
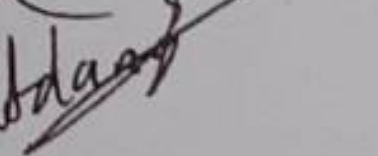
1. 
2. 



Signed Sealed and Delivered

By the within named **TRANSFeree**
MR. SURJEETSINGH AMOLAKSINGH BUTTAR,
PAN NO. AFXPB8034P

In the presence of

1. 
2. 

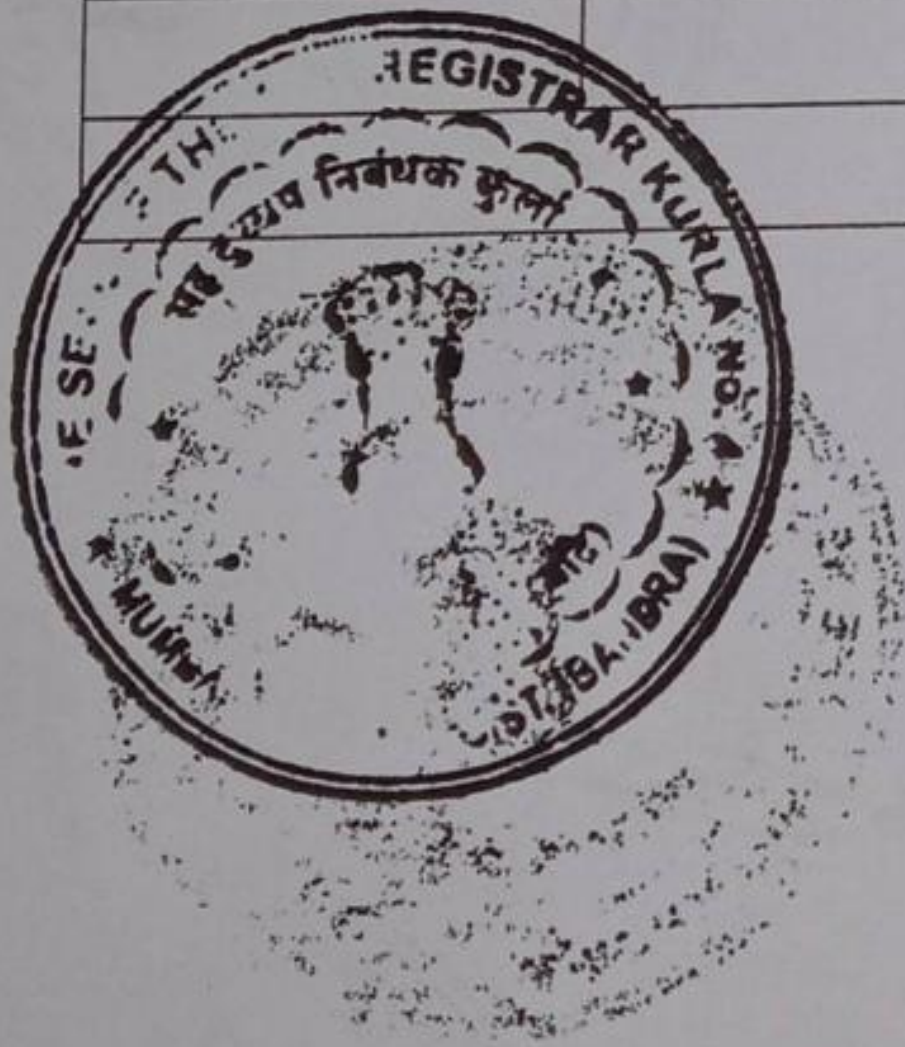


करल ४		
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RECEIPT

Received of and from the within named **TRANSFEEEE MR. SURJEETSI AMOLAKSINGH BUTTAR** the sum of Rs. **1,00,00,000/-** (Rupees One Crore (within expressed under clause no. 2 (a) herein above towards part considered towards the token amount of the said **Shop No. LG-29**, admeasuring 684 Sq Carpet area or thereabouts, located on the **Lower Ground Floor**, in building of Complex to be known as **"AVIOR CORPORATE PARK CO-OP. SOC. LTD."**, situ at Nirmal Galaxy, L. B. S. Marg, Mulund (West), Mumbai - 400 080. as under,

Cheque no.	Date	Bank	Amount
			1,00,00,000
TOTAL			1,00,00,000



I SAY RECEIVED

[Handwritten signature]

MR. RAVINDRA S. PHATAK

TRANSFEROR

witnesses.

1. *[Handwritten signature]*
2. *[Handwritten signature]*

4784391

19-10-2021

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-कुर्ला 4

दस्त क्रमांक : 4784/2010

नोंदणी :

Regn:63m

करल ४

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गावाचे नाव : नाहूर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.6926500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 6926224
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव: इतर वर्णन : दुकान नं. एल जी - 29, तळमजला, एवियार, निर्मल गॅलेक्सी, एल बी एस मार्ग, मुलुंड प मुं 80, सिटीएस नं. 548/ए ते जी, झोन क्र. 122/565 ए
(5) क्षेत्रफळ	76.28 चौ मी बिल्टअप
(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:-मेसर्स निर्मल लाईफ स्टाईल लि. तर्फे संचालक धर्मेश एस जैन तर्फे मुखत्यार म्हणून वैभव साहेबराव पाटील- AAACN११४५J - - वय:-??पत्ता:-जवाहर टॉकीज कंपाऊंड, एन एस रोड, मुलुंड प. मुं-८०पिन कोड:-पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-रविंद्र एस फाटक - - वय:-??पत्ता:-१००१/१००२, कार्लाइल बिल्डिंग, कासकेड को ऑप हौ सो लि, रहेजा गार्डस, एल बी एस मार्ग, ठाणे प ६०४पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	20/05/2010
(10) दस्त नोंदणी केल्याचा दिनांक	04/06/2010
(11) अनुक्रमांक, खंड व पृष्ठ.	4784/2010
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	346500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	-



GRN : MH009651431202122E Amount : 10,30,000.00 Bank : BANK OF BARODA Date : 03/12/2021-19:08:55

2	(IS)-391-572	0005546402202122	12/01/2022-15:28:03	IGR200	1000000.00
Total Defacement Amount					10,30,000.00

करल ४		
५७२	२५	२८
२०२२		



Validity unknown

Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2022.01.12
 15:28:49 IST
 Reason: Secure
 Document
 Location: India

करल ४
५७२ २५/२८
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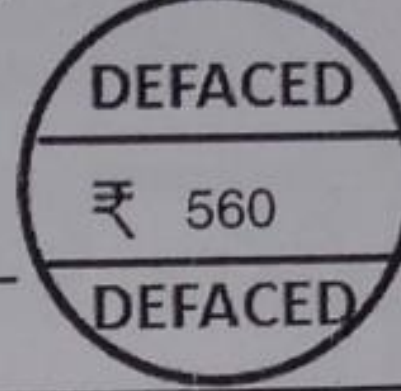


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1101202215761 Receipt Date 12/01/2022

Received from SURJEETSINGH AMOLAKSINGH BUTTAR, Mobile number 0000000000, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 572 dated 12/01/2022 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name BARB	Payment Date 11/01/2022
Bank CIN 10004152022011111005	REF No. 1286591968
Deface No 1101202215761D	Deface Date 12/01/2022

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



Pre-Registration summary(नोंदणी पूर्व गोषवारा)

391/572
बुधवार, 12 जानेवारी 2022 3:28 म.नं.

दस्त गोषवारा भाग-1

करल4

दस्त क्रमांक: 572/2022

दस्त क्रमांक: करल4 /572/2022

बाजार मुल्य: रु. 1,39,66,105/-

मोबदला: रु. 2,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.10,00,000/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

अ. क्रं. 572 वर दि.12-01-2022

रोजी 3:27 म.नं. वा. हजर केला.

पावती:636

पावती दिनांक: 12/01/2022

सादरकरणाराचे नाव: सुरजीतसिंग अमोलकसिंग बुट्टार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृथांची संख्या: 28

एकुण: 30560.00

दस्त हजर करणाऱ्याची सही:

सह दु.निबंधक कुर्ला - 4

दस्ताचा प्रकार: करारनामा

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 क्रं. 1 12 / 01 / 2022 03 : 27 : 09 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 12 / 01 / 2022 03 : 27 : 59 PM ची वेळ: (फी)



दस्त गोषवारा भाग-2

करल4

दस्त क्रमांक:572/2022

03/12/2022 3 34:27 PM
दस्त क्रमांक : करल4/572/2022
प्रकार :- करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1 नाव: रवींद्र एस. फाटक पत्ता: प्लॉट नं: 1001/1002, माळा नं: 10, इमारतीचे नाव: कार्लोइल, कासकेड सी एच एस एल, ब्लॉक नं: रहेजा गार्डन, एल.बी.एस. मार्ग, रोड नं: ठाणे पश्चिम, महाराष्ट्र, THANE. पिन नंबर: ABVPP7036R	लिहून देणार वय :- 55 स्वाक्षरी:-		
2 नाव: सुरजीतसिंग अमोलकसिंग बुट्टार पत्ता: प्लॉट नं: सी - 1 / 203, माळा नं: 2, इमारतीचे नाव: हायलॅंड पार्क, ब्लॉक नं: मुलुंड कॉलनी, जय शास्त्री नगर, भाइंप कॉम्प्लेक्स, रोड नं: मुलुंड पश्चिम, महाराष्ट्र, MUMBAI. पिन नंबर: AFXPB8034P	लिहून देणार वय :- 60 स्वाक्षरी:-		

दस्त ऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 12 / 01 / 2022 03 : 32 : 01 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1 नाव: रोहित अडांगळे वय: 23 पत्ता: मुलुंड पश्चिम मुम्बई पिन कोड: 400080		
2 नाव: सचिन गाँधी वय: 45 पत्ता: मुलुंड पश्चिम मुम्बई पिन कोड: 400080		

शिकका क्र.4 ची वेळ: 12 / 01 / 2022 03 : 34 : 10 PM

शिकका क्र.5 ची वेळ: 12 / 01 / 2022 03 : 34 : 25 PM नोंदणी पुस्तक 1 मध्ये

सह दु.निबंधक कुर्ला - 4

प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण अ.6.1 वी.सि. पाळे आहेत. (२८)
करल-४/५७२/२०२२
पुस्तक क्रमांक १ क्रमांकावर नोंदला.
दिनांक १२/०१/२०२२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor GRN/Licence	Amount	At	Deface Number	Deface Date
1	SURJEETSINGH AMOLAKSINGH BUTTAR	eChallan	02003942021120301158 MH000001431202122E	1000000.00	SD	0005546402202122	12/01/2022
2	SURJEETSINGH AMOLAKSINGH BUTTAR	eChallan	MH000001431202122E	30000	RF	0005546402202122	12/01/2022
3		DHC	1101202215761	560	RF	1101202215761D	12/01/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

572 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

Share Certificate No.: 29 Member's Register No.: 1 Unit No.: LG29 No. of Shares: 20

Share Certificate

AVIOR CORPORATE PARK CO-OPERATIVE SOCIETY LTD.

Registration No.: MUM/VT/GEN/11227/Year 2017
 Niramal Galaxy, L.B.S. Road, Opp. Johnson & Johnson, Mulund (West), Mumbai - 400080.

This is to certify that MR. RAVINDRAS. PHATAK is / are the Registered Holder/s of 20 fully paid up shares of

Rupees FIFTY (Rs. 50/-) each numbered from 501 to 520 both inclusive, in AVIOR CORPORATE PARK CO-OPERATIVE SOCIETY LTD., Niramal Galaxy, L.B.S. Road, Opp. Johnson & Johnson, Mulund (West), Mumbai - 400080. Subject to the Bye-laws of the said society.

Given under common seal of the said society at MULUND this 1st day of DECEMBER 2020

For AVIOR CORPORATE PARK CO-OPERATIVE SOCIETY LTD.
 Authorised M. C. Member B. Nanthan
 Secretary [Signature]
 Chairman

TERMS AND CONDITION OF SHARE CERTIFICATE

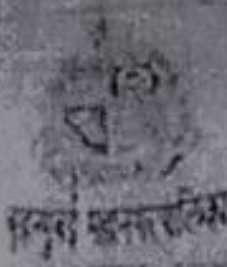
1) By-Laws :- This Certificate is issued subject to the provision of the M.C.S. Act, 1960 and Rules, 1961 registered under Bye-Law No. 9 and the amendments made thereto from time to time as application to AVIOR CORPORATE PARK CO-OPERATIVE SOCIETY LTD.

2) Occupation of Office/ Premises :- The holder/s of This share certificate is/are deemed to be occupying the premises mentioned in This certificate and will occupy and use the flat/premises for the purpose as mentioned in the membership application.

3) Transfer :- For the purpose of transfer of share certificate to any person, the transferor shall submit a copy of the share certificate to the Registrar of Companies, Mumbai, for the purpose of transfer and after completing all the formalities as per provisions of the Law & By-laws of the said society, then shares will be transferred and necessary endorsement will be done by the society with their common seal.

करल 8	2L	2Y
402	20	20





बृहन्मुंबई महानगरपालिका
करनिर्धारण व संचालन खाते

करल ४

युए १० २८
२०२२

TX040200010000

वित्तवर्ष २०१८-२०१९

२०१८१०८०७२८२९००
२०१८२०८०७२८२९०१

VILAY TANKS & VESSELS
PLOT NO. 37 L O S MARG MULUND (W) MUMBAI 400033

Assn. Ass. 2018
Office, Ground Floor, Room No. 11 & 12
Devajayal Road, Mulund (West), Mumbai 400 080

210113 [2B] [3A] 1/B, L D ROAD L.U.C. THE GHATKOPAR SARVAJANIK JIWAD AYA MANDAL

Two Hundred One Crore Thirty-One Lac Nine Thousand One Hundred Five Only

01/04/2018 31/03/2019

क्रमाचे नाव	01/04/2018	30/09/2018	01/10/2018	31/03/2019
...		2717692		2717692
...		0		0
...		1711141		1711141
...		0		0
...		1056879		1056879
...		1006558		1006558
...		805264		805264
...		201311		201311
...		50332		50332
...		1308519		1308519
...		8857696		8857696
...		0		0
...		0		0
...		0		0
...		8857696		8857696
...		8701680		8701680
...		8779688		8779688
...		8857696		8857696
...		Eighty Eight Lac Fifty Seven Thousand Six Hundred Ninety Six Only		Eighty Eight Lac Fifty Seven Thousand Six Hundred Ninety Six Only



Name: MCGM Property Tax

...

...

...

E & LF

महामहाराष्ट्र पत्रक

मुंबई उपनगर जिल्हा - न.भू.अ. मुंबई

जिल्हा - मुंबई उपनगर जिल्हा

शासनाला दिलेल्या अकराव्या क्रमांकाच्या विन्यास नियमांनुसार तपशील आणि त्याच्या फेर तपशीलाचे (अ.नं. १०४)



खंड क्रमांक	बदल क्रमांक	वर्ष
402	8	2022

बदल क्रमांक	वर्ष
82	2020

व्यक्ति	खंड क्रमांक	नविन धारक (धो) पट्टेदार (प) किंवा भाग (भा)	साक्षात्कृत
<p>धारक श्री. धर्मेराव एस. (आर.जी.)</p> <p>पे.निर्मल लालक स्थान निबंधक इलाहाबाद तर्फे संचालक</p>			<p>रु. ५०० प्रमाण</p> <p>२४/२/२०२१</p> <p>मु.अ.पु.अ.</p>



9/23/2022

खरी नकल -

न.भू.अ. मुंबई
मुंबई उपनगर जिल्हा

३३ ११२

१६५०६

१६५०६

१६५०६

११/११

VALID UPTO 26 APR 2008

करल ४१२६०८		
५०२	११	२८
२०२२		

MUNICIPAL CORPORATION OF GREATER MUMBAI
ECEMIA
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. 4380 /BPESIA/7

27 APR 2007

COMMENCEMENT CERTIFICATE

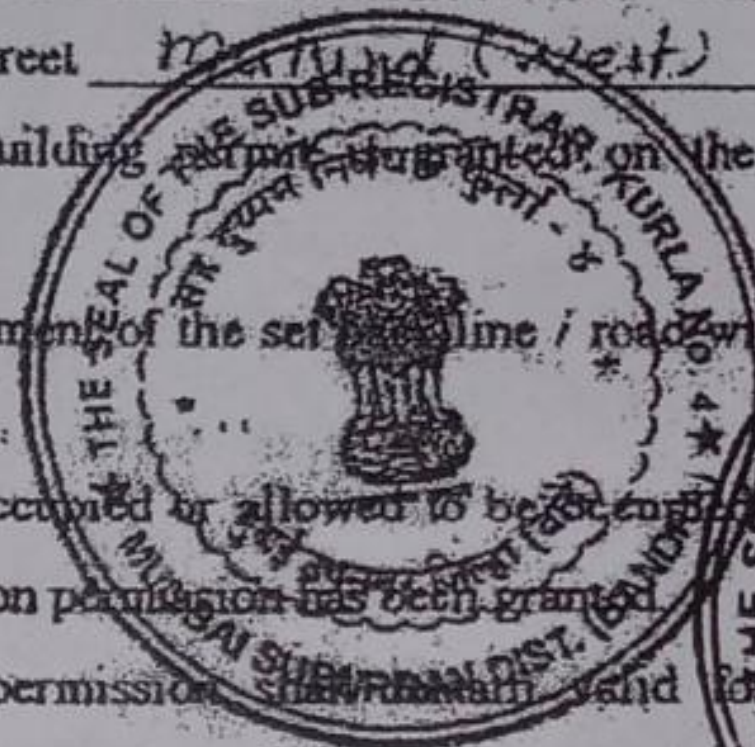
To,
Shri Dattmesh Jain
CA to Owner

बदर-१४	
४०८	३९
२०१०	

Sir,

With reference to your application No. 6144 dt. 12/9/2006 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. _____ on plot No. New C.T.S.No. 548, 548 A to G Divn/ Village / Town Planning Scheme No. Nahur situated at Road / Street Mahatma (West) Ward _____ the Commencement Certificate / Building permission is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or be used or permitted to be used by any person until occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966



The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
The Municipal Commissioner has appointed Shri V.D. Ingavale Executive Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 26 APR 2008

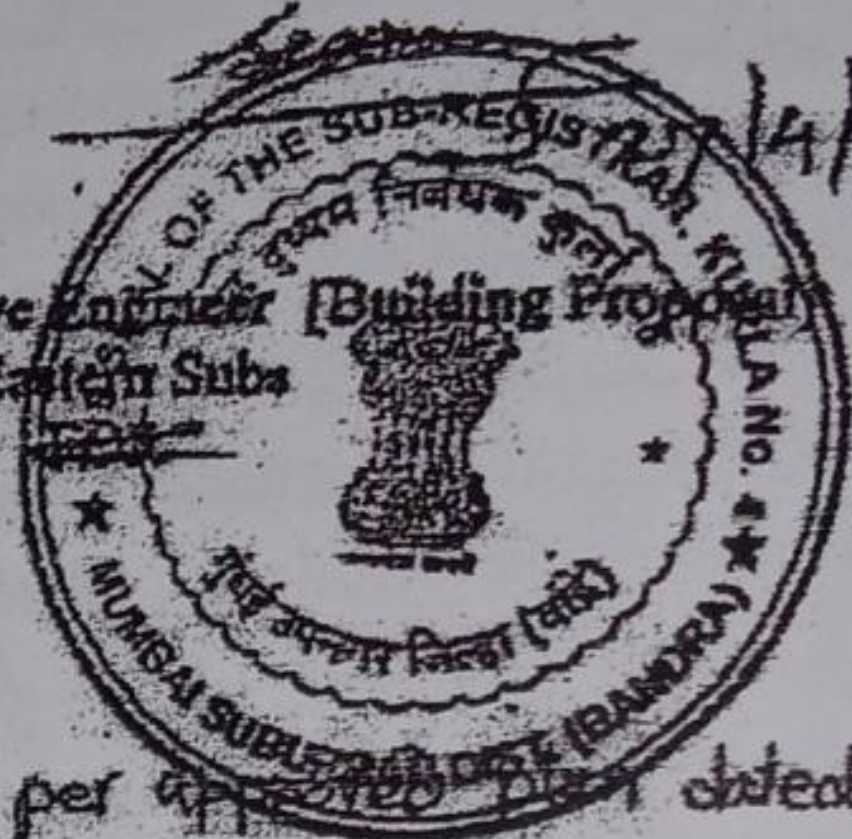
C.C. upto plinth i.e. upto top of the basement slab

Do per repeat 10D dtd 08/12/2006

For and on behalf of Legal Authority
The Municipal Corporation of Greater Mumbai

करल ४		
५०२	२०	२८
२०२२		

Executive Engineer (Building Proposal)
Eastern Suba



- 5 JUL 2007

Shift slab for wing D & B as per amended plan dated 15/5/07

Executive Engineer Building Proposal
(Eastern Suburbs.)



'c' and upto shift slab for
plans dtd. 15/10/2007

Executive Engineer Building Proposal
(Eastern Suburbs.)

30 MAR 2009

for wing A, B, C & C.C. up to shift floor
as per amended plans dt. 23/5/08

Executive Eng Building Proposal
(Eastern Suburbs.)

करल ४		
५७२	२१	२८
२०२२		

CE 14380 / BPES/AT 28 AUG 2009

C.C. as per approved amended plans No. 2618/09

BPES/AT 30 DEC 2009

C.C. as per approved amended plans No. 16122/09

[Signature]
 28-8-2009
 Executive Engineer Building Proposal
 (Eastern Suburbs)
 16122/09

[Signature]
 30-12-2009
 Executive Engineer Building Proposal
 (Eastern Suburbs.)

CE 14380 / BPES/AT 3 FEB 2010

C.C. as per approved amended plans dated 2.2.2010

[Signature]
 2-2-2010
 Executive Engineer Building Proposal
 (Eastern Suburbs.)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURJEETSINGH-AMOLAKSINGH

A K BUTTAR

21/12/1961

Permanent Account Number

AFXPB8034P

Signature



भारत सरकार
GOVERNMENT OF INDIA



सुरजीत सिंग बुट्टार
Surjit Singh Buttar
DOB: 21-12-1961
Gender: Male



2944 9830 2948

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
C-1/203 High Land Park, Mulund
Colony, Jai Shastri Nagar, Mulund,
Mumbai, Bhandup Complex,
Mumbai, Mumbai, Maharashtra,
400082

सी-1/203 हाई लैंड पार्क, मुलुंड
कोलनी, जय शास्त्री नगर, मुलुंड, मुंबई,
भानुप कॉम्प्लेक्स, मुंबई, मुंबई,
महाराष्ट्र, 400082

1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

करल ४
५७२ २२ २८
२०२२

Handwritten signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABVPP7036R

नाम / Name
RAVINDRA SADANAND PHATAK

पिता का नाम / Father's Name
SADANAND SHANKAR PHATAK

जन्म की तारीख / Date of Birth
15/08/1966

हस्ताक्षर / Signature



करल ४		
५७२	२३	२८
२०२२		

Handwritten signature



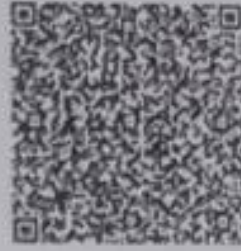
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



सचिन महावीर गांधी
Sachin Mahavir Gandhi
जन्म तारीख/ DOB: 09/09/1976
पुरुष / MALE



पता:

सी-2302, रूणवाल प्राइड,
एल. बी. एस मार्ग, आर मॉल,
मुंबुड पश्चिम, मुंबई, मुंबई,
महाराष्ट्र - 400080

Address:

C-2302, Runwal Pride, L. B. S.
Marg, R- Mall, Mulund West,
Mumbai, Mumbai,
Maharashtra - 400080

6399 8113 2933

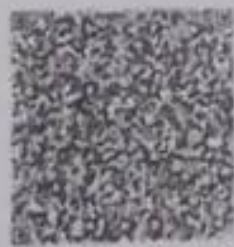
6399 8113 2933



भारत सरकार
Government of India



रोहित अर्जुन आडगले
Rohit Arjun Adangale
जन्म तिथि/DOB: 06/06/1998
पुरुष/ MALE



5798 0132 0579
VID: 9167 0942 7744 0634

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
बजरंग वाडा लोया रस्ता इगतपुरी, मु पोस्ट इगतपुरी
तालुका इगतपुरी जिल्हा नाशिक, इगतपुरी, नाशिक,
महाराष्ट्र - 422403

Address:
bajrang wada loya road Igatpuri, at post
Igatpuri taluka Igatpuri dist NASHIK,
Igatpuri, Nashik,
Maharashtra - 422403



5798 0132 0579

VID: 9167 0942 7744 0634