

529/8779

पावती

Original/Duplicate

Friday, September 29, 2017

नोंदणी क्र. :39म

2:18 PM

Regn.:39M

पावती क्र.: 9329

दिनांक: 29/09/2017

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-8779-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: लता धवल देराश्री - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

Sub Registrar Panvel 5

बाजार मूल्य: रु.8569500 /-

मोबदला रु.9150000/-

भरलेले मुद्रांक शुल्क : रु. 457500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005763776201718S दिनांक: 27/09/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 920/-

पक्षकार्याची स्वाक्षरी

मुळदस्तावेज परत मिळाला.

V.P. Mhetre  
वा. लिपिक

अहमदनगर नगरपालिका, पनवेल-५ (वर्ग-२)

मी श्री/ श्रीम. श्री. शशी हा मुळ दस्तऐवज  
परत नेण्यासाठी श्री/ श्रीमती  
यांना प्राधीकृत करत आहे. तरी सदर दस्तऐवज  
न्यांचेकडे देण्यात यावा ही विनंती

*Shashi*

सही

*Shashi*

*Shashi*

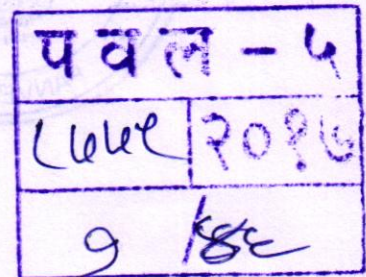
*Shashi*

(श्री) श्री. शशी

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	201709292568			29 September 2017,02:40:51 PM	
मूल्यांकनाचे वर्ष	2017				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	20/10-खारघर सिडको से.क्र.10 कोपरा गावठाण सह				
क्षेत्राचे नांव	A Class Palika			सर्व्हे नंबर /न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
41200	88400	101800	118500	101800	
<b>बांधीव क्षेत्राची माहिती</b>					
मिळकतीचे क्षेत्र-	95.464चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय	6 to 10वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.88400/-
उद्ववाहन सुविधा	आहे	मजला -	11th to 20th Floor		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर ) * मजला निहाय घट/वाढ					
= (88400 * (90 / 100 )) * 110 / 100					
= Rs.87516/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 87516 * 95.464					
= Rs.8354627.424/-					
E) बंदिस्त वाहन तळाचे क्षेत्र = 11.15चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य = 11.15 * ( 87516 * 25/100 )					
= Rs.243950.85/-					
<b>एकत्रित अंतिम मूल्य</b>					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य					
= A + B + C + D + E + F + G + H					
= 8354627.424 + 0 + 0 + 0 + 243950.85 + 0 + 0 + 0					
= Rs.8598578.274/-					

Home

Print





महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
ई-सुरक्षित बँक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/CBD BELAPUR(4138)  
Pmt Txn id : 270917M25261  
Pmt DtTime : 27-09-2017@10:27:22  
ChallanIdNo: 03006172017092650553  
District : 1301/RAIGAD

16103413395099

Stationery No: 16103413395099  
Print DtTime: 27-09-2017@13:29:13  
GRAS GRN : MH005763776201718S  
Office Name : IGR148/PNL3\_PANVEL 3 JOIN

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS  
StDuty Amt : R 4,57,500/- (Rs Four, Five Seven, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment  
Prop Mvblty: Immovable Consideration: R 91,50,000/-  
Prop Descr : FLAT NO. 1701,17TH FLR TOWER,E BLD NO HEX 5,HEX BLOX CHS LTDPLT 269  
SEC 10KOPRA KHARGHAR,RAIGAD,Maharashtra

Duty Payer: (PAN-AETPT0848Q) LATA D DERASHRI AND DHAVAAL K DERASHRI  
Other Party: (PAN-AAFPK2124G) VAJIULLA M KANCH WALA ASAD ABDUL HASAN CHOUDHARY

Bank official1 Name & Signature

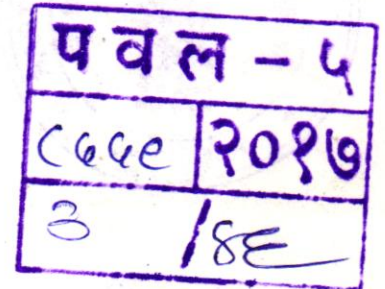
*[Signature]*

*[Signature]*  
*[Signature]*



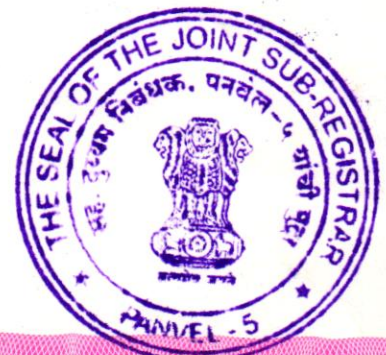
Bank official2 Name & Signature

--- --- Space for customer/office use --- --- Please write below this line --- ---



*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*





**Data of ESBTR for GRN MH005763776201718S**  
**Bank - PUNJAB NATIONAL BANK**

**Bank/Branch** : CBD Belapur  
**Pmt Txn id** : 270917M25261  
**Pmt DtTime** : 27/09/2017 10:27:22  
**ChallanIdNo** : 03006172017092650553  
**District** : 1301 / RAIGAD  
**Stationary No** : 16103413395099  
**Print DtTime** : 27/09/2017 13:29:13  
**GRAS GRN** : MH005763776201718S  
**Office Name** : IGR148 / PNL3\_PANVEL 3 JOINT SUB REGISTRAR

**StDuty Schm** : 0030046401-75/ Stamp Duty(Bank Portal)  
**StDuty Amt** : Rs 4,57,500.00/- (Rs Four Lakh Fifty Seven Thousand Five Hundred Rupees Only )

**RgnFee Schm** : 0030063301-70 / Registration Fee  
**RgnFee Amt** : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

**Article** : B25  
**Prop Mvblty** : Immovable  
**Prop Descr** : FLAT NO. 1701,17TH FLR TOWER,E BLD NO HEX 5,HEX BLOX CHS LTD , PLT 269 SEC 10  
: KOPRA KHARGHAR,RAIGAD,Maharashtra  
: 410210

**Duty Payer** : PAN-AETPT0848Q LATA D DERASHRI AND DHAVAAL K DERASHRI  
**Other Party** : PAN-AAFPK2124G VAJIULLA M KANCH WALA ASAD ABDUL HASAN CHOUDHARY

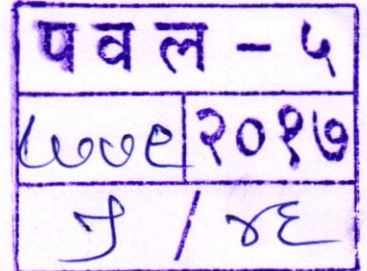
**Bank Scroll No** : 1  
**Bank Scroll Date** : 28/09/2017  
**RBI Credit Date** : 28/09/2017  
**Mobile Number** : 9819574309

**Only for verification-not to be printed and used**



**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-529-8779	0003271600201718	29/09/2017-14:00:25	IGR548	30000.00
2	(iS)-529-8779	0003271600201718	29/09/2017-14:00:25	IGR548	457500.00
<b>Total Defacement Amount</b>					<b>4,87,500.00</b>



*MMB*  
सह मुख्य निबंधक, पनवेल-५ (वर्ग-२)





29/09/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

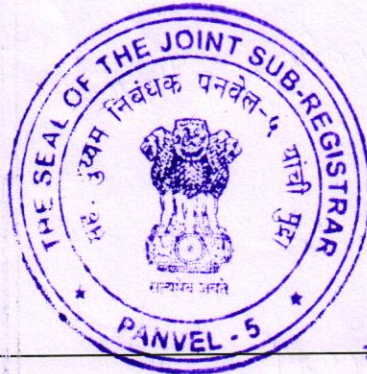
दस्त क्रमांक : 8779/2017

नोंदणी :

Regn:63m

## गावाचे नाव : 1) खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9150000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8569500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र. 20/10, दर 88,400/- प्रति चौ.मि, 10% घसारा, सदनिका क्र. 1701, सतरावा मजला, टॉवर इ, बिल्डिंग नं. हेक्स-5, हेक्स ब्लॉक्स को-ऑपरेटिव्ह हौसिंग सोसायटी लि, प्लॉट नं. 269, सेक्टर-10, कोपरा-खारघर, नवी मुंबई, ता. व जि. रायगड. क्षेत्रफळ 856 चौ. फूट कारपेट व ओपन कार पार्किंग स्पेस नं. 198 क्षेत्रफळ 11.15 चौ.मी. ( ( Plot Number : 269 ; SECTOR NUMBER : 10 ; ) )
(5) क्षेत्रफळ	1) 853 NA
(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:- वजीउल्ला एम. कांचवला हे स्वता करीत व श्री. असद अब्दुल हसन चौधरी यांचे कु.मु म्हणून - - वय:-53; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 4/सी3, बसंत पार्क, आर. सी मार्ग, चेंबूर, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:- AAFP2124G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- लता धवल देराश्री - - वय:-35; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 1203, बारावा मजला, बिल्डिंग नं. हेक्स-1, हेक्स ब्लॉक्स सी एच एस लि, प्लॉट नं. 269, सेक्टर -10, कोपरा-खारघर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायगड. पिन कोड:-410210 पॅन नं:-AETPT0848Q 2): नाव:- धवल कनैयालाल देराश्री - - वय:-34; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 1203, बारावा मजला, बिल्डिंग नं. हेक्स-1, हेक्स ब्लॉक्स सी एच एस लि, प्लॉट नं. 269, सेक्टर -10, कोपरा-खारघर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायगड. पिन कोड:-410210 पॅन नं:-APBPD5377D
(9) दस्तऐवज करून दिल्याचा दिनांक	28/09/2017
(10) दस्त नोंदणी केल्याचा दिनांक	29/09/2017
(11) अनुक्रमांक, खंड व पृष्ठ	8779/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	457500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Office of the Joint Sub-Registrar  
Panvel - 5

प व ल - ५
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६/१६

कोरा कागद
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प - ल व ल
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३६/६



Office of the Joint Sub-Registrar  
Panvel - 5

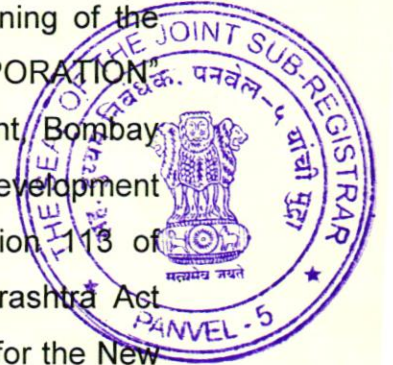
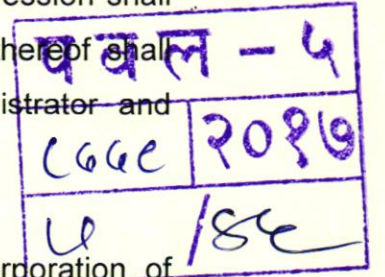
## AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Navi Mumbai on this 28<sup>th</sup> day of September, 2017 by and BETWEEN 1) MR. VAJIULLA M. KANCHWALA, having address at – 4/C3, Basant Park, R. C. Marg, Chembur, Mumbai – 400 071, 2) MR. ASAD ABDUL HASAN CHOUDHARY, having address at – Ready Money Building No. 2, 3<sup>rd</sup> Floor, Flat No. 12, Clare Road, Byculla, Mumbai – 400 008, both adults, Indian Inhabitants, hereinafter called the “THE TRANSFERORS” (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include their heir, executor, administrator, assign, agent & attorney) of the ONE PART.

AND

1) DR. LATA DHAVAAL DERASHRI 2) DR. DHAVAAL KANAIYALAL DERASHRI, both adults, Indian Inhabitants, having address at – Flat No. 1203, 12<sup>th</sup> Floor, Building No. Hex - 1, “Hex Blox CHS Ltd.”, Plot No. 269, Sector – 10, Kopra-Kharghar, Navi Mumbai – 410 210 hereinafter called as the “THE TRANSFEREES” (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include their heir, executor, administrator and assign) of the OTHER PART.

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as “THE CORPORATION” having its Registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Bombay 400021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-section (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as “the said Act”), for the New Town of New Bombay. The area designated as site for New Town under Sub-Sec. (1) and (3-A) of section 113 of the said Act.



*Asad Abdul Hay*

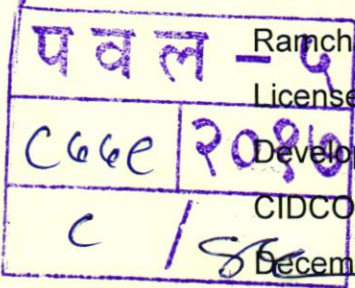
*Dr. Derashri*  
*Derashri*

AND WHEREAS the State Government has acquired land within the designated area of New Bombay and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113 - A of the said Act.

AND WHEREAS By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or [vesting in it] in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS CIDCO Ltd. allotted Plot bearing No. 253+254+269 under 12.5% scheme, adm. area 15381.18 Sq. Mtrs., Sector- 10, Kopra-Kharghar, Navi Mumbai, Tal - Panvel, Dist - Raigad in favour of 1) Shri. Govind Balya Bhagat, 2) Shri. Vishnu Kamalakar Bhagat, 3) Shri. Gotiram Namdeo Bhagat & 4) Shri. Ramchandra Chambharya Bhagat (hereinafter referred to as "The Original Licensees") and on payment of Lease Premium amount, City & Industrial Development Corporation of Maharashtra Ltd. herein referred to as the CIDCO of the One Part entered into Agreement to Lease dated 18<sup>th</sup> December, 2006 with the original licensees 1) Shri. Govind Balya Bhagat, 2) Shri. Vishnu Kamalakar Bhagat, 3) Shri. Gotiram Namdeo Bhagat & 4) Shri. Ramchandra Chambharya Bhagat, the party of Other Part. The CIDCO Ltd. granted license in favour of the Original Licensees for the purpose and agreed to grant a lease in favour of Original Licensees or their nominee all that piece and parcel of Plot No. 253+254+269, adm. area 15381.18 Sq. Mtrs. Sector - 10, Kopra-Kharghar, Navi Mumbai, Tal - Panvel, Dist - Raigad more particularly described in the land schedule therein written and on the terms and condition therein contained.

AND WHEREAS The said original licensees made application to the CIDCO Ltd. for grant of permission for transfer of their right, title, interest in the said GES Plot No. 253+254+269 in favour of New licensee M/S. SHIVYASH DEVELOPERS, herein referred as the New Licensees and CIDCO Ltd. granted permission to the said Original Licensees for transfer of their right, title, interest in respect of said GES Plot and Original Licensees entered into Tripartite Agreement dated 29<sup>th</sup> January, 2007 by and between Corporation, the Party of first part and 1) Shri. Govind Balya



*Aadhondhary*  
*[Signature]*

*DKDoroshri*

2

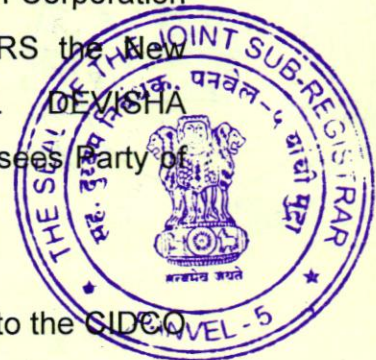
*Duashri*

Bhagat, 2) Shri. Vishnu Kamalakar Bhagat, 3) Shri. Gotiram Namdeo Bhagat & 4) Shri. Ramchandra Chambharya Bhagat the Original Licensees the Party of Second Part and M/S. SHIVYASH DEVELOPERS the New Licensee the Party of Third Part on the terms and conditions mentioned therein.

AND WEHREAS M/S. SHIVYASH DEVELOPERS applied to the CIDCO Ltd. for grant of permission for sub-division of the said Plot into two Plots and the CIDCO Ltd. by its letter dated 20<sup>th</sup> March, 2007 granted the permission for sub-division of two Plots such as i) Plot No. 253 + 254, adm. area 5381.19 Sq. Mtrs. and ii) Plot No. 269, adm. area 9999.99 Sq. Mtrs.

AND WHEREAS the said New licensees made application to the CIDCO Ltd. for grant of permission for transfer of their right, title, interest in the GES Plot No. 269, adm. area 9999.99 Sq. Mtrs. Sector - 10, Kopra-Kharghar, Navi Mumbai, Tal - Panvel, Dist - Raigad in favour of Subsequent New licensee M/S. DEVISHA INFRASTRUCTURE PVT. LTD., a Company, Registered under the Indian Companies Act, 1956, herein referred as the Subsequent New Licensees and CIDCO Ltd. granted permission to the said New licensees for transfer of their right, title, interest in respect of said GES Plot and New Licensees entered into Tripartite Agreement dated 23<sup>rd</sup> March, 2007 by and between Corporation the Party of first part and M/S. SHIVYASH DEVELOPERS the New Licensees the Party of Second Part and M/S. DEVISHA INFRASTRUCTURE PVT. LTD., the Subsequent New Licensees Party of Third Part on the terms and conditions mentioned therein.

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AND WHEREAS the Builders submitted building Plan to the CIDCO Ltd. and the Additional Town Planning Officer of the Corporation granted Development permission and issued Commencement Certificate under Reference bearing No. CIDCO/ATPO/659 dated 29<sup>th</sup> March, 2007 for construction of Residential building "A" Wing to "F" Wing Stilt + 17<sup>th</sup> Floor.

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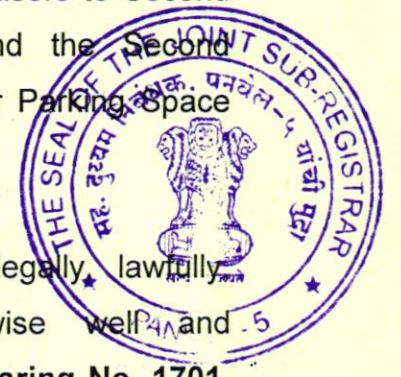


(INDIA) PVT. LTD. against Flat bearing No. 1701, on the 17<sup>th</sup> Floor, Building No. Hex-5, adm. area 853 Sq. Ft. Carpet including the area of the balcony, dry balcony, flower bed and attached terrace, in the project known as "HEX BLOX", Plot No. 269, Sector - 10, Kopra-Kharghar, Navi Mumbai, Tal – Panvel, Dist– Raigad.

AND WHEREAS the first Purchasers M/S. APOLLO RETAILERS (INDIA) PVT. LTD., referred as Transferor entered into Sale Deed dated 23<sup>rd</sup> March, 2017 with Transferees 1) MR. VAJIULLA M. KANCHWALA 2) MR. ASAD ABDUL HASAN CHOUDHARY for the sale and transfer Ownership Right of Flat bearing No. 1701, on the 17<sup>th</sup> Floor, Tower E, adm. area 853 Sq. Ft. Carpet including the area of the balcony, dry balcony, flower bed and attached terrace, in the Building known as "HEX BLOX", Plot No. 269, Sector - 10, Kopra-Kharghar, Navi Mumbai, Tal – Panvel, Dist– Raigad against payment of total agreed consideration amount of Rs. 76,50,000/- (Rupees Seventy Six Lakhs Fifty Thousand Only) on the terms and condition mentioned therein. The Sale Deed dated 23<sup>rd</sup> March, 2017 has been duly Stamped and Registered with the concerned Sub - Registrar of Assurances at Panvel– 3 under Regd. Sr.

No. पवेल 3/1652/2017 dated 23/03/2017 and the Transferees have paid Rs. 75,73,500/- (Rupees Seventy Five Lakhs Seventy Three Thousand Five Hundred Only) to the Transferor after deducting 1% TDS amount of Rs. 76,500/- (Rupees Seventy Six Thousand Five Hundred Only) and the possession of said Flat was handed over by First Purchasers to Second Purchasers therein under the Possession Letter and the Second Purchasers are in exclusive use, occupation of Stilt Car Parking Space No. 198 against Flat No. 1701.

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AND WHEREAS the Transferors herein are legally, lawfully, absolutely seized and possessed of and otherwise well and sufficiently entitled to the Proposed Shares and Flat bearing No. 1701, on the 17<sup>th</sup> Floor, Tower E, Building No. Hex-5, adm. area 853 Sq. Ft. Carpet, in the building known as "HEX BLOX CO-OPERATIVE HOUSING SOCIETY LTD.", Plot No. 269, Sector - 10, Kopra-Kharghar, Navi Mumbai, Tal – Panvel, Dist– Raigad and Stilt Car Parking Space No. 198 more particularly described in the schedule written herein under.

Adm. Area. 11.15 Sq. mtr.

*Drashti*

*[Signature]*

*[Signature]*

*[Signature]*

*D. Kedarashri*

*Drashti*

*Drashti*

AND WHEREAS the Transferors have desired to sale, transfer the said Flat premises in favour of any prospective Transferees and the 'Transferees' have hereinafter taking inspection of relevant papers and documents have approached to the Transferors and shown their keen interest, desire in purchasing, acquiring the said Flat and the Transferors have agreed to sell, transfer of all their right, title, interest and ownership in the said Flat against the payment of total agreed consideration amount of **Rs. 91,50,000/- (Rupees Ninety One Lakhs Fifty Thousand Only)**. However both parties agreed that TDS amount of 1% will be paid by Transferors directly to Income Tax Department as per applicable Rule upon the terms and conditions mentioned hereinafter :-

**NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-**

1. That the recital stated hereinabove will form the part and parcel of this Agreement and same have been incorporated hereinafter specifically.

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2. In pursuance of this Agreement the Transferors hereby agreed to transfer and assign in favour of Transferees and Transferees hereby agreed to purchase, acquire from the Transferors the membership rights under Proposed shares in the capital of Hex Blox CHS Ltd., alongwith **Ownership Right of Flat bearing No. 1701, on the 17<sup>th</sup> Floor, Tower E, Building No. Hex-5, adm. area 853 Sq. Ft. Carpet, in the building known as "HEX BLOX CO-OPERATIVE HOUSING SOCIETY LTD."**, Plot No. 269, Sector - 10, Kopra-Kharghar, Navi Mumbai, Tal - Panvel, Dist- Raigad and Stilt Car Parking Space No. 198 against the payment of total agreed consideration amount of **Rs. 91,50,000/- (Rupees Ninety One Lakhs Fifty Thousand Only)**. However both parties agreed that TDS amount of 1% will be paid by Transferees directly to Income Tax Department as per applicable Rule. The details of payment is as under :-



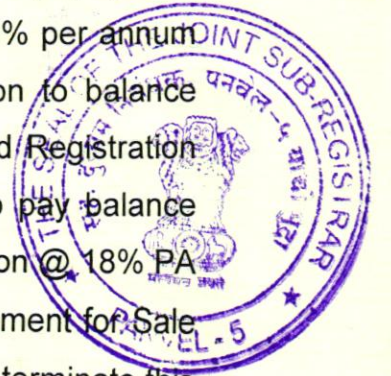
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- a) **Rs. 1,00,000/- (Rupees One Lakh Only)** paid by the Transferees to the Transferors being the Part payment. The receipt for the same doth hereby admit by Transferors separately.
- b) **Rs. 91,500/- (Rupees Ninety One Thousand Five Hundred Only)** will be paid by the Transferees as TDS to Income Tax Department after Execution and Registration of Agreement for Sale.
- c) Balance amount of **Rs. 89,58,500/- (Rupees Eighty Nine Lakhs Fifty Eight Thousand Five Hundred Only)** will be paid by the Transferees on or before 45 days from Execution & Registration of this Agreement for Sale through their financial institution / Bank or through own source and on or before execution and Registration of Sale Deed and the Transferors hereby agreed to handing over of the physical possession of the said Flat to the Transferees.

3. It is agreed between the parties that if Transferees shall make default in payment of balance agreed consideration amount within 45 days time limit, the Transferees shall pay delay payment charges by way of interest on balance amount @ 18% per annum for the delayed period to the Transferors in addition to balance consideration amount till 60 days from Execution and Registration of Agreement for Sale. If Transferees are unable to pay balance agreed consideration amount alongwith interest thereon @ 18% PA till 60 days from Execution and Registration of Agreement for Sale then in that case, the Transferors shall be at liberty to terminate this Agreement by giving advance notice to the Transferees and Transferors shall on such terminations refund to the Transferees the amount of consideration paid as on date of termination without any interest and the Transferors shall be at liberty to sell, transfer the said Flat to any other person or retain with them and the Transferees shall not be entitled to question or dispute such sale, retention on any ground whatsoever or claim of any amount

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*[Signature]*  
Aadwardhoy

*[Signature]*  
D.K.P. Darastri  
Dushni





6. The Transferors hereby covenant to the Transferees that they will hand over all Original documents such as Registered Agreement dated 31<sup>st</sup> December, 2012 alongwith Registration Receipt and Index II, Possession Letter, Registered Sale Deed dated 23<sup>rd</sup> March, 2017 alongwith Registration Receipt and Index II, Stilt Car Parking Space No. 198 Letter of Allotment dated 4<sup>th</sup> December, 2010, Transfer NOC from Society and other relevant papers and documents whatsoever it may be pertaining to the said Flat either to the Financial Institution / Bank of Transferees or directly to the Transferees.

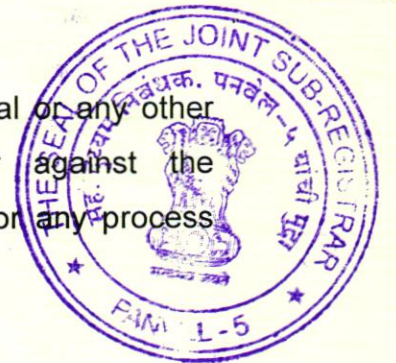
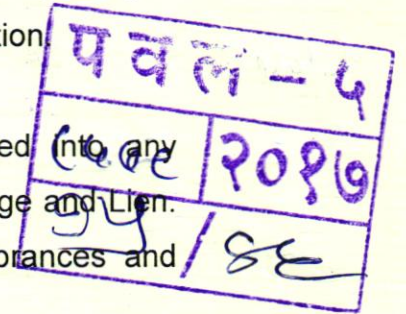
7. The Transferors hereby declares represent and covenant with the Transferees that -

(a) The Transferors are well & sufficiently legally entitled to said Flat and possessed defacto (physical) & dejure (legal) possession. They have not mortgaged, alienated, charged the said Flat to any other bank / Financial Institution

(b) The Transferors in the past have not entered into any Agreement either in the form of Sale, Gift, Charge and Lien. The said Flat is free from all claims, encumbrances and reasonable doubts of any nature whatsoever.

(c) There are no suits, litigations, civil or criminal or any other proceedings instituted / pending by or against the Transferors in respect of the said Flat and/or any process issued by any Competent Court of Law.

(d) The said Flat is not the subject matter of any lispends or easements or Interlocutory order of attachments or Prohibitory order either before or after judgment or at the instance of any Taxation Authority or any other Authorities and the Transferors have not given any undertakings to the Taxation Authorities or any Authorities so as not to deal with or dispose of the right, title and interest in the said Flat and that the Transferors have full and absolute power and



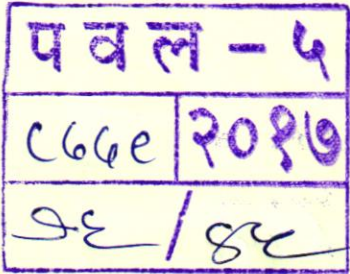
*Achardhary.*  
*[Signature]*

*D.K.D. Arashni*  
*[Signature]*

authority to deal with the same. The Transferors have not created any mortgage, charge, lien or any encumbrances or liability or third party and adverse right whatsoever in favour of anyone in respect of the said Flat and that they have not done any act whereby the rights in respect of the said Flat have been prejudiced or jeopardized in any manner whatsoever.

(e) The Transferors have not received any notice either from the Government, Semi Government, statutory body or authorities regarding any of the legal proceeding, acquisition and/or requisition in respect of the said Flat.

(f) The Transferors hereby declare that there is no pending dues against said Flat to the Society and the Transferors have not received any notice from any statutory body or authorities, the Transferors hereby indemnify for the due payment of any nature whatsoever in respect of the said Flat.



(g) The Transferors hereby covenant with the Transferees that Transferors are the absolute owner of the said Flat and no other person has or have any right, title, interest, claim or demand of any nature whatsoever in or upon the said Flat, whether by way of sale, gift, trust, inheritance, easement or otherwise whatsoever and they & only they are having all rights, full power and absolute authority to sell, transfer the said Flat to the Transferees. The Transferors are competent and entitled to sell and transfer the said Flat in favour of Transferees.

(h) The Transferors are not restricted by Income Tax Act, Gift Tax Act and Wealth Tax Act or under any other Act/Statutory provisions from transferring the said Flat under this Agreement.



*Adhwarthy*  
*[Signature]*

*DKD Derashti*  
*[Signature]*

(i) The Transferors have not done any act, deed, matter or thing whereby they prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Transferees and the Transferors have all the rights, title and interest to enter into this Agreement with the Transferees for the transfer of said Flat.

8. The Transferors shall obtain No Objection Letter from the said Society inter alia to the effect that the Society has no objection to the Transferees being admitted as members of the said Society and for the transfer of the said Flat and Proposed Shares and all inclusive rights by the Transferors in favour of the Transferees in the records of the said Society. It shall be the sole obligation of the Transferors to obtain such no objection.

9. At the time of completion of the sale (a) the Transferors shall also execute a proper Sale Deed recording completion of sale in the format approved by the Transferees (b) the Transferors shall by an appropriate writing resign as the members of the said society and request the society to admit the Transferees as members of the society in place of the Transferors (c) the Transferees shall apply to the said society to become members of the said Society (d) the Transferors and the Transferees duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the said shares and Flat from the names of the Transferors to the name of the Transferees.

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10. The Transferors covenant that in the event if any demand, suit, charge or other legal proceeding or claim is made by any person or any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale & transfer of the said Flat by them in favour of Transferees herein then in such event they indemnify and shall keep indemnified and harmless the said Transferees against such claim, demand, charge or charges that may be faced by the said Transferees and shall require to be compensated full value, consideration paid under these present

*Adhondhary*

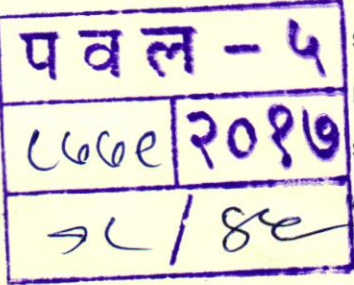
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*KPD Grahni*

*Arashi*

alongwith damages and other incidental expenses incurred thereon to the Transferees.

11. The Transferors have represented and assured to the Transferees that the title to the said Flat is clear and marketable, In the event it is found that Transferors title to the said Flat is defective or any claim is made on the said Flat or Transferees have suffered any loss or damages by the statements, declarations, representations and assurances made by the Transferors or any claim whether directly or indirectly is made on the said Flat in that case Transferors agree to indemnify the Transferees and hereby indemnifies the Transferees, their nominee and their successor in title to the said Flat against all loss, damages, cost and expenses which may be suffered by the Transferees / their nominee/ their successor in title on account of above and the Transferors shall reimburse the Transferees and / or their nominee and / or successor in title for the same on their making demand to that effect.



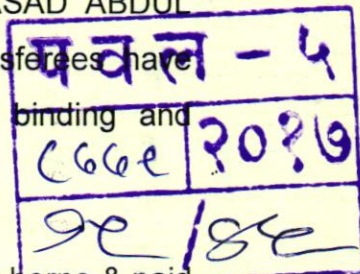
12. The Transferors hereby further covenant with the Transferees that the Transferors and/or their agent, attorney shall from time to time and at all times whenever called upon by the Transferees or their Advocate or Solicitor to execute and perform or cause to be done, executed and performed all such further acts, deeds and things and writings whatsoever more perfectly conveying, transferring the said Flat unto and to the use of Transferees as shall or may be reasonably required at the cost and expenses of Transferees.

13. Both parties agree and undertake that this deal shall be completed in all manner strictly within prescribed time limit by way of execution of sale deeds, documents, forms, application, papers, furnishing of requisites NOC from concerned Society, authority.

  
Adhondhary

DKDDarashri  
Darashri

14. The Transferors have agreed to pay the Maintenance Charges to Society and Electric bills to MSEDCL till the date of handing over of physical possession and thereafter the Transferees shall be liable to pay the same.
15. The Transferors hereby covenant that hereinafter on execution of this Agreement for Sale, they will not enter into any understanding, Agreement, Deed towards sale, transfer of said Flat in favour of any person or company.
16. The Transferees have also inspected Title Certificate dated 3<sup>rd</sup> April, 2007 issued by Edate & Sunil Associates, Advocates & Consultants certifying the title of the above mentioned GES Plot and have satisfied themselves as regards the title of M/S. DEVISHA INFRASTRUCTURE PVT. LTD.
17. The Transferees have also acquainted themselves with all the terms & conditions of the Sale Deed dated 23<sup>rd</sup> March, 2017 executed between M/S. APOLLO RETAILERS (INDIA) PVT. LTD. and 1) MR. VAJIULLA M. KANCHWALA 2) MR. ASAD ABDUL HASAN CHOUDHARY for the said Flat. The Transferees have agreed that the said terms & conditions will be binding and acceptable to them.
18. The transfer fees in respect of the transfer of said Flat borne & paid by the Transferors and Transferees in ratio of 50:50 to "HEX BLOX CO-OPERATIVE HOUSING SOCIETY LTD.". The Transferors shall make application to Society for obtaining of the Transfer NOC of the said Flat and also Co-operate in obtaining Mortgage NOC in the prescribed format of the Housing Finance Institutions / Bank from Society.
19. The Stamp Duty and Registration Charges, if any payable for the completion of the sale, shall be borne and paid by the Transferees alone and the Transferors will not be liable to pay the same.



*Asad Choudhary*  
*[Signature]*

*DKD Deshpande*  
*Drashni*

SCHEDULE OF LAND

ALL THAT piece or parcel of land known as Plot No. 269, Sector – 10, Kopra-Kharghar, Navi Mumbai, Tal – Panvel, Dist– Raigad under 12.5% Gaothan Expansion Scheme admeasuring 9999.99 Sq. Mtrs. area and bounded as follows :

On or towards the North by : Road  
On or towards the South by : Plot No. 270 & 271  
On or towards the East by : Plot No. 248 & 249  
On or towards the West by : Plot No. 252, 253, 254 & 255

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SCHEDULE OF THE PROPERTY

Right, title, interest, membership under **Proposed Shares of "HEX BLOX CO-OPERATIVE HOUSING SOCIETY LTD."** and Ownership Right of Flat bearing No. 1701, on the 17<sup>th</sup> Floor, Tower E, Building No. Hex-5, adm. area 853 Sq. Ft. Carpet, in the building known as "HEX BLOX CO-OPERATIVE HOUSING SOCIETY LTD.", Plot No. 269, Sector - 10, Kopra-Kharghar, Navi Mumbai, Tal – Panvel, Dist– Raigad and Stilt Car Parking Space No. 198. Adm. Area. 11.15 Sq.mtr



*Arashi*  
*[Signature]*  
*[Signature]*  
*Adhondhay*

*[Signature]*

*DKD Derashi*

*DKD Arashi*  
*Arashi*

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and year first hereinabove written.


SIGNED AND DELIVERED by the Within named the "TRANSFERORS"

1) MR. VAJIULLA M. KANCHWALA  
Pan No. AAFP2124G




2) MR. ASAD ABDUL HASAN CHOUDHARY  
Pan No. AAGPC7091R

In the presence of .....

1. Pranit P. Padave 



2. Bideshvari Pathyay 


SIGNED AND DELIVERED by the Within named the "TRANSFEREES"

1) DR. LATA DHAVAAL DERASHRI  
Pan No. AETPT0848Q




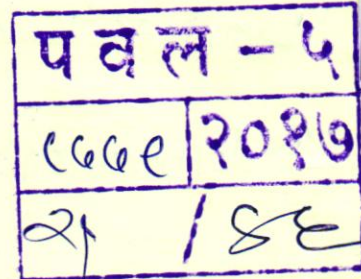
2) DR. DHAVAAL KANAIYALAL DERASHRI  
Pan No. APBPD5377D

In the presence of .....

1. Pranit P. Padave 



2. Bideshvari Pathyay 



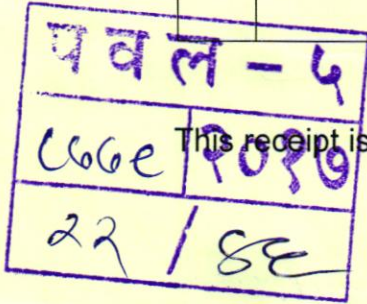


## RECEIPT

Date: - 28/09/2017

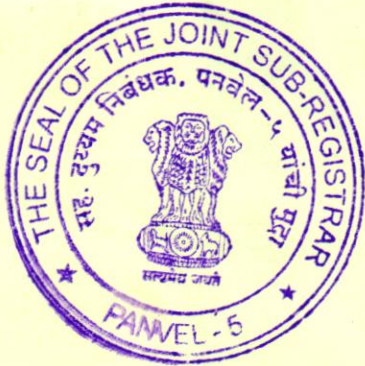
RECEIVED OF AND FROM the within named 1) DR. LATA DHAVAAL DERASHRI 2) DR. DHAVAAL KANAIYALAL DERASHRI a sum of Rs. 1,00,000/- (Rupees One Lakh Only) being the part payment for the sale, transfer and membership of Society under Proposed Shares of "HEX BLOX CO-OPERATIVE HOUSING SOCIETY LTD." and Ownership Right of Flat bearing No. 1701, on the 17<sup>th</sup> Floor, Tower E, Building No. Hex-5, adm. area 853 Sq. Ft. Carpet, in the building known as "HEX BLOX CO-OPERATIVE HOUSING SOCIETY LTD.", Plot No. 269, Sector - 10, Kopra-Kharghar, Navi Mumbai, Tal - Panvel, Dist- Raigad and Stilt Car Parking Space No. 198., The details of payment made is as under:- Adm. Area. 11.10 Sector.

Sr. No.	Cheque / RTGS No.	Date	Drawn on	Amount
1.	096978	28/07/2017	ICICI Bank, Prabhadevi branch	Rs. 1,00,000/-
			<b>Total amount</b>	<b>Rs. 1,00,000/-</b>



This receipt is subject to realization of the said Cheque.

WE SAY RECEIVED  
Rs. 1,00,000/-



1) MR. VAJIULLA M. KANCHWALA

2) MR. ASAD ABDUL HASAN CHOUDHARY  
"THE TRANSFERORS"

Witnesses:-

1. Pranit P. Palsare

2. Bideshwarji Pathyay





23/03/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 1652/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7650000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7572000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका क्र. 1701 सतरावा मजला,टॉवर ई,प्लॉट नं. 269 सेक्टर 10 खारघर ता. पनवेल जि. रायगड क्षेत्र 853 चौ.फुट कारपेट( ( Plot Number : - ; SECTOR NUMBER : 10 ; ) )
(5) क्षेत्रफळ	1) 853 चौ.फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अपोलो रिअलटर्स प्रा.ली लॉफे संचालक मन्नुला एम कांचवाला यांचे कु.मु. राजेंद्र साळुखे - - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं: जी-8 , तळ मजला , इमारतीचे नाव: गुस्टेव अपार्टमेंट , चेंबूर नाका , हनुमान टेम्पल, आर सी मार्ग मुंबई. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:- AAAD3390C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वजीउल्ला एम कांचवाला - - वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: .4/सी3 ,बसंत पार्क , आर. सी मार्ग , चेंबूर मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AAFPK2124G 2): नाव:-असद अब्दुल हसन चौधरी यांचे कु.मु. वजीउल्ला एम कांचवाला - - वय:- 52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: .4/सी3 ,बसंत पार्क , आर. सी मार्ग , चेंबूर मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:- AAGPC7091R
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2017
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2017
(11)अनुक्रमांक,खंड व पृष्ठ	1652/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	460000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

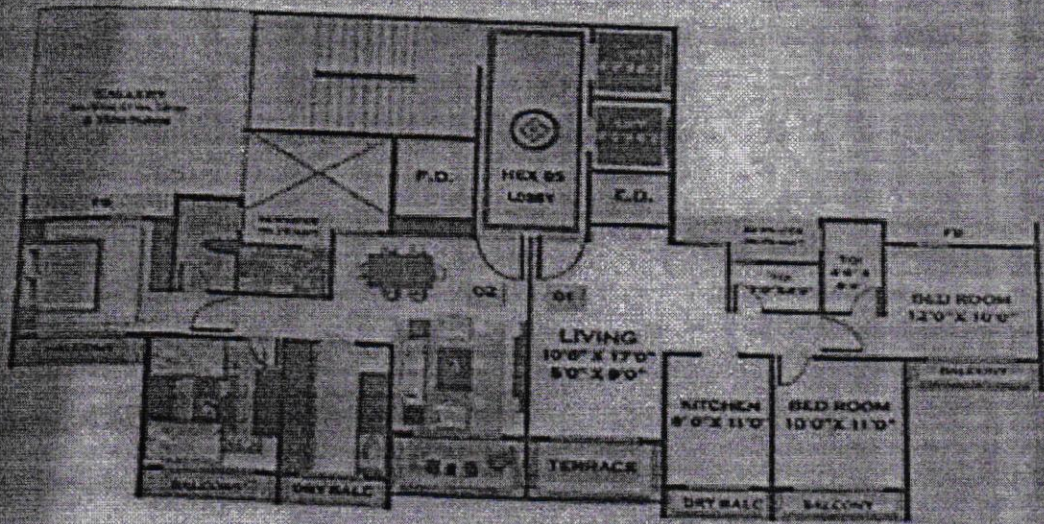
सह दुय्यम निबंधक वर्ग-२  
पनवेल क्र. ३

मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

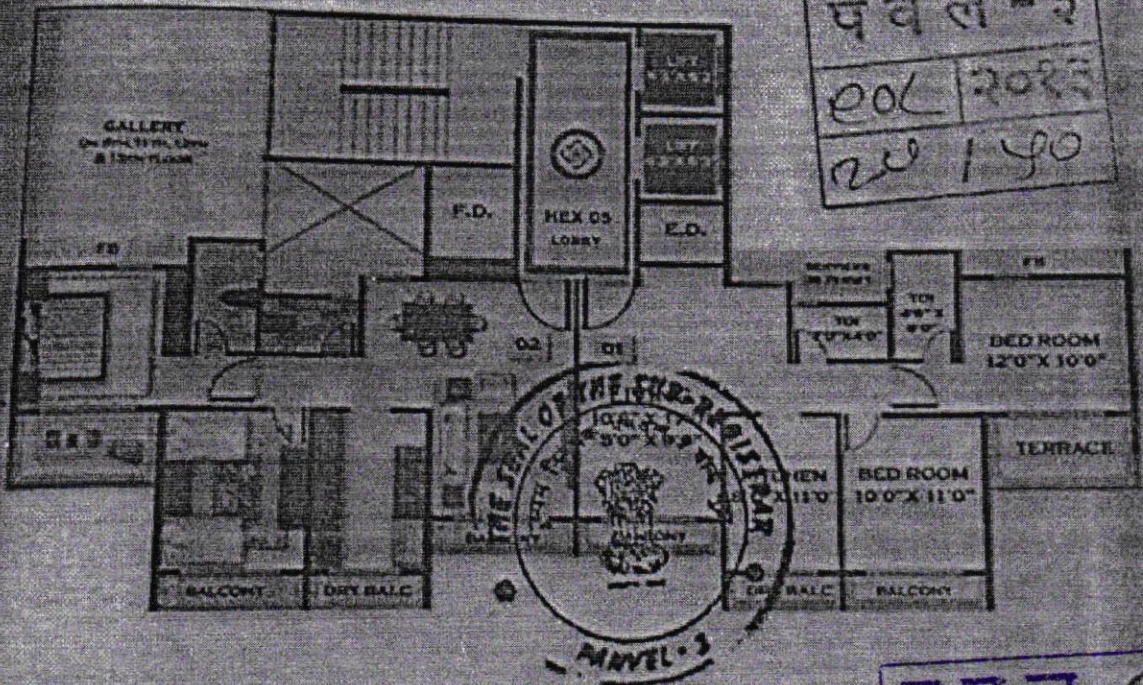


within the limits of any Municipal Corporation or any Cantonment



TYPICAL FLOOR PLAN (2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH)

15



पवेल-३  
२०८ २०२३  
२० / ५०

TYPICAL FLOOR PLAN (3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH & 17TH)

HEX - 5

FLAT No. 1701

पवेल-३  
२०८ २०१७  
२५ / १८



# HEX BLOX CO-OPERATIVE HSG. SOCIETY LTD.

(Regd.No.NBOM/CIDCO/HSG.(TC)4589/JTR/2012-2013 Dated 06-07-2012)

Plot No.269, Sector-10, Kharghar, Navi Mumbai - 410 210.

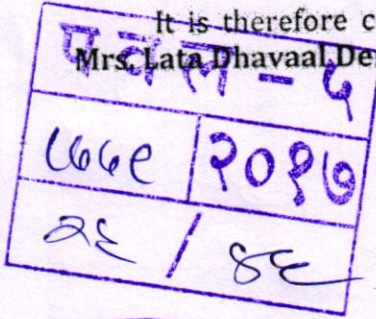
Ref. No. :

Date 20 AUG 2017

## NO OBJECTION CERTIFICATE

This is to certify that **Mr. Vajiulla M. Kanchwala & Mr. Asad A. H. Choudhary** are the bonafide members of our society holding membership of Flat No. **Hex- 5 / 1701**. They have conveyed to the society that they intends to sell the above mentioned flat to **Mrs. Lata Dhavaal Derashri & Mr. Dhavaal Derashri** vide their letter dated 27/07/2017.

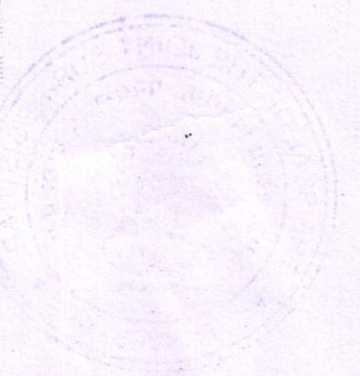
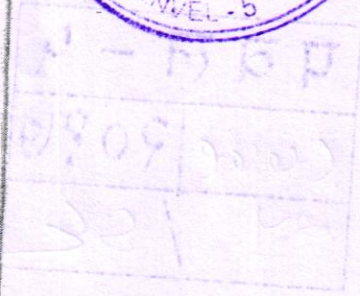
It is therefore confirmed that the society has no objection to sell the said flat to **Mrs. Lata Dhavaal Derashri & Mr. Dhavaal Derashri**.



(Surendra Jadhav)  
Chairman

(Prashant Rathod)  
Secretary

For Hex Blox CHS Ltd





Friday, March 17, 2017  
5:51 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1625 दिनांक: 17/03/2017

गावाचे नाव: भायखळा  
दस्तऐवजाचा अनुक्रमांक: बवई5-1504-2017  
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: अमद अब्दुल हसन चौधरी

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 260.00

पृष्ठांची संख्या: 13

एकूण: रु. 360.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:48 PM ह्या वेळेस मिळेल.

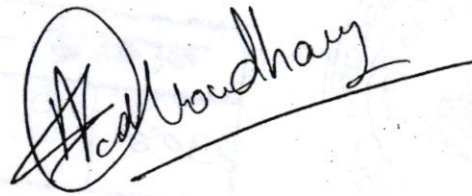
सह दुय्यम निबंधक, मुंबई-5

बाजार मूल्य: रु. 1/-  
मोबदला रु. 0/-  
भरलेले मुद्रांक शुल्क : रु. 500/-

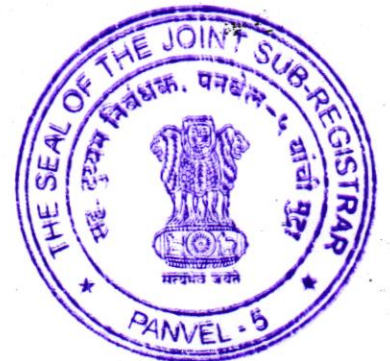
सह दुय्यम निबंधक  
मुंबई शहर क्र. ५

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 260/-

DELIVERED

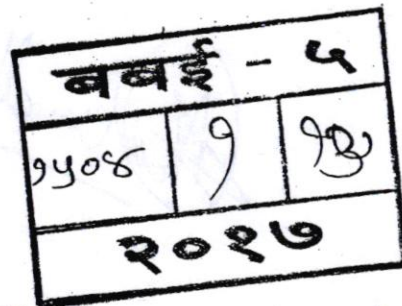
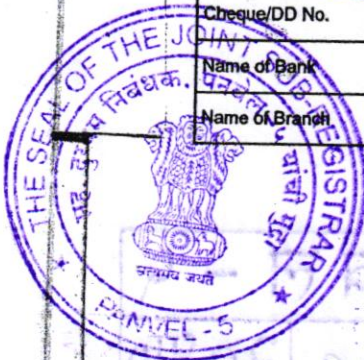


प व ल - ५  
६६६ २०१७  
२०/१६

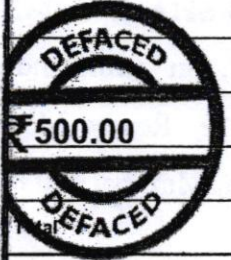


GRN- MH009470031201617E	BARCODE	Date 17/03/2017-12:24:49	Form ID 48(f)
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	
Office Name BOM5_JT SUB REGISTRAR MUMBAI 5		Full Name	Asad Abdul Hasan Chaudhari
Location MUMBAI			
Year 2016-2017 One Time		Flat/Block No.	Flat No. 12 Ready Money Building No.2
Account Head Details		Amount In Rs.	Premises/Building
0030045501 Stamp Duty		500.00	Road/Street Cler Road Bhaykhala
			Area/Locality Mumbai
			Town/City/District
			PIN 4 0 0 0 0 8
Remarks (If Any)			
SecondPartyName=Vajiula M Kanchwala-			
Total		Amount In	Five Hundred Rupees Only
	500.00	Words	
Payment Details		FOR USE IN RECEIVING BANK	
IDBI BANK			
Cheque-DD Details		Bank CIN	Ref. No. 69103332017031711976 117678188
Cheque/DD No.		Date	17/03/2017-12:25:50
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

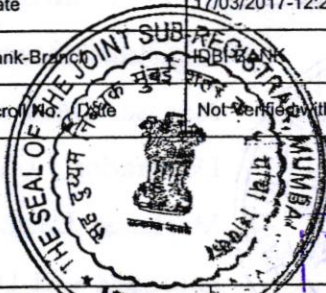
Mobile No. : Not Available



Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID (If Any)			
Type of Payment Registration Fee		PAN No.(If Applicable)			
Office Name BOM5_JT SUB REGISTRAR MUMBAI 5		Full Name		Asad Abdul Hasan Chaudhari	
Location MUMBAI		Flat/Block No.		Flat No. 12 Ready Money Building No.2	
Year 2016-2017 One Time		Premises/Building			
Account Head Details		Amount In Rs.		PIN	
0030045501 Stamp Duty		500.00		4 0 0 0 0 8	
		Road/Street		Cler Road Bhaykhala	
		Area/Locality		Mumbai	
		Town/City/District			
		Remarks (If Any)			
		SecondPartyName=Vajiula M Kanchwala-			
		Amount In		Five Hundred Rupees Only	
		Words		500.00	



Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332017031711976 117678188	
Cheque/DD No.		Date	17/03/2017-12:25:50		
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. Date	Not Verified with Scroll		



Mobile No. : Not Available

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-509-1504	0005171458201617	17/03/2017-17:28:28	IGR550	500.00
Total Defacement Amount					500.00

पवल - ५  
६६६२०१७  
२९/१६

जवई - ५  
२  
२०१७







बवई - ५		
१५०४	३	१३
२०१७		

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, MR. ASAD ABDUL HASAN CHOUDHARY, an adult Indian Inhabitant of Mumbai, residing at Flat No. 12, Ready Money Building No. 2, on 3<sup>rd</sup> Floor, Clare Road, Byculla, Mumbai 400 008, DO HEREBY SEND GREETINGS:

पवल - ५	
६००६	२०१७
३० / १८	



WHEREAS I am unable to look after and visit the Sub-Registrar office in respect of Agreement for Sale, Sale Deed, Deed of Release, Deed of Confirmation, Deed of Rectification, Deed of Declaration, Leave and License Agreement, Lease Agreement, Mortgage Deed, Re-Conveyance of Mortgage, General Power of Attorney, Gift Deed and/or such other deed or documents which are signed by me, AND WHEREAS I hereby desirous to appoint nominate, constitute MR. VAJIULLA M. KANCHWALA as my true and lawful Attorney in my name and on my behalf to appear before the Sub- Registrar office anywhere in India.

NOW KNOW ALL THE PRESENTS WITNESSETH I, MR. ASAD ABDUL HASAN CHOUDHARY, do hereby appoint, nominate and



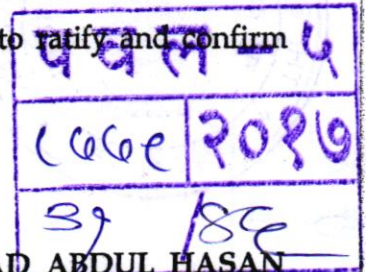
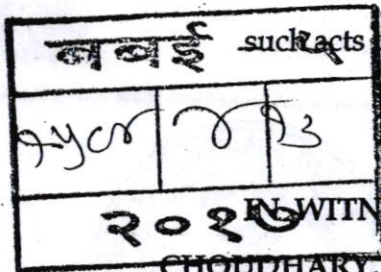


constitute **MR. VAJIULLA M. KANCHWALA** as my true and lawful Attorney to do any of the following acts, deeds, thinks, matters etc. as mentioned hereinafter:

1. To admit execution any deed, documents, Agreement for Sale, Sale Deed, Deed of Release, Deed of Confirmation, Deed of Rectification, Deed of Declaration, Leave and License Agreement, Lease Agreement, Mortgage Deed, Re-Conveyance of Mortgage, General Power of Attorney, Gift Deed, Affidavit and/or such other deed or document before the Sub-Registrar of Assurances in respect of any Property in my name and/or on my behalf, and for that to appear before Sub- Registrar office anywhere in India/ Maharashtra in my name and on my behalf and also to admit execution, as my said Attorney may deem fit proper.



**AND GENERALLY** to do all such acts, deeds, things and matters which are lawfully to be done by virtue of these presents as if I could myself have done had these presents not been executed and I hereby undertake to ratify and confirm such acts done by my said Attorney.



IN WITNESS WHEREOF I, **MR. ASAD ABDUL HASAN CHOUDHARY**, the Executant herein, have put my signature to this writing on 17<sup>th</sup> day of March, 2017.



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SIGNED SEALED AND DELIVERED )  
By the withinnamed EXECUTANT )



MR. ASAD ABDUL HASAN CHOUDHARY )

In the presence of \_\_\_\_\_ )

*Asad Choudhary*

EXECUTANT

1) *Kadam*  
(Siddharth R. Kadam)

2) *Chandhyan*  
(Chandhyan Mishra)

पवल - ५  
१६०६ २०१७  
३२/१८८

Specimen Signature of Attorney

*Signature of Attorney*

बवई - ६		
१५	५	१३
२०१७		



MR. VAJIULLA M. KANCHWALA



D:\Documents\Sneha Sheth\Babubhai\POA Admit Execute.doc





कार्ड संख्या / PERMANENT ACCOUNT NUMBER

AAGPC7091R



नाम / NAME  
ASAD CHOUDHARY

पिता का नाम / FATHER'S NAME  
CHOUDHARY

जन्म तिथि / DATE OF BIRTH  
31-03-1977

हस्ताक्षर / SIGNATURE

*Asad Choudhary*

आयकर निदेशक (पद्धति)  
DIRECTOR, DE INCOME TAX (SYSTEMS)

*Asad Choudhary*

पवल - ५	
८६६९	२०१७
३४/८३	

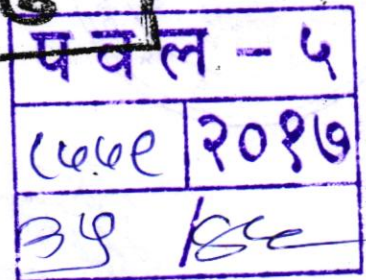
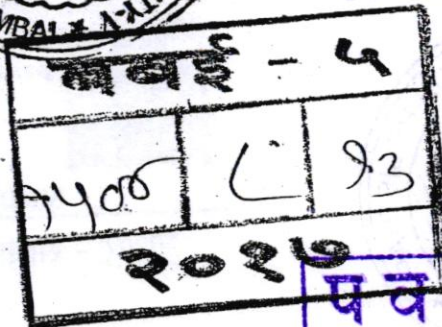


इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
आयकर निदेशक (पद्धति)  
ए.आर.ए. सेन्टर, पृथक  
ई-२, झन्डेवाला एक्सटेंशन  
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to the issuing authority:  
Director of Income Tax (Systems)  
ARA Centre, Ground Floor  
E-2, Jhandewala Extn.  
New Delhi - 110 055



बवई - ५	
२५००५९	१३
२०१७	





भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1325/30037/00260

To,  
वजीउला मेहबुला कंचवला  
Vajulla Mehbulu Kanchwala  
S/O: Mehbulu Bhulal Kanchwala  
4/C3, Basant Park  
R.C. Marg  
Near Chembur Police station Chembur  
Mumbai  
Chembur Mumbai Mumbai  
Maharashtra 400071  
9819817788

Ref: 23/04D/1812/18662/P



SE037244160ET



आपला आधार क्रमांक / Your Aadhaar No. :

3848 0701 1203

आधार - सामान्य माणसाचा अधिकार

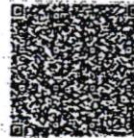
पवल - ५  
७७७७ २०१७  
३६ / ४८



भारत सरकार  
Government of India

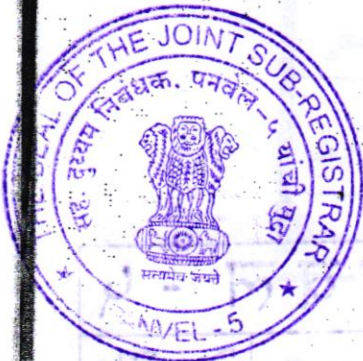


वजीउला मेहबुला कंचवला  
Vajulla Mehbulu Kanchwala  
जन्म तारीख / DOB: 16/04/1964  
पुरुष / Male



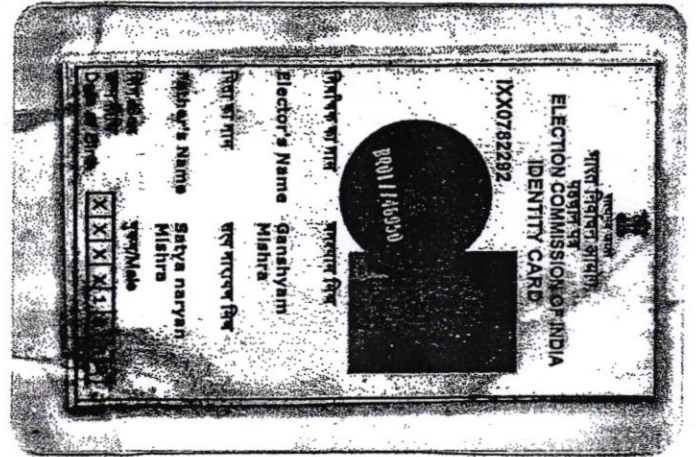
3848 0701 1203

आधार - सामान्य माणसाचा अधिकार



खबई - ५  
२५०० ९ २५  
२०१७

*Cherishyem*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

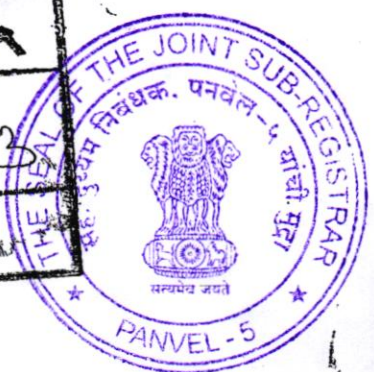
KADAM SIDDHARTH R  
RAMCHANDRA BABU KADAM  
03/05/1976  
Permanent Account Number  
ANI.PK8961E

*Kadam*

पत्र - ५  
६६६ २०१७  
३६ / १६

*Kadam*

पत्र - ५  
२४०० १० १३  
२०१७





Address : Bhatpura  
Town/VIII - Bhatpura,  
Anchal - Manigachhi,  
Distt. - Darabhangra

Pin - 847424

Address : Bhatpura  
Town/VIII - Bhatpura,  
Anchal - Manigachhi,  
Distt. - Darabhangra,  
847424

Print / Date : 13/02/2011

92 A/100th Street, Bhatpura, Distt. Darabhangra, Pin - 847424  
Fascimile Signature of Electoral  
Registration Officer 02, Darabhangra

पवल - ५	
८६६९	२०१७
३८/८९	



पवल - ५	
७५०८	१३
२०१७	





17/03/2017 5:53:36 PM

दस्त क्रमांक : बवई5/1504/2017

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा :
1	नाव: असद अब्दुल हसन चौधरी पत्ता: प्लॉट नं: 12, माळा नं: ., इमारतीचे नाव: रेडी मनी वील्डींग नं. 2, ब्लॉक नं: भायखळा, मुंबई, रोड नं: क्लेर रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AAGPC7091R	कुलमुखत्यार देणार वय :- 39 स्वाक्षरी:- <i>Asad Chaudhary</i>		
2	नाव: वजीऊला एम. कांचवाला पत्ता: प्लॉट नं: 4/3, माळा नं: ., इमारतीचे नाव: बसंत पार्क, ब्लॉक नं: चेंबूर मुंबई, रोड नं: चेंबूर पोलीस स्टेशनच्या जवळ, महाराष्ट्र, मुंबई. पॅन नंबर: AAFPK2124G	पॉवर ऑफ अटॉर्नी होल्डर वय :- 52 स्वाक्षरी:- <i>V. Kamal</i>		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ: 17 / 03 / 2017 05 : 29 : 20 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: धनश्याम . मिश्रा वय: 28 पत्ता: सदनिका क्र 8/बी अमोल गार्डन कल्याण पू पिन कोड: 421306		
	नाव: सिद्धार्थ रामचंद्र कदम वय: 35 पत्ता: 1/2, रिद्धी सिद्धी अपार्टमेंट, घाटकोपर ईस्ट, मुंबई पिन कोड: 400077		

पवत - 4  
 66e 2089  
 80 / 85



शिक्षा क्र. 4 ची वेळ: 17 / 03 / 2017 05 : 30 : 07 PM

शिक्षा क्र. 5 ची वेळ: 17 / 03 / 2017 05 : 30 : 20 PM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक, मुंबई-5

सह दुय्यम निबंधक Payment Details.

मुंबई शहर क्र. 4

sr.	Epayment Number
1	MH009470031201617E

प्रमाणित करणेत येते की  
 दस्तामध्ये एकूण ..... 93 ..... पाने आहेत  
 पुस्तक क्र. 1 मध्ये अ.क्र. बवई-5/2017/2017  
 नोंदला.  
 दिनांक 9/03/2017

सह. दुय्यम निबंधक, मुंबई शहर-5



1504 / 2

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## घोषणापत्र

आज दिनांक २२/०९..... सन २०१७ रोजी मी श्री. वजीउल्ला एम. कांचवाला याद्वारे घोषित करतो की, दुय्यम निबंधक पनवेल - ५..... यांचे कार्यालयात करारनामा (Agreement for Sale) या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. असद अब्दुल हसन चौधरी यांनी दिनांक १७ मार्च, २०१७ रोजी दिलेल्या कुलमुखत्यारपत्राआधारे मुखत्यारपत्रात नमूद केलेली/न केलेल्या खालील नमूद मालमत्तेचे मुखत्यारपत्र अन्वये खालील मिळकतीचे वर्णन सदनिका नं. १७०१, सतरावा मजला, टॉवर एफ, बिल्डिंग नं. हेक्स-५, क्षेत्रफळ ८५३ चौ. फुट. कारपेट, “हेक्स ब्लॉक्स को-ऑपरेटिव हौसिंग सोसायटी लि.”, प्लॉट नं. २६९, सेक्टर - १०, कोपरा-खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड आणि स्टिल्ट कार पार्किंग स्पेस नं. १९८ करारनामा (Agreement for Sale) दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणाऱ्याने रद्द केलेले नाही अथवा देणाऱ्या व्यक्तीपैकी कुणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे रद्द बादल ठरलेले नाही. सदर मुखत्यारपत्र पूर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूर्णपणे सक्षम आहे. मी असे जाहीर करतो की, सदरच्या दस्तऐवजामध्ये चुकीचे कथन आढळून आल्यास मी व्यक्तीशः नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिन याची मला जाणीव आहे.

प न व ल - ५	
८६६९	२०१७
४९	१४९

श्री. वजीउल्ला एम. कांचवाला  
कुलमुखत्यारपत्र धारकाचे नाव व सही



हस्ताक्षर

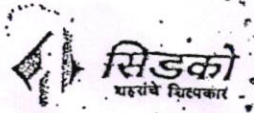
20/28

५

कोरा कागद
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पवल - ५	
७७७	२०१७
४९ / ७७	





# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:  
'निर्मल', दुसरा मजला, नेरीमन पॉइंट, मुंबई - ४०० ०२२.  
दूरध्वनी : (स्वागत फक्ष) +९१-२२-६६५००९००  
फॅक्स : +९१-२२-२२०२२५०९

मुख्य कार्यालय:  
'सिडको' भवन, सीबीडी बेलापा, नवी मुंबई-४०० ६१४.  
दूरध्वनी : +९१-२२-६७९११८१००  
फॅक्स : +९१-२२-६७९११८१६६

संदर्भ क्र.: CIDCO/ATPO(BP) 1535 -

दिनांक: 19 OCT 2010

## OCCUPANCY CERTIFICATE

पवळ-२  
८०९८/२०१७  
४०/४५

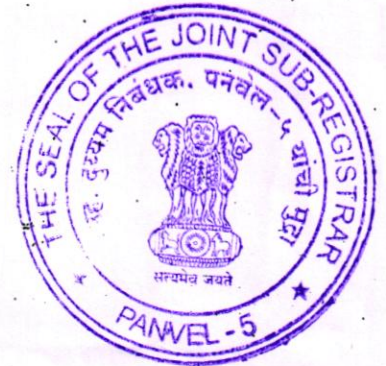
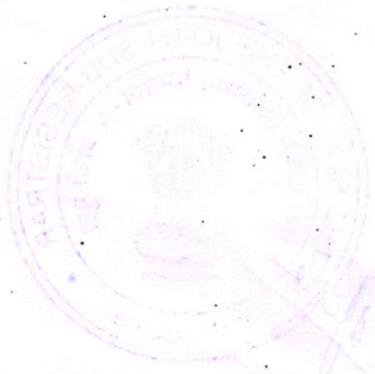
I hereby certify that the development of Residential Building (Res. BUA= 14999.580 Sq.mtrs. (No. of Units-R-320 Nos.) (Free of FSI Fitness Centre BUA=198.960 Sq.m.) Total BUA=14999.580 on Plot No. 269, Sector-10, at Kopra-Kharghar (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Dimensions Architects Pvt. Ltd. has been inspected on 11/10/2010 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 29/03/2007 and that the development is fit for the use for which it has been carried out.



(R. B. Patil)  
Add: Town Planning Officer(BP)  
(Navi Mumbai & Khopta)

प-१५३५  
४९०९/२००३  
३२/४३

पवळ-५  
८६६९/२०१७  
४३/४५



*Signature*

*Signature*


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VAJIULLA MEHBULLA KANCHWALA  
MEHBULLA BHULAI KANCHWALA

16/04/1964  
Permanent Account Number  
AAFPK2124G

*Signature*  
Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAGPC7091R


नाम / NAME  
ASAD CHOUDHARY

पिता का नाम / FATHER'S NAME  
CHOUDHARY

जन्म तिथि / DATE OF BIRTH  
31-03-1977

हस्ताक्षर / SIGNATURE  
*Asad Choudhary*

आयकर निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

LATA VIJAY THAKKAR  
VIJAY MANGALDAS THAKKER

12/06/1982  
Permanent Account Number  
AETPT0848Q

*Signature*  
Signature




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DHAVAAL DERASHRI  
KANAIYALAL PRAHALADRAY DERASHRI

03/05/1983  
Permanent Account Number  
APBPD5377D

*DKD Derashri*  
Signature



*Derashri*

*DKD Derashri*

*15/10/88*

*27/10/1980*

*27/10/88*

प व ल - ५

८७७९२०१७

४४७/४९


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRANIT PRAKASH PADAVE  
PRAKASH GOPAL PADAVE

27/10/1980  
Permanent Account Number  
BAWPP9395L

*Signature*  
Signature




*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AGXPU8078K

नाम / Name  
BIDESHVARI UPADHYAY

पिता का नाम / Father's Name  
BIDI UPADHYAY

जन्म का तिथि / Date of Birth  
12/07/1964

*Signature*  
Signature



*Signature*

529/8779

शुक्रवार, 29 सप्टेंबर 2017 2:19 म.नं.

दस्त गोष्टवारा भाग-1

पवल5 8779/2017  
दस्त क्रमांक: 8779/2017

दस्त क्रमांक: पवल5 /8779/2017

बाजार मूल्य: रु. 85,69,500/-

मोबदला: रु. 91,50,000/-

भरलेले मुद्रांक शुल्क: रु.4,57,500/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

अ. क्र. 8779 वर दि.29-09-2017

रोजी 1:54 म.नं. वा. हजर केला.

पावती:9329

पावती दिनांक: 29/09/2017

सादरकरणाराचे नाव: लता धवल देराश्री - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 920.00

पृष्ठांची संख्या: 46

दस्त हजर करणाऱ्याची सही:

एकुण: 30920.00

*Shashi**[Signature]*

Sub Registrar Panvel 5

*[Signature]*

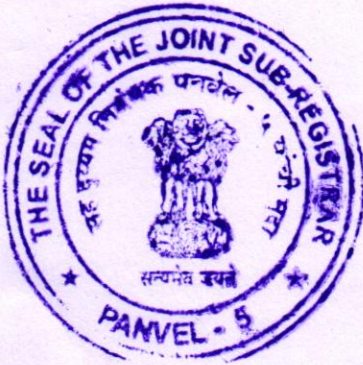
Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 29 / 09 / 2017 01 : 54 : 00 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 09 / 2017 01 : 55 : 20 PM ची वेळ: (फी)



दस्तएवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्र  
व्यवती इत्यादि बनावट आढळून आल्यास याची  
संपुर्ण जबाबदारी निष्यादकांची राहिल.

*[Signature]*  
लिहुन देणार

*[Signature]*  
लिहुन घेणार

*Shashi*





29/09/2017 2 18:15 PM

दस्त गोपवारा भाग-2

पवेल 5 *SE*  
दस्त क्रमांक:8779/2017

दस्त क्रमांक :पवेल5/8779/2017

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वजीउल्ला एम. कांचवला हे स्वता करीत व श्री. असद अब्दुल हसन चौधरी यांचे कु.मु म्हणून - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 4/सी3, बसंत पार्क, आर. सी मार्ग, चेंबूर, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAF PK2124G	लिहून देणार वय :-53 स्वाक्षरी:- <i>Amjad</i>		
2	नाव:लता धवल देराश्री - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 1203, वारावा मजला, विल्डिंग नं. हेक्स-1, हेक्स ब्लॉक्स सी एच एस लि, प्लॉट नं. 269, सेक्टर -10, कोपरा-खारघर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायगड. पॅन नंबर:AETPT0848Q	लिहून घेणार वय :-35 स्वाक्षरी:- <i>Deashri</i>		
3	नाव:धवल कनैयालाल देराश्री - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 1203, वारावा मजला, विल्डिंग नं. हेक्स-1, हेक्स ब्लॉक्स सी एच एस लि, प्लॉट नं. 269, सेक्टर -10, कोपरा-खारघर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायगड. पॅन नंबर:APBPD5377D	लिहून घेणार वय :-34 स्वाक्षरी:- <i>Dhaval</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:29 / 09 / 2017 02 : 08 : 37 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विदेश्वरि ब्रम्हदेव उपाध्याय - - वय:53 पत्ता:रुम नं. 102, दुर्गा अपार्टमेंट, सेक्टर 10, खारघर, नवी मुंबई पिन कोड:410210	<i>Swadeshwar</i> स्वाक्षरी		
2	नाव:प्रणित प्रकाश पाडावे - - वय:27 पत्ता:शॉप नं. 66, साई चेंबर, प्लॉट नं. 44, सेक्टर -11, सी वी डी बेलापूर, नवी मुंबई पिन कोड:400614	<i>Pranish</i> स्वाक्षरी		

शिक्का क्र.4 ची वेळ:29 / 09 / 2017 02 : 09 : 16 PM

शिक्का क्र.5 ची वेळ:29 / 09 / 2017 02 : 09 : 27 PM

Sub Registrar Panvel 5

EPayment Details.

sr. Epayment Number  
1 MH005763776201718SDefacement Number  
0003271600201718

प्रमाणित करणेत येते की सदर दस्तास एकूण *SE*  
पाने आहेत. पुस्तक क्र. *9*  
क्रमांक *4006/2096* वर नोंदला  
*Amjad*

यह दुथप निबंधक, वर्ग २, पनवेल ५  
दिनांक *29* माहे *09* मस *2017*

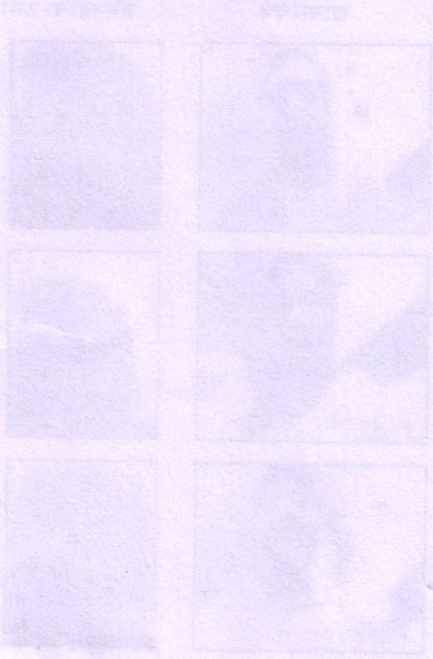
Know Your Rights as Registrants

8779 /2017

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

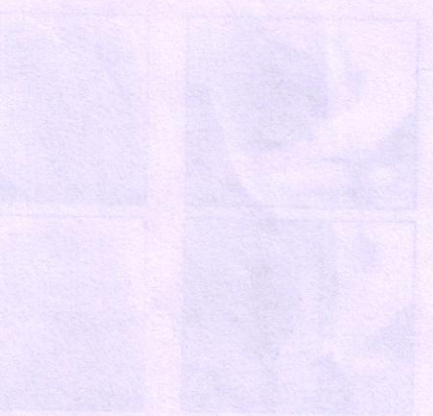
For feedback, please write to us at feedback.isarita@gmail.com

Scanned Doc. No.: 8779  
Time 6.51  
Date 29/9/17



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32  
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