

03/08/2018

सूची क्र. 2

दुय्यम निबंधक : सह दु.नि. कुर्ता 2

दस्त क्रमांक : 9618/2018

नोदणी :

Regn:63m

गावाचे नाव : कांजुर

- | (1) विलेखाचा प्रकार | काररनामा |
|--|---|
| (2) मोबदला | 6000000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 7929384.1 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: फ्लॉट नं. बी - 104, पहिला मजला, बी विंग, आदित्या अपार्टमेंट, आदित्या को-ऑप. हौसिंग सोसायटी लि., इंदिरा नगर, कांजूरमार्ग पूर्व, मुंबई - 400042, फ्लॉट क्षेत्र 612 चौ. फूट बिल्ड अप, सी. टी. एस नं. 1056 ई, क्लिज कांजूर, तातुका कुर्ता, दस्तात नमुद केल्या प्रमाणे, बांधकाम वर्ष 2013 ((C.T.S. Number : 1056-E ;)) |
| (5) क्षेत्रफळ | 1) 56.87 चौ.मीटर |
| (6) आकारणी किवा जुडी देण्यात असलेले तेंव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-संतोष डी. नायर . . वय:-46; पत्ता:-फ्लॉट नं. बी 104, पहिला मजला, बी विंग, आदित्या अपार्टमेंट, आदित्या को-ऑप. हौ. सो. लि., इंदिरा नगर, कांजूरमार्ग पूर्व, मुंबई, ., भाडूप पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400042 पॅन नं:- 2): नाव:-माया नायर . . वय:-40; पत्ता:-फ्लॉट नं. बी - 104, माळा नं: पहिला मजला, बी विंग, इमारतीचे नाव: आदित्या अपार्टमेंट, आदित्या को-ऑप. हौ. सो. लि., ब्लॉक नं: इंदिरा नगर, कांजूरमार्ग पूर्व, मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:- |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-मोहित नीरजकुमार अवस्थी . . वय:-27; पत्ता:-सी - 7, तिसरा मजला, मॅन्डोजा अपार्टमेंट, कांजूर क्लिज, कांजूरमार्ग पूर्व, मुंबई, सेंट फ्रांसिस शेवीयर चर्च रोड, भाडूप पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400042 पॅन नं:-ATTPA7833K 2): नाव:-नीरज कुमार अवस्थी . . वय:-58; पत्ता:-फ्लॉट नं: सी - 7, माळा नं: |

3TDITYA CO. OP. HSG. SOCIETY LTD.

REG. NO. MUM-2 / W-S / HSG / (T.C) / 10498 / 2012 - 2013
C.T.S. NO. 1056/E, INDIRA NAGAR, KANJURMARG (E), MUMBAI - 400042

DATE - 01.12.2018
MONTH - DEC. - 2018

BILL NO. - 2550
FLAT NO - B - 104
MEMBERS NAME - MR MOHIT N. K. AWASTHY

| SR. NO. | PARTICULAR | AMOUNTS |
|---------|---|----------|
| 1 | MUNICIPAL TAX | 707.00 |
| 2 | COMMON ELECTRICAL CHARGE | 300.00 |
| 3 | WATER CHARGES | 200.00 |
| 4 | SOCIETY SERVICE / MAINTENANCE CHARGE | 700.00 |
| 5 | CAR / M. CYCLE / SCOOTER PARKING CHARGE | - |
| 6 | BLDG. INSURANCE CHARGES | - |
| 7 | NON OCCUPANCY CHARGES | 100.00 |
| 8 | SINKING FUND | 105.00 |
| 9 | REPAIR FUND | 314.00 |
| 10 | OTHER CHARGES | - |
| | NET TOTAL | 2,426.00 |
| | ADD - ARREARS | - |
| | ADD - INTEREST ON DUE | - |
| | GRAND TOTAL | 2,426.00 |

NOTE

- 1 PLEASE PAY BILL AMOUNT IN FAVOUR OF SOCIETY NAME.
- 2 PAY YOUR BILL UP TO 25 TH OF EVERY MONTH
- 3 IN CASE OF DEFAULT INTEREST WILL BE CHARGE AT RATE 21 % P.A, ON BALANCE DUES

FOR 3TDITYA CO. OP. HSG. SOCIETY LTD.

SECRETARY / TREASURER / ACCOUNTANT

3TDITYA CO. OP. HSG. SOCIETY LTD.

REG. NO. MUM-2 / W-S / HSG / (T.C) / 10498 / 2012 - 2013

C.T.S. NO. 1056/E, INDIRA NAGAR, KANJURMARG (E), MUMBAI - 400042

Date - 30.11.2018

Receipt No. - 2245
RECEIVED with thanks from MR MOHIT N. K. AWASTHY

the sum of Rs TWO THOUSAND FOUR HUNDRED TWENTY SIX

Flat No. - B - 104
By Cash / Cheque No 945700 Drawn on ICICI BANK

against Bill No. 2512 In Full/Part Payment UPTO NOV.- 2018

On a/c of maintenance charge

Rs : - 2,426/-

FOR 3TDITYA CO. OP. HSG. SOCIETY LTD.

SECRETARY / TREASURER / ACCOUNTANT

BILL NO.(GGN): 0000022764614665

ग्राहक क्रमांक : 000050038769 मोबाईल/ईमेल : 98xxxxxx73
MOHIT NIRAJKUMAR AWASTHY
 B/104;ADITYA APT.;INDIRANAGAR KANJUR MARG KANJUR MARG 400042

GSTIN:27AAECM2933K1ZB

| | | |
|---------------|---|------------|
| देयक दिनांक | : | 12-02-2025 |
| देयक रक्कम रु | : | 3050.00 |

| | | |
|---------------|---|------------|
| देय दिनांक | : | 04-03-2025 |
| या तारखे नंतर | : | 3090.00 |

Scan this QR Code with BHIM App for



UPI Payment
 QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पृथील देयकत समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
 १८००-२१२-२६८६, १८००-२३३-३६६६, १११२, १११२०

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

| | | |
|-------------------|--|-----|
| बीज वापर | | 187 |
| फेब्रुवारी - 2024 | | 255 |
| फेब्रुवारी - 2025 | | 255 |

आम्ही येथेही उपलब्ध आहोत



| | | | |
|----------------------------------|--|----------------------|--------------|
| वित्तीय युनिट | : 4733/BHANDUP (E) S/DN./BHANDUP URBAN | पुरवठा दिनांक | : 04-08-2010 |
| दर संकेत | : 90/LT I Res 1-Phase | मंजूर भार | : 0.30 KW |
| पोल क्रमांक | : | सुरक्षा ठेव जमा (रु) | : 3782.47 |
| पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. | : 2/20/2170/5505/4733170 | चातु रिडिंग दिनांक | : 07-02-2025 |
| मिटर क्रमांक | : 07520536526 | मागील रिडिंग दिनांक | : 07-01-2025 |
| रिडिंग ग्रुप | : G2 | | |

Meter Status: Normal
 Bill Period: 1.03/

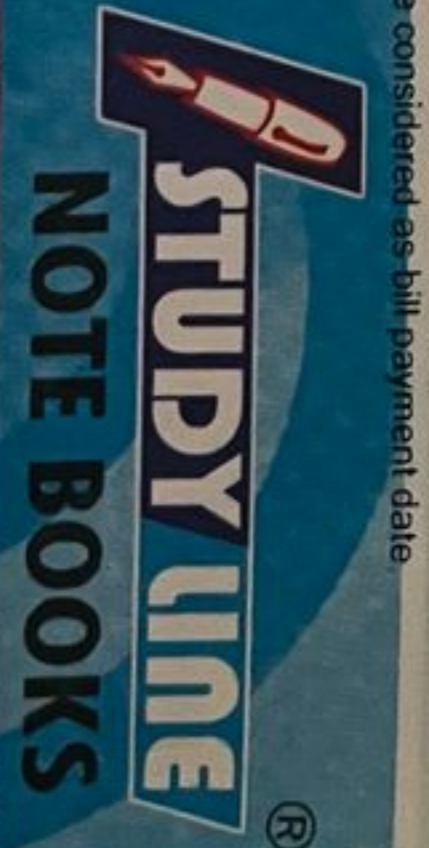
| चातु रिडिंग | मागील रिडिंग | गुणक अवयव | युनिट | समा. युनिट | एकूण वापर |
|-------------|--------------|-----------|-------|------------|-----------|
| 27471 | 27216 | 1.00 | 255 | 0 | 255 |

| | | | | | | | |
|----------------|-----|---|-----|-----|-----|-----|-----|
| जानेवारी-2025 | 229 | 0 | 100 | 200 | 300 | 400 | 500 |
| डिसेंबर-2024 | 217 | | | | | | |
| नोव्हेंबर-2024 | 392 | | | | | | |
| ऑक्टोबर-2024 | 301 | | | | | | |
| सप्टेंबर-2024 | 293 | | | | | | |
| ऑगस्ट-2024 | 229 | | | | | | |
| जुलै-2024 | 488 | | | | | | |
| जून-2024 | 544 | | | | | | |
| मे-2024 | 287 | | | | | | |
| एप्रिल-2024 | 238 | | | | | | |
| मार्च-2024 | 156 | | | | | | |

महत्वाचे

बऱ्याच दिना रेषादी इंधित्त साठी नोंदणी करा व प्रत्येक वित्तमास 10 रुपयाला नो-श्रीम रिजकॉर्ड फिक्का, नोंदणी करण्यासाठी :-
<https://consumer.mahadiscom.in/govtweb.php> (GGN नंतर पुण्या बऱ्याच वित्तार वरचा वाजुला खऱ्या कोणत्या मध्ये उपलब्ध आहे.)
 पृथक मॉड्युलर रिडिंग साधारणतः 07-03-2025 पर्यंत तारखेला होईल
 पुण्या मोबाईल नंबर व ईमेल पर्याय यंत्रणेचा प्रस्तावित नंतर करा लागणार
www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.
 *अनिलक्षण वेळी वित्तार <https://www.mahadiscom.in/wss> किंवा मोबाईल वॉप एप्लिकेशनद्वारे सुविधा, सुरक्षित आणि ऑनलाईन वेळी सुविधा उपलब्ध करा आणि 0.25/घंटासाठी वारसा रु.500/संवेदन फिक्का वेळीच प्रस्तावित गुणका helpdesk_dgm@mahadiscom.in वर संपर्क साधा.

For making Energy Bill payment through RTGS/NEFT mode, use following details
 Beneficiary Name: MSEDCL Beneficiary account no.: MSEDCL1000050038769
 IFS Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC
 Bill Amount: <As per bill>
 Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.



AVAILABLE AT ALL LEADING STORES
enquiry@saffronindia.net

| | | | |
|-----------------------------|-------------------------------|-------------------------|-------------|
| साधारण वित्तीय युनिट : 4733 | ग्राहक क्रमांक : 000050038769 | पी.सी. : G2 | दर : 90 |
| अंतिम तारीख : 04-03-2025 | Rs. 3050.00 | या तारखे पर्यंत भरल्यास | 21-02-2025 |
| | | या तारखे नंतर भरल्यास | 04-03-2025 |
| | | | Rs. 3020.00 |
| | | | Rs. 3090.00 |

| | | | |
|-------------------|--|-------------------------------|-------------------------|
| बंकेची स्वाकप्रत: | वित्तीय युनिट : 4733 | ग्राहक क्रमांक : 000050038769 | वित्तीय क्र. : 4733170 |
| | 47332000050038769040320250000030500040002102250030 | | पी.सी. : G2 दर : 90 |
| | | | अंतिम तारीख |
| | | | या तारखे पर्यंत भरल्यास |
| | | | या तारखे नंतर भरल्यास |
| | | | Rs. 3050.00 |
| | | | Rs. 3020.00 |
| | | | Rs. 3090.00 |

For Advt.: enquiry@saffronindia.net

२६९८ ५ ६५
२०१८



CHALLAN
MTR Form Number-6

| | | | | | | |
|-----------------------------|-----------------------------------|---------------------------|---|---|---------|------|
| GRN | MH004707881201819E | Barcode | Date 03/08/2018-11:22:31 | | Form ID | 25.2 |
| Department | Inspector General Of Registration | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | | TAX ID (If Any) | | | |
| Office Name | KRL2_JT SUB REGISTRAR KURLA NO 2 | | PAN No.(If Applicable) | ATTPA7833K | | |
| Location | MUMBAI | | Full Name | Mohit Nirajkumar Awasthy and other | | |
| Year | 2018-2019 One Time | | Flat/Block No. | Flat No. B - 104, 1st Floor. B Wing, Aditya | | |
| Account Head Details | Amount In Rs. | Premises/Building | Apartment, Aditya CHSL | | | |
| 0030045501 Stamp Duty | 396500.00 | Road/Street | Indira Nagar, Kanjurmarg East | | | |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | Mumbai | | | |
| | | Town/City/District | | | | |
| | | PIN | 4 0 0 0 4 2 | | | |
| | | Remarks (If Any) | SecondPartyName=Santosa B Nair | | | |
| | | Amount In | Four Lakh Twenty Thousand Five Hundred Rupees | | | |
| Total | 4,26,500.00 | Words | Only | | | |
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD Details | Bank CIN | Ref. No. | 69103332018080311249 | 176949038 | | |
| Cheque/DD No. | Bank Date | RBI Date | 03/08/2018-11:23:06 | Not Verified with RBI | | |
| Name of Bank | Bank-Branch | | IDBI BANK | | | |
| Name of Branch | Scroll No. , Date | | Not Verified with Scroll | | | |



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9870187333
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

[Signature]

[Signature]

[Signature]

Niraj Kumar

Pooja Awasthy

Flat No. B - 104

Stamp
कर
२०१८

AGREEMENT FOR SALE

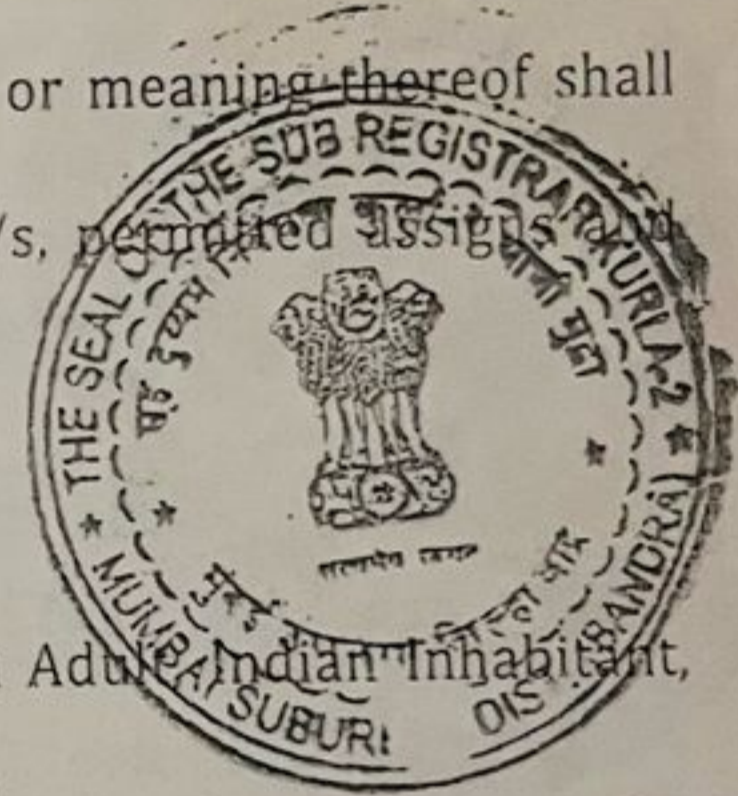
THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 3rd day of August, 2018 (03.08.2018);

BETWEEN;

(1) Mr. Santosh D. Nair, aged about 46 years, and (2) Mrs. Maya Nair, aged about 40 years, and both residing and joint-owners of Flat No. B- 104, 1st Floor, 'B' Wing, Aditya Apartment, Aditya Co-operative Housing Society Ltd., Indira Nagar, Kanjurmarg (East), Mumbai - 400042, hereinafter referred to as the "Vendors/ Transferors/ Party of the First Part" (which expression unless repugnant to the context or meaning thereof shall mean and include them, their heirs, executor/s, administrator/s, permitted assigns and successor in title);

AND;

(1) Mr. Mohit Nirajkumar Awasthy, aged about 27 years, an Adult Indian Inhabitant, having Income Tax Permanent Account Number as ATTPA7833K,
(2) Mr. Niraj Kumar Awasthy, aged about 58 years, an Adult, Indian Inhabitant, having Income Tax Permanent Account Number as ABTPA4251H, and
(3) Mrs. Pooja Niraj Kumar Awasthy, aged about 51 years, an Adult, Indian Inhabitant, having Income Tax Permanent Account Number as BCLPA8077P, all residing at C - 7, 3rd Floor, Mendonza Apartment, St. Francis Xaviers Church Road, Kanjur Village, Opp. Kanjur Church, Kanjurmarg (East), Mumbai - 400042, hereinafter referred to as the "Purchasers/ Transferees/ Party of the Second Part" (which expression unless repugnant to the context or meaning thereof shall mean and include them, their heirs, executor/s, administrator/s, permitted assigns and successor/s in title);



[Handwritten signatures]

[Handwritten signature]

[Handwritten signature]

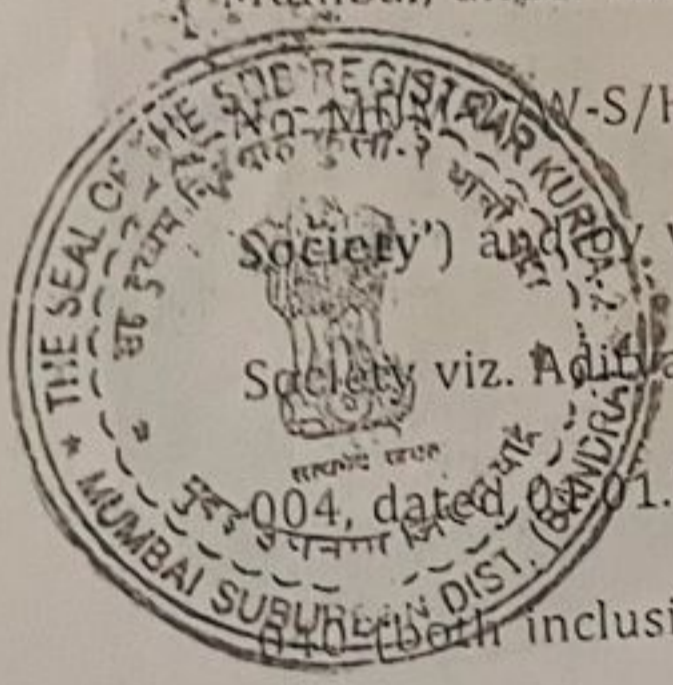
[Handwritten signature]

AND Party of First Part and Second Part individually referred to as "the party" and collectively referred to as "the parties hereto" AS FOLLOWS:

| | | |
|--------|---|------|
| कारण-२ | | |
| एवम् | < | एवम् |
| २००४ | | |

The Vendors/ Transferors are absolute Owner, sufficiently entitled to and have clear right, title and interest in Flat No. B - 104, admeasuring about 612 Sq. Ft. Built-up area on 1st Floor, 'B' Wing in the Building Aditya Apartment belonging to Aditya Co-operative Housing Society Ltd., situated at Indira Nagar, Kanjurmarg (East), Mumbai - 400042 (hereinafter referred to as the "said Flat").

(b) The Vendors/ Transferors are also the members of Aditya Co-operative Housing Society Ltd. a Society registered with the Dy. Registrar of Co-operative Societies at Mumbai, under the Maharashtra Co-operative Societies Act, 1960, under Registration No. M/S/HSG/(T.C)/10498/2012-2013, (hereinafter referred to as 'The Said Society') and by virtue of being the bonafide members of the said Society, the said Society viz. Aditya Co-operative Housing Society Ltd. has issued Share Certificate No. 004, dated 01.01.2013, for Ten fully paid shares of Rs. 50/- each bearing Nos. 031 to 040 (both inclusive) (hereinafter referred to as "the said Shares/ Membership of the Society").



(c) The said Flat viz. Flat No. B - 104, the said Shares and Membership of the Society together with the right to use, occupy, enjoy and possess the said Flat and the common amenities of the said Society and also the Vendors/ Transferor's right in the share capital of the said Society more particularly defined under schedule of property and hereinafter collectively referred to as the "said Property".

(d) Originally the said Property was acquired by Transferor from M/s. Aditya Developers vide Agreement for Sale executed on 30th December, 2007 which is registered in the office of Sub-Registrar of Assurances Kurla - 4 under Serial Number BDR 14 - 1271 2008, on 26.02.2007.

Niraj Kumar Pooja Awasthy

(e) At present the Vendors as 'Ownership Basis.

(f) Before the execution following represent Transferees which and the recitals here

(i) The Vendors from all enc is clear and off the same

(ii) The Vendor Society by said Prop Transfere

(iii) The Vendor absolutely lease, lo Statutory proceed

(iv) The Vendor of the s Transf occupy Vendo

(v) The Vendor absol and t what

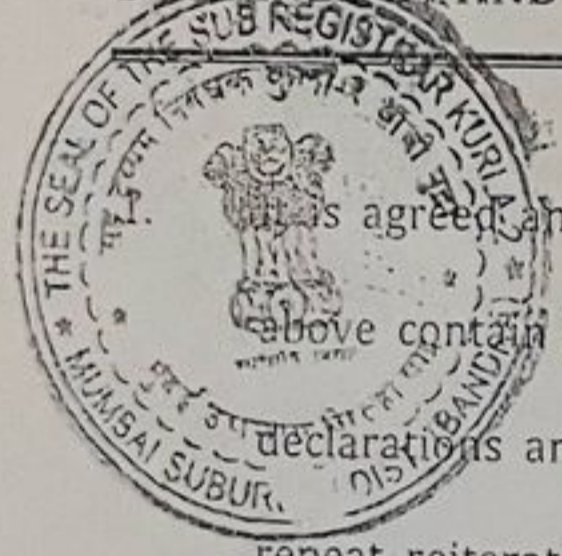
[Handwritten signatures]

Agreement as purported to be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment possession of the Purchasers/ Transferees in respect of the said Property may be disturbed.

रजिस्ट्रार-वे
२६९८ १०
२०१६

(g) The Vendors/ Transferors have represented to the Transferee that they they are desirous of disposing off their share, right, title and interest in the said Property for a lump-sum consideration and the Purchasers/ Transferees herein have agreed to acquire all the right, title and interest of the Vendors/ Transferors in the said Property on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:



It is agreed and declared by the parties hereto that the recitals narrated herein above contain the factual position relating to the said Property. The statements, declarations and representations made therein are true and correct. The parties repeat, reiterate and confirm the contents of the recitals, and the terms and phrases defined in the recitals as if the same were incorporated in the operative part of this Agreement as if the same are reproduce verbatim.

2. The Vendors/ Transferors hereby sell, transfer, conveys and assigns all their right, title and interest in the said Flat No. B - 104, admeasuring about 612 Sq. Ft. Built-up area on 1st Floor 'B' Wing in the Building Aditya Apartment belonging to Aditya Co-operative Housing Society Ltd., situated at Indira Nagar, Kanjurmarg (East), Mumbai - 400042, the said Shares, membership of the said Society and also the Vendors/ Transferor's right in the share capital of the said Society and the common amenities of the said Society and the Purchasers/ Transferees herein have agreed to acquire all their right, title and interest in the said Property.

[Handwritten signatures]
Niraj Kumar Pooja Awasthy

3. The Vendors/ Transfe
the said Property for
Lakhs Only). The
consideration mentio
possession of the ab
a) A sum of Rs. 4
by the Purcha
and earnest m
this Agreeeme
b) A sum of Rs.
Purchasers/
payment of
c) Balance sur
Only) sha
Transferor
fully by ta
Agreemen
Transfero
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Objection
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Transfer
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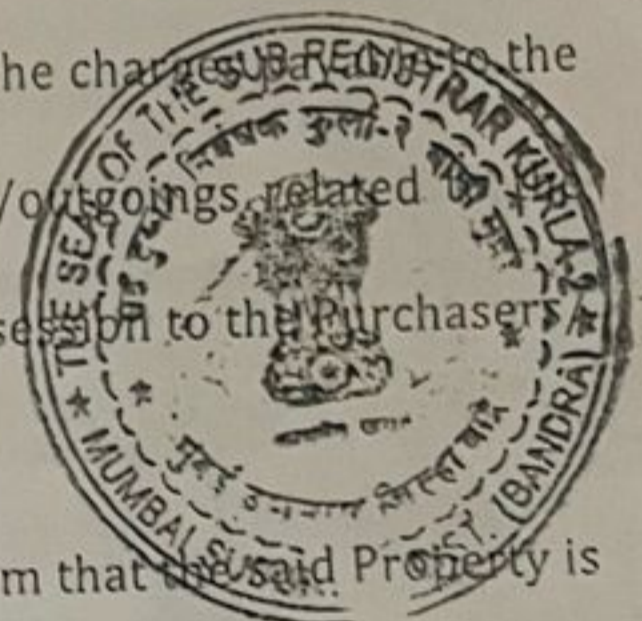
[Handwritten signatures]

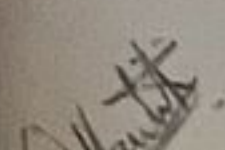
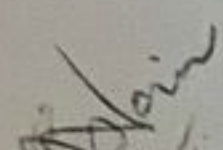
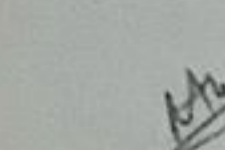
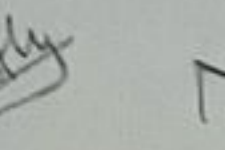
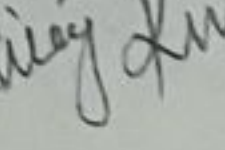
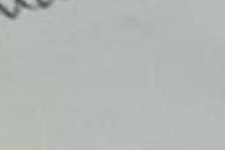
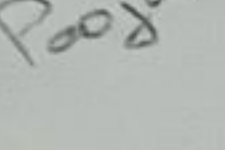
(e) At present the Vendors/ Transferors are holding the said Property on what is known as 'Ownership Basis'.

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(f) Before the execution hereof the Vendors/ Transferors have declared and made the following representations/ affirmations and covenants to the Purchasers/ Transferees which they believe to be true and correct and the said representations and the recitals hereinbefore made shall be the integral part of this Agreement:

- (i) The Vendors/ Transferors doth hereby declare that the said Property is free from all encumbrances, claims and demands whatsoever and the said Property is clear and marketable and that they are fully entitled to deal with or dispose off the same.
- (ii) The Vendors/ Transferors have paid and cleared off the charges ^{SUB REQUISITE} to the Society by way of Municipal Taxes and other dues/outgoings related to the said Property up to the date of handing over the possession to the Purchasers/ Transferees as per the Society bills.
- (iii) The Vendors/ Transferors hereby declare and confirm that the said Property is absolutely belongs to them and that they have not created any gift, pledge, lease, loan, mortgage, charge, lien, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Property in any Court of Law, Tax Authorities or with Municipality or Society authorities.
- (iv) The Vendors/ Transferors agree to transfer the said right in the share capital of the said Society and their interest in the said Property to the Purchasers/ Transferees and the Purchasers/ Transferees are entitled to hold, possess, occupy and enjoy the said Property without any interruption from the Vendors/ Transferors or anyone else claiming through them.
- (v) The Vendors/ Transferors hereby further declare that they have full right and absolute authority to enter into this Agreement and transfer the said Property and that they have not done or performed any act, deed, matter or things whatsoever whereby they may be prevented from entering into this



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17. This Agreement has been executed in Mumbai. The property is situated at Mumbai and the payments are made in Mumbai. Hence it is subject to jurisdiction of Mumbai Courts of Law.

SCHEDULE OF PROPERTY

- Flat No. B - 104, admeasuring about 612 Sq. Ft. Built-up area on 1st Floor, 'B' Wing in the Building consisting of Stilt + Seven upper floor with Lift known as Aditya Apartment belonging to Aditya Co-operative Housing Society Ltd., situated at Indira Nagar, Kanjurmarg (East), Mumbai - 400042, constructed on or about 2013 bearing C.T.S. No. 1056 - E, Survey No. 38 (part) in Village Kanjur of Kurla Taluka, Mumbai Suburban District.
- Membership of the Said Society vide. Share Certificate No. 004, dated 01.01.2013, for Ten fully paid shares of Rs. 50/- each bearing Nos. 031 to 040 (both inclusive).
- Right to use, occupy, enjoy and possess the said Flat and the common amenities of the said Society and also the Vendors/ Transferor's right in the share capital of the said Society and the common amenities of the said Society.

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals the day and year first hereinabove mentioned:

[Signature]

[Signature]

[Signature]

Niraj Kumar

Pooja Awasthy



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| २०१६/- (Rupees Sixty | | |

3. The Vendors/ Transferors hereby transfer all their share, right, title and interest in the said Property for the total consideration of Rs. 60,00,000/- (**Lakhs Only**). The Purchasers/ Transferees shall make the payment of the consideration mentioned hereinabove simultaneously against actual physical vacant possession of the above said Property in the following manner:

- a) A sum of Rs. 40,00,000/- (**Rupees Forty Lakhs Only**) has already been paid by the Purchasers/ Transferees to the Vendors/ Transferors as a way of token and earnest money deposit and part consideration on or before execution of this Agreement.
- b) A sum of Rs. 60,000/- (**Rupees Sixty Thousand Only**) shall be deducted by Purchasers/ Transferees and deposited to Government of India as payment of balance consideration.
- c) Balance sum of Rs. 19,40,000/- (**Rupees Nineteen Lakhs Forty Thousand Only**) shall be paid by the Purchasers/ Transferees to the Vendors/ Transferors as balance full and final consideration by them and/or partially/ fully by taking bank loan on or before 30 Days from the execution of this Agreement. If the Purchasers/ Transferees are taking bank loan, the Vendors/ Transferors shall agree to cooperate and give their support and signature whenever and wherever required for obtaining bank loan. Society No Objection Certificate for creation of charge/lien in the bank's format shall also be obtained by the Vendors/ Transferors in the case if the Purchasers/ Transferees are taking Bank Loan.



The Vendors/ Transferors doth hereby admits and acknowledges the receipt of the said consideration as mentioned under this Agreement and on receipt of full and final consideration agree to acquits, releases and discharges the Purchasers/ Transferees from the payment of the consideration or any part thereof on execution of this Agreement.

4. Both the parties have agreed that 1% TDS under section 194 IA of Income Tax Act to be deducted by the Purchasers/ Transferees out of payment to be made to the

Vijay
Deepa Asthy

C.T.S. No. 1056/E,
Indira Nagar,
Kanjurmarg (E),
Mumbai - 400 042.

Reg. No. MUM-2/W-S/HSG/(T.C.)/10498/2012-2013/Year 2012

Ref. No.

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ADITYA

CO. OP. HSG. SOC. LTD.

Date : 28/07/2018

TO WHOSOEVER MAY CONCERN

THIS IS TO CERTIFY THAT MR. SANTOSH D. NAIR & MRS. MAYA NAIR (SELLER) IS BONAFIDE MEMBER OF THE SOCIETY AND OWNER OF FLAT NO. B - 104 ON 1ST FLOOR IN THE BUILDING KNOWN AS "ADITYA APARTMENT", ADITYA CO - OPERATIVE HOUSING SOCIETY LTD". ADMEASURING 612 SQ. FT. CARPET / BUILT -UP AREA . THE BUILDING CONSISTS OF GROUND + 7 FLOORS WITH LIFT, CONSTRUCTED ON OR ABOUT 2013 BEARING C.T.S. NO. 1056 -E IN VILLAGE KANJUR (EAST) IN DISTRICT MUMBAI SUBURBAN DISTRICT.

THIS CERTIFICATE IS ISSUED AT THE REQUEST OF THE PRESENT MEMBER FOR TRANSFER OF FLAT NO. B - 104 TO 1) MR. MOHIT NIRAJ KUMAR AWASTHY 2) MR. NIRAJ KUMAR AWASTHY 3) MRS. POOJA NIRAJ KUMAR AWASTHY (PURCHASER) AND I /WE DELARE THAT WE HAVE NO OBJECTION ON THAT.

FOR ADITYA CHS LTD.

ADITYA CO. OP. HSG. SOC. LTD

President Secretary Treasurer
CHAIRMAN / HON. SECRETARY

(with society's Rubber Stamp & Round Seal)



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RECEIPT

RECEIVED of and from the within named Purchasers/ Transferees, (1) Mr. Mohit Nirajkumar Awasthy & (2) Mr. Niraj Kumar Awasthy and (3) Mrs. Pooja Niraj Kumar Awasthy a sum of Rs. 40,00,000/- (Rupees Forty Lakhs Only) being the token and earnest money deposit and part consideration for the sale and transfer of Flat No. B - 104 on the 1st floor, 'B' Wing of Aditya Co-operative Housing Society Ltd. situated at situated at Andira Nagar, Kanjurmarg (East), Mumbai - 400042, as under:

| Cheque No. | Dated | Drawn On | Amount (Rs.) |
|--------------|------------|--|--------------------|
| 000010 | 24.06.2018 | Kotak Mahindra Bank, Navi Mumbai Branch | 11,000/- |
| 389356 | 20.07.2018 | Punjab National Bank, Bhandup East Branch | 9,89,000/- |
| 128458 | 29.07.2018 | ICICI Bank, Bhandup West Branch | 13,00,000/- |
| 389357 | 29.07.2018 | Punjab National Bank, Bhandup East Branch | 17,00,000/- |
| TOTAL | | | 40,00,000/- |

TOTAL
(Rupees Forty Lakhs Only)



WE SAY RECEIVED.
Rs. 40,00,000/-
[Signature]
(1) Mr. Santosh D. Nair

[Signature]
(2) Mrs. Maya Nair
(Vendors/ Transferors)

Signature of Witnesses
[Signature]
[Signature]

Witnesses:
1. Nisha Awasthy
2. GOPINATHAN NAIR

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MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CT/635/BPES/AS 12 MAR 2013

To,
Shri George Cherior C.A. to Owner,
Bhawani Industrial Estate,
Powai, Mumbai.

Sub: Full occupation permission for the proposed residential building on plot bearing CTS No. 1056/E of village Kanjur (E).

Gentleman,

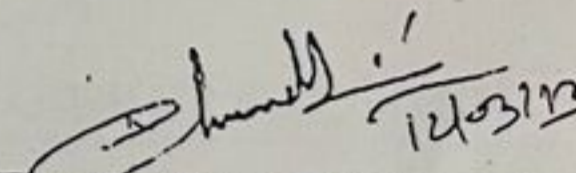
The full development work of residential building comprising of Ground + 1st to 8th (pt) upper floors on plot bearing CTS No. 1056/E of village Kanjur (E) is completed under the supervision of Architect Shri. P.A. Satam, having License No. G/84/307 and Licensed Structural Engineer Shri Vinayak Chopdekar, having License No. STR/CA/3 and Site Supervisor Shri. Bipin D. Gaikar, having License No. G/199/SS-I has been occupied on the following conditions.

1. That the certificate under Section 270-A of B.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier

A set of certified completions plans is returned herewith in token of Municipal approval.

Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


Executive Engineer
(Building Proposals)(E.S.)-II



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