

517/9661

पावती

Original/Duplicate

Monday, September 23, 2019

नोंदणी क्र.: 39M

6:30 PM

Regn.: 39M

पावती क्र.: 10108 दिनांक: 23/09/2019

गावाचे नाव: कांदिवली

दस्तऐवजाचा अनुक्रमांक: बरल9-9661-2019

दस्तऐवजाचा प्रकार: ऑन्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: केतन नानालाल शेठ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:46 PM ह्या वेळेस मिळेल.

BRL9

बाजार मूल्य: रु. 5098896/-

मोबदला रु. 8000000/-

भरलेले मुद्रांक शुल्क : रु. 480000/-

प्र.सह. दुय्यम सिबंधक, बोरिवली - ९
मुंबई उपनगर जिल्हा.

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006586355201920E दिनांक: 23/09/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2309201901578 दिनांक: 23/09/2019

बँकेचे नाव व पत्ता:

Kam 14 Suresh

मूळ दस्त परत

केल्याचा दिनांक, 23/9/19



23/09/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 9661/2019

नोदणी :

Regn 63m

गावाचे नाव : कांदिवली

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	8000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5098896
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका नं: एफ/06, माळा नं: 1, इमारतीचे नाव: अरिहंत सिद्धी सीएचएस लीमीटेड, ब्लॉक नं: साई बाबा नागर बोरीवली, रोड नं: एस. व्ही. रोड((C.T.S. Number : 13/3 ; Plot Number : 4 ;))
(5) क्षेत्रफळ	1) 39.96 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तक्के.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोविंद बी. वासू वय:-67; पत्ता:-प्लॉट नं: एफ/06, माळा नं: 1, इमारतीचे नाव: अरिहंत सिद्धी सीएचएस लीमीटेड, ब्लॉक नं: साई बाबा नागर, रोड नं: एस व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-ADIPV3982F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-केतन नानालाल शेट वय:-44; पत्ता:-प्लॉट नं: रूम नं 9, माळा नं: -, इमारतीचे नाव: देव भुवन बील्डींग, ब्लॉक नं: जैन डेरासर, रोड नं: --, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AOJPS0867C
(9) दस्तऐवज करून दिल्याचा दिनांक	23/09/2019
(10) दस्त नोंदणी केल्याचा दिनांक	23/09/2019
(11) अनुक्रमांक, खंड व पृष्ठ	9661/2019
(12) बाजारभावाप्रमाणे भुद्रांक शुल्क	480000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-:

भुद्रांक शुल्क आकारताना निवडलेला अनुक्केद :- :

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

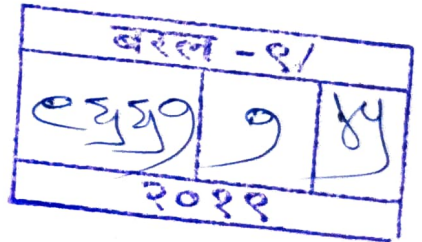
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID		201909233348		23 September 2019, 04:01:53 PM	
मूल्यांकनाचे वर्ष	2019				
जिल्हा	मुंबई(उपनगर)				
मुल्य विभाग	79-कांदीवली बोरीवली				
उप मुल्य विभाग	79/355भुभाग: उत्तर व पूर्वस गावाची सीमा दाक्षिणस 90 फूट रुंद वि. यो. रस्ता व पश्चिमेस लिंक रोड				
सर्व्हे नंबर/न. भू क्रमांक	सि टी एस नंबर#13				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुर्ली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
68000	127600	158600	213300	127600	चौरस मीटर
बांधीव क्षेत्राची माहिती	39.96चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र(Built Up)-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.127600/-
बांधकामाचे वर्गीकरण-	आहे	नजला -	1st floor To 4th floor		
उद्दाहन सुविधा-					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मसला निहाय घट/वाढ = 100% apply to rate= Rs 127600/-					
घटा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर * खुर्ल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)- खुर्ल्या जमिनीचा दर)					
= (((127600-68000) * (100 / 100))-68000)					
= Rs 127600/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 127600 * 39.96					
= Rs 5098896/-					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मंईगाईन मजला क्षेत्र मूल्य + लगतच्या गावीचे मूल्य + बांधीव तळघराचे मूल्य + खुर्ल्या जमिनीवरील वाहन तळाचे मूल्य + इतर सर्व भौतिकीय मूल्या जमिनीवरील वाहन तळाचे मूल्य					
= A + B + C + D + E + F + G + H + I					
= 5098896 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs 5098896/-					

Home Print



G. Valsar

Kumar M. Desai





CHALLAN
MTR Form Number-6



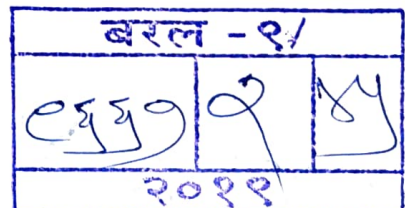
GRN	MH006586355201920E	BARCODE			Date	23/09/2019-10:32:23	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)						
		PAN No.(If Applicable)	AOJPS0867C					
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	KETAN NANALAL SHETH					
Location	MUMBAI	Flat/Block No.	F/06 1ST FLOOR ARIHANT SIDDHI CHS LTD					
Year	2019-2020 One Time	Premises/Building						
Account Head Details		Amount In Rs.	Road/Street	SAI BABA NAGAR S V ROAD BORIVALI WEST				
0030045501	Stamp Duty	480000.00	Area/Locality	MUMBAI				
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN	4	0	0	0	9 2
			Remarks (If Any)	PAN2=ADIPV3982F--SecondPartyName=GOVIND B VASU--CA=8000000--Marketval=6000000				
			Amount In	Five Lakh Ten Thousand Rupees Only				
Total		5,10,000.00	Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572019092301469	IK0AFYUWJ1			
Cheque/DD No.		Bank Date	RBI Date	23/09/2019-10:24:33	Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9167176930

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH006586355201920E	BARCODE			Date	23/09/2019-10:32:23	Form ID	25.2
Department	Inspector General Of Registration			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)	AOJPS0867C			
Location	MUMBAI			Full Name	KETAN NANALAL SHETH			
Year	2019-2020 One Time			Flat/Block No.	F/06 1ST FLOOR ARIHANT SIDDHI CHS LTD			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	480000.00		Road/Street	SAI BABA NAGAR S V ROAD BORIVALI WEST			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)	PAN2=ADIPV3982F--SecondPartyName=GOVIND B VASU-CA=8000000-Marketval=6000000			
				Amount In	Five Lakh Ten Thousand Rupees Only			
				Words				
Total				5,10,000.00				
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref.No.	00040572019092301468	K0AFYUWJ1			
Cheque/DD No.		Bank Date	RBI Date	23/09/2019-10:34:33	Not Verified with RBI			
Name of Bank		Bank-Branch		STATE BANK OF INDIA SUSURBAN DIST. PUNJAB				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

DEFACED
₹ 510000.00
DEFACED

FOR USE IN RECEIVING BANK

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9167176930
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तांसाठी सदर चालन लागू नाही.

बस - १४
२०१९

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-517-9661	0003415703201920	23/09/2019-18:30:18	IGR558	30000.00
2	(IS)-517-9661	0003415703201920	23/09/2019-18:30:18	IGR558	480000.00
Total Defacement Amount					5,10,000.00

Gr-Valk

Manu M. Suresh



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

Receipt of Document Handling Charges

PRN 2309201901578

Receipt Date 23/09/2019

Received from KETAN NANALAL SHETH, Mobile number 9967723443, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 9661 dated 23/09/2019 at the Sub Registrar office Joint S.R. Borivali 9 of the District Mumbai Sub-urban District.

DEFACED

₹ 900

DEFACED

Payment Details

Bank Name SBIN

Payment Date 23/09/2019

Bank CIN 10004152019092301345

REF No. IGAHBNOUNP2

Deface No 2309201901578D

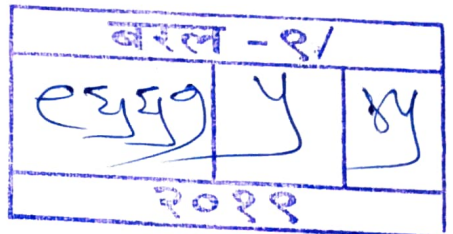
Deface Date 23/09/2019

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



G. Vagru

Ketan N. Sheth



AGREEMENT FOR SALE

This Indenture is made and entered into at Mumbai, on this 23rd day of September, 2019.

BETWEEN

MR. GOVIND B. VASU, aged 67 years, an adult, an Indian Inhabitant, having address at Flat No. F/06, 1st floor, Arihant Apartments, Arihant Siddhi Co-op. Housing Society Limited, Plot No. 4,5,6,7 & 8, Saibaba Nagar, Off S. V. Road, Borivali (West), Mumbai - 400092 hereinafter called as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, representatives, executors and administrators) of **THE FIRST PART;**

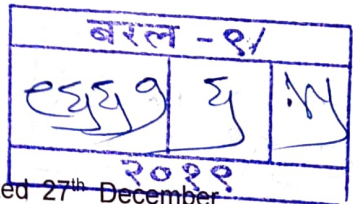
AND

MR. KETAN NANLAL SHETH, aged 44 years, an adult, an Indian Inhabitant, having address at Room No.9, Dev Bhuvan Building, Jain Derasar, Ghatkopar (W), Mumbai - 400 086 hereinafter called as "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, representatives, executors and administrators) **OF THE SECOND PART.**



WHEREAS-

- A) Pursuant to an Agreement for sale dated 27th December 1978 executed by and between **M/s. Desai & Sheth Enterprises** a Company registered under the Companies Act, 1956 called therein as "**Builder**" and **R. K. Damodaran** called therein as "**The Purchaser**", the said builder have agreed to sale and the said Purchaser have agreed to purchase the Flat bearing No. 6 in the wing F of the Arihant Apartments, admeasuring about 425 sq. ft. built up area, on



G. Vasu

Ketan Sheth

the 1st Floor, constructed on plot of land bearing C.T.S. No. 20 of Kandivali Village and Taluka Borivali within the Registration District and Sub- District of Mumbai and situated at Swami vivekanand Road, Kandivali (W), Mumbai – 400067 and more particularly described in schedule written therein on ownership basis for the valuable consideration. The said Agreement for Sale was registered under Sr. No.P-132 on 23/01/1984 with the office of Joint Sub-Registrar – IV Bombay Bandra.

- B) Subsequently, all the flat owners of the said new building have formed and got registered the Co-operative Housing Society viz. Arihant Siddhi Co-operative Housing Society Limited under Maharashtra Co-operative Societies Act, 1960, bearing registration No. BOM/HSG/5343/1978 (Hereinafter referred to as “the said Society” for the sake of brevity).

C) The said Society had admitted **Mr. R. K. Damodaran** as a member and had given the membership rights in his name and the said Society had issued 5 (five) shares of Rs.50/- each bearing distinctive numbers 511 to 515 (both inclusive) under Share Certificate No. 103 dated 25th October 1980 (hereinafter referred to as “the said Shares” for the sake of brevity) in respect of the said Flat No. 6.

अरिहंत - १	
D)	१०३
२०००	

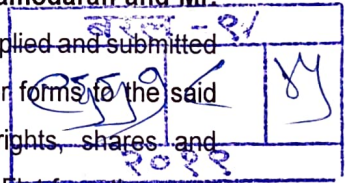
D) Since then **Mr. R. K. Damodaran** was in occupation, possession and sufficiently entitled to the ownership of the Flat No. 6 measuring about 425 sq. ft. built up area, in the wing F of the society known as Arihant Siddhi Co-operative Housing Society Limited, situated at Swami vivekanand Road, Kandivali (W), Mumbai – 400067 constructed on plot of land bearing C.T.S. No. 20 of Kandivali Village and Taluka Borivali within the Registration District and Sub- District of Mumbai (hereinafter referred ‘said Flat’ for the sake of

G. Vals

Keshu M. Shetty

breavity) and the said abovementioned Shares.

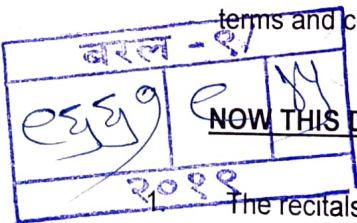
- E) By an Agreement for sale dated **23rd April, 2003** executed by and between **Mr. Ramaroth K. Damodaran** called therein as "**The Transferor**" of the **First Part** and **Mr. Govind B. Vasu** called therein as "**The Transferee**" of the **Second Part**, the said Transferor for the valuable consideration agreed to sold, Flat No. F/06, admeasuring 430 sq. ft. Built Up area, on the 1st floor, in the Arihant Apartments building of the society known as Arihant Siddhi Co-operative Housing Society Limited, Situated at Plot No. 4,5,6,7 & 8 Saibaba Nagar, off V. S. Road Borivali (W), Mumbai – 400092 constructed on plot of land bearing C.T.S. No. 13/3 of Kandivali Village and Taluka Borivali transferred and assigned to the said Transferee therein the said Flat free from of all the liabilities and encumbrances. The said Agreement for Sale was registered under Sr. No. BDR-2/3135/2003 on 23/04/2004 with the office of Sub-Registrar of Assurances Borivali- 2 Mumbai Sub-urban District.
- F) Accordingly the sale was completed of the above mentioned transaction between **Mr. Ramaroth K Damodaran and Mr. Govind B. Vasu** both the parties have applied and submitted the application for membership / transfer forms to the said Society for transfer the membership rights, shares and transfer the record in respect of the said Flat from the name of **Mr. Ramaroth K Damodaran to the name of Mr. Govind B. Vasu**, and then the Society has transferred the same in respect of the said Flat and said shares from the name of **Mr. Ramaroth K Damodaran to the name of Mr. Govind B. Vasu** and endorsed the entry of his names on the backside of the Share Certificate No.103 on dated 11/10/2003.



Gov. Vasu

Ramaroth K Damodaran

- G) Thus, **Mr. Govind B. Vasu** the **TRANSFEROR** herein is seized, possessed and sufficiently entitled with good and legal title and ownership rights of Flat No. F/06 alongwith the abovementioned said Shares and he is in exclusive use, occupation and possession thereof in the capacity of absolute sole owner thereof.
- H) The **TRANSFEROR** declare that he have not deposited the title deeds with any third person or persons or financial institution / Bank for creating any charge, lien, mortgage, loan or third party interest etc.
- I) The **TRANSFEROR** hereto is paying maintenance charges and outgoings regularly to the Society and have paid all outgoings up to date.
- J) The **TRANSFEROR** hereby declare that no other person or persons or any other legal heirs are entitled to any rights, title and interest in the said Flat alongwith the said Shares.
- K) The **TRANSFEROR** is desirous and agreed to selling and transferring the said Flat and the said Shares and the **TRANSFEEE** have agreed to purchase and acquire from the **TRANSFEROR**, the said Flat and the said shares and all rights, title, interest, benefits and privileges incidental to and attached to the said Flat and said shares for a total consideration of **Rs.80,00,000/- (RUPEES EIGHTY LAKHS ONLY)** and on the terms and conditions appearing hereinafter.



NOW THIS DEED WITNESSETH AS FOLLOWS:

The recitals above forms the integral part of this agreement.

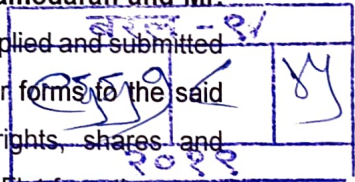
2. The **TRANSFEROR** hereby agree to transfer, assign and the **TRANSFEEE** hereby agrees to purchase the Flat No. F/06

G. Vasu

K. Vasu

brevity) and the said abovementioned Shares.

- E) By an Agreement for sale dated 23rd April, 2003 executed by and between **Mr. Ramaroth K. Damodaran** called therein as "The Transferor" of the First Part and **Mr. Govind B. Vasu** called therein as "The Transferee" of the Second Part, the said Transferor for the valuable consideration agreed to sold, Flat No. F/06, admeasuring 430 sq. ft. Built Up area, on the 1st floor, in the Arihant Apartments building of the society known as Arihant Siddhi Co-operative Housing Society Limited, Situated at Plot No. 4,5,6,7 & 8 Saibaba Nagar, off V. S. Road Borivali (W), Mumbai – 400092 constructed on plot of land bearing C.T.S. No. 13/3 of Kandivali Village and Taluka Borivali transferred and assigned to the said Transferee therein the said Flat free from of all the liabilities and encumbrances. The said Agreement for Sale was registered under Sr. No. BDR-2/3135/2003 on 23/04/2004 with the office of Sub-Registrar of Assurances Borivali– 2 Mumbai Sub-urban District.
- F) Accordingly the sale was completed of the above mentioned transaction between **Mr. Ramaroth K Damodaran** and **Mr. Govind B. Vasu** both the parties have applied and submitted the application for membership / transfer forms to the said Society for transfer the membership rights, shares and transfer the record in respect of the said Flat from the name of **Mr. Ramaroth K Damodaran** to the name of **Mr. Govind B. Vasu**, and then the Society has transferred the same in respect of the said Flat and said shares from the name of **Mr. Ramaroth K Damodaran** to the name of **Mr. Govind B. Vasu** and endorsed the entry of his names on the backside of the Share Certificate No.103 on dated 11/10/2003.



Gov. Vasu

Kamlesh Vasu

- G) Thus, **Mr. Govind B. Vasu** the **TRANSFEROR** herein is seized, possessed and sufficiently entitled to with good and legal title and ownership rights of Flat No. F/06 alongwith the abovementioned said Shares and he is in exclusive use, occupation and possession thereof in the capacity of absolute sole owner thereof.
- H) The **TRANSFEROR** declare that he have not deposited the title deeds with any third person or persons or financial institution / Bank for creating any charge, lien, mortgage, loan or third party interest etc.
- I) The **TRANSFEROR** hereto is paying maintenance charges and outgoings regularly to the Society and have paid all outgoings up to date.
- J) The **TRANSFEROR** hereby declare that no other person or persons or any other legal heirs are entitled to any rights, title and interest in the said Flat alongwith the said Shares.
- K) The **TRANSFEROR** is desirous and agreed to selling and transferring the said Flat and the said Shares and the **TRANSFEEE** have agreed to purchase and acquire from the **TRANSFEROR**, the said Flat and the said shares and all rights, title, interest, benefits and privileges incidental to and attached to the said Flat and said shares for a total consideration of **Rs.80,00,000/- (RUPEES EIGHTY LAKHS ONLY)** and on the terms and conditions appearing hereinafter.



बराब - १/		
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2022		

NOW THIS DEED WITNESSETH AS FOLLOWS:

The recitals above forms the integral part of this agreement.

2. The **TRANSFEROR** hereby agree to transfer, assign and the **TRANSFEEE** hereby agrees to purchase the Flat No. F/06

G. Vasu

12/06/22 H. S. S. S.

admeasuring about 430 sq. ft. built up area, on the 1st floor, in the Arihant Apartments building of the society known as Arihant Siddhi Co-operative Housing Society Limited, Situated at Plot No. 4,5,6,7 & 8 Saibaba Nagar, off V. S. Road Borivali (W), Mumbai – 400092 constructed on plot of land bearing C.T.S. No. 13/3 of Kandivali Village and Taluka Borivali (**hereinafter referred 'said Flat' for the sake of brevity**) and more particularly described in the schedule written hereinunder TOGETHER WITH 5 (five) shares of Rs.50/- each bearing distinctive numbers 511 to 515 (both inclusive) under Share Certificate No. 103 dated 25th October 1980 issued by Arihant Siddhi Co-Operative Housing Society Limited (**hereinafter referred "the said Shares" for the sake of brevity**) along with all other incidental rights at and for total consideration of **Rs.80,00,000/- (RUPEES EIGHTY LAKHS ONLY)** inclusive of all costs, charges and the amount standing to the credit of the **TRANSFEROR** in respect of the said Flat. The said consideration which is partly paid and the balance will be paid by the **TRANSFEEE** to the **TRANSFEROR** and in the manner appearing hereunder.



PAYMENT SCHEDULE

बतल - १/		
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A) On or before execution of the present agreement the **TRANSFEEE** have paid the sum of **Rs.11,20,000/- (RUPEES ELEVEN LAKHS TWENTY THOUSAND ONLY)** as a part payment after deduction of 1% TDS i.e. **Rs.80,000/- (RUPEES EIGHTY THOUSAND ONLY)** on the total consideration of **Rs.80,00,000/- (RUPEES EIGHTY LAKHS ONLY)** by way of Cheque / RTGS, the receipt whereof hereby the **TRANSFEROR** admit and acknowledge.

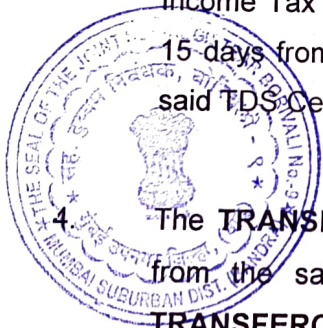
G. Vals

K. K. K. K.

B) The **TRANSFEEE** shall pay the balance amount of consideration of **Rs.68,00,000/- (RUPEES SIXTY EIGHT LAKHS ONLY)** through Housing Loan, shall be availed by **TRANSFEEE** from the Bank or Financial Institution directly in favour of the **TRANSFEROR** on behalf of the **TRANSFEEE** within Fifteen (15) days from the date of execution of the present agreement and the **TRANSFEROR** shall hand over the vacant and peaceful possession of the said Flat to the **TRANSFEEE** immediately on the receipt of the said balance consideration. Time is the essence of the contract.

G. Vasu
Kannu M. Desai

3. The **TRANSFEEE** shall pay the 1% TDS amount i.e. **Rs.80,000/- (RUPEES EIGHTY THOUSAND ONLY)** on the above mentioned total amount of consideration towards the TDS under the Income Tax Act, 1961 and he shall pay the said TDS AMOUNT with the Income Tax department in the name of the **TRANSFEROR** within 15 days from the date of registration and they shall handover the said TDS Certificate in Original to the **TRANSFEROR**.



4. The **TRANSFEROR** declare that he has not obtained the N.O.C from the said society to transfer the said Flat held by the **TRANSFEROR** in the said society to the **TRANSFEEE**. The **TRANSFEROR** will be responsible to transfer the same in the name of **TRANSFEEE**.

27/12/78	
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27/12/78	

5. The **TRANSFEROR** shall hand over 1) Original registered Agreement for Sale dated 27th December 1978 between **M/s. Desai & Sheth Enterprises** and **R. K. Damodaran** 2) Original registered Agreement for sale dated 23rd April 2003 between **Mr. Ramaroth K. Damodaran** and **Mr. Govind B. Vasu** and Original Share Certificate and the chain of documents if any, title deeds, all other original documents relating to the said Flat, if any in respect of the

G. Vasu

Kannu M. Desai

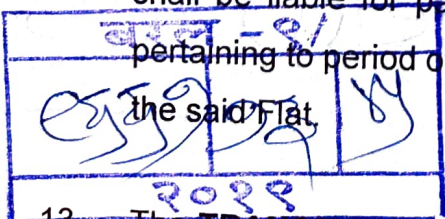
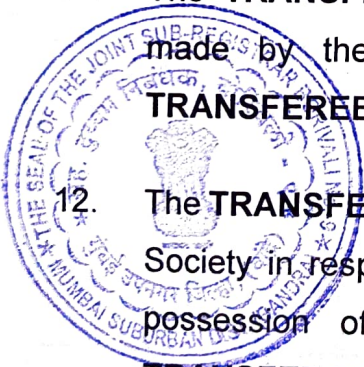
TRANSFEROR will have no rights, title or interest whatsoever therein.

10. The **TRANSFEROR** have represented to the **TRANSFEEE** that:
- i. His title over the said Flat is clear, absolute and marketable and also free from all the encumbrances.
 - ii. The **TRANSFEROR** is resident of Indian and there is no proceedings pending under Income Tax Act.
 - iii. The **TRANSFEROR** has been in exclusive and peaceful possession and occupation of the said Flat.
 - iv. On taking possession of the said Flat the **TRANSFEEE** shall be entitled to occupy the same without any claim or interruption from the **TRANSFEROR** or anybody claiming under **TRANSFEROR**.
 - v. That **TRANSFEROR** has paid all the dues of the society up to date and the **TRANSFEROR** shall indemnify and keep indemnified the **TRANSFEEE** against any claim made for any period prior to the completion of sale in respect of the said Flat.

11. The **TRANSFEROR** is aware that relying on the representations made by the **TRANSFEROR** in this present agreement the **TRANSFEEE** have agreed to purchase the said Flat.

12. The **TRANSFEROR** agreed to pay all the outstanding dues to the said Society in respect of the said Flat up to the date of handing over possession of the said flat to the **TRANSFEEE** and the **TRANSFEROR** further undertake that in no case the **TRANSFEEE** shall be liable for payment of dues of the said Flat to the Society pertaining to period of possession of the **TRANSFEROR** in respect of the said Flat.

13. The **TRANSFEROR** covenant with the **TRANSFEEE** that he shall and will indemnify and keep indemnified the **TRANSFEEE**, the

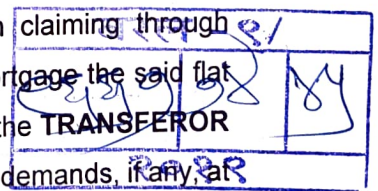


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TRANSFeree shall entitled to hold, possess, occupy and enjoy the said Flat, without any interruption from the **TRANSFEROR** or any person claiming through the **TRANSFEROR** and the **TRANSFEROR** or any person claiming through him, have not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement for sale as purported to be done hereby or whereby the **TRANSFeree** may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour or whereby quiet and peaceful enjoyment, possession of the **TRANSFeree** in respect of the said Flat may be disturbed. In the event of it being found that the **TRANSFeree** is unable to enjoy peaceful use, occupation, possession of said Flat due to any reason which can be attributed to the **TRANSFEROR**, in such event the **TRANSFEROR** shall at his own cost remove any such interruption and indemnifies the **TRANSFeree** to that effect.

14. The **TRANSFeree** agree to pay to the said Society and to the concerned competent authority regularly dues payable including periodical ground-lease rent, municipal taxes, water charges, service charges etc. in respect of the said Flat from the date of taking over possession thereof.

15. The **TRANSFEROR** hereby declare and assure that **TRANSFEROR** or any person claiming through **TRANSFEROR** have not on or before the date of this Deed, mortgaged/ transferred/ assigned or alienated **TRANSFEROR** interest in the said shares and the said Flat except what is stated in the present agreement. The **TRANSFEROR** hereby declare that the **TRANSFEROR** or any person claiming through **TRANSFERORS** have not contracted to sale, mortgage the said flat or any part thereof to any person or persons and the **TRANSFEROR** agree, undertake to remove all such objections or demands, if any, at **TRANSFEROR's** own cost. The **TRANSFEROR** declare that the said Flat and the said shares is not subject matter of litigation in any court of law or before any competent authority.



G. Vaidya

Walter M. Shetty

16. The **TRANSFEROR** hereby declare that there is no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining him handing over and/or transferring the said Flat No. F/06. The **TRANSFEROR** further declare that no attachment have been levied on the said Flat.

17. It is agreed by and between the Parties that the expenses for the registration, stamp duty, incidental charges shall be borne by the **TRANSFEEE** alone and the society transfer charges shall be borne by both the parties equally.

18. Both the parties hereby agree that upon payment of full and final consideration an application for the transfer of share certificate and the said Flat in favour of the **TRANSFEEE** shall be made.

19. It is further agreed by and between the Parties that the **TRANSFEROR** and or his heirs/ legal representatives shall execute, sign, all necessary forms, NOC, Undertakings as may be required by any concerned competent authority without claiming any extra charges, costs for effecting the transfer of the said Flat in favour of the **TRANSFEEE**.

20. This agreement is subject to the provision of Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and Transfer) Act, 1963 and Co-Operative Societies Act, 1960 with rules made there under.

21. It is agreed by and between the parties that the contents of this Agreement for sale have been read by us and we are fully aware of this and with the satisfaction after knowing all these terms now we are executing Agreement for sale in the presence of two witnesses.



बरल - ९/		
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२०१९		

G. V. V.

K. M. S.

THE SCHEDULE ABOVE REFERRED TO

G. Vasu
Kumar M. Suresh

Flat No. F/06, admeasuring about ^{39.96 Sq. mt} 430 sq. ft. Built Up area, on the 1st floor, in the Arihant Apartments building of the society known as Arihant Siddhi Co-operative Housing Society Limited, situated at Plot No. 4,5,6,7 & 8 Saibaba Nagar, off V. S. Road Borivali (W), Mumbai - 400092 constructed on plot of land bearing C.T.S. No. 13/3 of Kandivali Village and Taluka Borivali and in the Registration District and Sub District of Mumbai City. The said building was constructed in the year 1977 consisting still plus upper 4 floors and without Lift facility.

TOGETHER WITH 5 (five) shares of Rs.50/- each bearing distinctive numbers 511 to 515 (both inclusive) under Share Certificate No. 103 dated 25th October 1980 issued by Arihant Siddhi Co-Operative Housing Society Limited



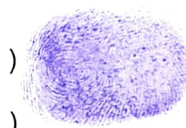
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day, year first herein above referred.

SIGNED, SEALED & DELIVERED)

By the within named "TRANSFEROR")

MR. GOVIND B. VASU)

PAN NO. ADIPIV3982F)



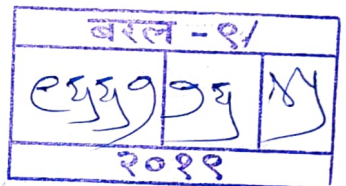
G. Vasu



In the Presence of

1) Darshan R. Dashi Dashi

2) SANJAY Maheshwari Maheshwari



SIGNED, SEALED & DELIVERED

by the within named "TRANSFEEE"

MR. KETAN NANLAL SHETH

PAN NO. AOJPS0867C



Handwritten signature in blue ink.



In the Presence of

1) Darshan R. Doshi *Darshan*

2) Sanjay Mahadeshwar Ji.



बंदरा - १/		
६५५९७६		४
२०२२		

RECEIPT

RECEIVED of and from the within named TRANSFEREE viz. **MR. KETAN NANLAL SHETH** a sum of **Rs.11,20,000/- (RUPEES ELEVEN LAKHS TWENTY THOUSAND ONLY)** being the part payment after deduction of 1% TDS i.e. Rs.80,000/- (Rupees Eighty Thousand Only) on the total consideration of **Rs. 80,00,000/- (RUPEES EIGHTY LAKHS ONLY)** towards sale and transfer the Flat No. F/06, admeasuring about 430 sq. ft. Built Up area, on the 1st Floor, in the Arihant Apartments building of the society known as Arihant Siddhi Co-operative Housing Society Limited, Situated at Plot No. 4,5,6,7 & 8 Saibaba Nagar, off V. S. Road Borivali (W), Mumbai - 400092. The details of the payment given as below



DATE	CH. NO.	BANK & BRANCH	AMOUNT
07/08/2019	CASH	IndusInd Bank, Ghatkopar	70,000
08/08/2019	RTGS	IndusInd Bank, Ghatkopar	2,50,000
17/09/2019	RTGS	IndusInd Bank, Ghatkopar	4,00,000
18/09/2019	RTGS	IndusInd Bank, Ghatkopar	4,00,000
			<u>11,20,000</u>

I SAY RECEIVED
Rs.11,20,000/-

G. Vasu

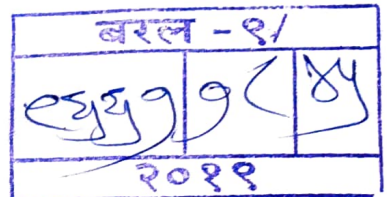
MR. GOVIND B. VASU
[TRANSFEROR]

In the Presence of

1) Dorshan R. Doshi

Doshi

2) Sanjay Mahadghode Jit.




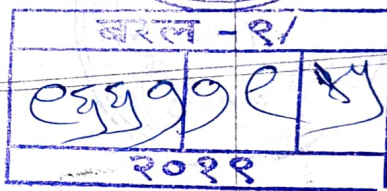

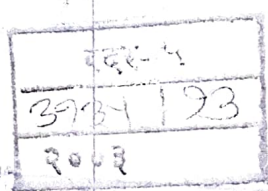
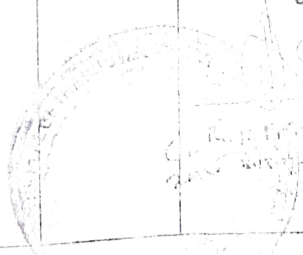
APP. NO.

Extract from The Property Registered Card

Dist. BOMBAY
SUBURBAN
DIST.

CITY SURVEY - मिडिलेडी TALUKA : BORIVALI

City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
१३/३	२०६.१५	C	मिडिलेडी तालुका न.२३.२०.१३ भागा
Basement			
Holder in Origin of the title so far as traced			
Lease			
Other Encumbrances			
Other Remarks			

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
१०/११/३३	आठरिण्ट भागांत जमाग १५२मी. ३३ (२) भागांत १.२.३१.६ जेणेकरिता माने मधील गादेडा. ३ १.२.१६.५ मिडिलेडी १.२.३१.१३/३३ मि ५/३३. कुलाट गाद मजळी	३)	अटिण्ट लि. २ हेलीग - साठरिण्ट	    

Share Certificate No. 103

Member Register No. 103

ARIHANT SIDDHI CO-OPERATIVE HSG. SOCIETY LTD.

Plot No. 4, 5, 6, 7 & 8, S. V. Road, Borivli (West) BOMBAY - 400 092.

Registered Under the Maharashtra Co-op. Housing Society Act, XXIV of 1961

Keg. No. **BOM/HSG./5343 of 1973**

AUTHORISED CAPITALS Rs 4,00,000
DIVIDED INTO 8,000 SHARES OF RS. 50/- EACH

This is to Certify that MR. RAJA RATH KUNHIVEE714
DAMDARAN of Bombay is the Registered Holder of (5)

FIVE shares numbered 511 to 515 both inclusive.

of Rs. 50/- each in the **ARIHANT SIDDHI CO-OP. HOUSING SOCIETY LTD.** Bombay, subject to the provisions of the bye laws of the society and that the sum of Rs. 50/- has been paid in respect of each of the said shares



Given under the Common Seal of the said Society at Bombay this 25th

day 19 80



Handwritten signature
Chairman

Hon. Secretary

Member of the Managing Committee

8/1-8/8	
25	29
20	80

MEMORANDUM OF TRANSFER OF THE WITHIN SHARES

DATE	NO OF TRANSFER	TO WHOM TRANSFERRED	REGISTER FOLIO	SECRETARY'S SIGNATURE
11-10-2003	1	Mrs. GOVIND B. VASU	P.A. <i>[Signature]</i> Chairman	<i>[Signature]</i> Secretary 1-12-03



Handwritten stamp in a rectangular box containing the text '11-10-03' at the top, '2003' at the bottom, and a signature in the center.

3135367

22-09-2019

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

सूची क्र.2

दुय्यम निबंधक : बोरीवली 2 (कांदिवली)

दस्त क्रमांक : 3135/2003

नोंदणी :

Regn:63m

गावाचे नाव : कांदिवली

(1)वित्तेखाचा प्रकार	करारनामा
(2)मोबदला	रु.600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 615384
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - कांदीवली बोरीवली, उपविभागाचे नाव - 79/355 - भूभाग: उत्तर व पूर्वेस गावाची सीमा, दक्षिणेस 90 फूट रुंद वि.यो. रस्ता व पश्चिमेस लिक रोड, सदर मिळकत सि.टी.एस. नंबर - 13 मध्ये आहे. सदनिका नं एफ /06 पहिला मजला अरिहंत सिध्दी को ऑप हौ सोसा
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 39.96 चौ.मी. आहे.
(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:- रामारोथ के दामोदरन वय:-??पत्ता:- एफ ०६पिन कोड:-९२पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- गोविंद बी वासु वय:-??पत्ता:- जी ७पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	23/04/2003
(10)दस्त नोंदणी केल्याचा दिनांक	28/04/2003
(11)अनुक्रमांक,खंड व पृष्ठ	3135/2003
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	15700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	6160
(14)शेरा	-

