



03/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 9618/2018

नोदणी :

Regn:63m

गावाचे नाव : कांजूर

(1) विलेखाचा प्रकार	करारनामा
(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 बिल्ट अप, सी. टी. एस नं. 1056 ई, व्हिलेज कांजूर, तालुका कुर्ला, दस्तात नमुद केल्या प्रमाणे., बांधकाम वर्ष 2013((C.T.S. Number : 1056-E ;))
(5) क्षेत्रफळ	1) 56.87 चौ.मीटर
(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:-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: 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 किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहित नीरजकुमार अवस्थी . . वय:-27; पत्ता:-सी - 7, तिसरा मजला, मॅन्डोनजा अपार्टमेंट, कांजूर व्हिलेज, कांजूरमार्ग पूर्व, मुंबई, सेंट फ्रांसिस झेवियर चर्च रोड, भाडूप पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400042 पॅन नं:-ATTPA7833K 2): नाव:-नीरज कुमार अवस्थी . . वय:-58; पत्ता:-प्लॉट नं: सी - 7, माळा नं:

अडिट्या को. ओप. हसग. सोसैटी ल्टे.

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

BILL NO. - 2550
FLAT NO - B - 104

DATE - 01.12.2018
MONTH - DEC. - 2018

SR. NO.	PARTICULAR	AMOUNTS
1	MUNCIPAL 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 अडिट्या को. ओप. हसग. सोसैटी ल्टे.


SECRETARY / TREASURER / ACCOUNTANT

अडिट्या को. ओप. हसग. सोसैटी ल्टे.

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

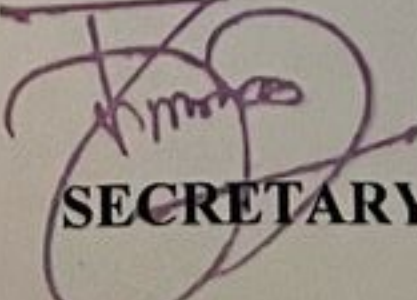
By Cash / Cheque No 945700 Drawn on ICICI BANK

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

On a/c of maintenance charge

Rs : - 2,426/-

FOR अडिट्या को. ओप. हसग. सोसैटी ल्टे.


SECRETARY / TREASURER / ACCOUNTANT

BILL NO.(GGN): 000002764614665

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

भरल्यास

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 पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7

1800-212-3435, 1800-233-3435, 1912, 19120

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

वीज वापर
फेब्रुवारी - 2024 187
फेब्रुवारी - 2025 255

आम्ही येथेही उपलब्ध आहोत



बिलिंग युनिट : 4733/BHANDUP (E) S/DN./BHANDUP URBAN
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक :
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 2/20/2170/5505/4733170
मिटर क्रमांक : 07520536526
रिडिंग ग्रुप : G2

पुरवठा दिनांक : 04-08-2010
मंजूर भार : 0.30 KW
सुरक्षा ठेव जमा (रु) : 3782.47
चालु रिडिंग दिनांक : 07-02-2025
मागील रिडिंग दिनांक : 07-01-2025

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
27471	27216	1.00	255	0	255

Meter Status: Normal
Bill Period: 1.03/

0 100 200 300 400 500

जानेवारी-2025	229	
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

छपील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रुपयांचा गो-ग्रीन डिस्कॉर्सेट मिळवा, नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपील बिलावर वरच्या बाजूला खऱ्या कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 07-03-2025 रोजी तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

"ऑनलाइन पेमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पेमेंट सुविधेचा अवलंब करा आणि 0.25%(जास्त जास्त रु500)सवलत मिळवा संबंधित प्रमांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा."

For making Energy Bill payment through RTGS/NEFT mode, use following details

o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01000050038769
o IFS Code: SBIN0008965, Name of Bank : STATE BANK OF INDIA, Name of Branch: IFB BKC
o Bill Amount: <As per bill>

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

SAFFRON
We make things happen.

SAFFRON SPECIALITY
PAPERS PVT. LTD.



White &
Bright Paper

Premium
Quality

Smooth Writing
Paper

STUDY LINE
NOTE BOOKS

AVAILABLE AT ALL LEADING STORES

For paid advertisement on this page, Please Email us at enquiry@saffronindia.net

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

बंकेची स्यलपुत:

बिलिंग युनिट : 4733 ग्राहक क्रमांक : 000050038769

47332000050038769040320250000030500040002102250030



डिस्ट्री क्र. : 4733170

पी.सी. G2 दर: 90

अंतिम तारीख	04-03-2025	Rs. 3050.00
या तारखे पर्यंत भरल्यास	21-02-2025	Rs. 3020.00
या तारखे नंतर भरल्यास	04-03-2025	Rs. 3090.00

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			
		Road/Street	Indira Nagar, Kanjurmarg East			
0030045501	Stamp Duty	396500.00	Area/Locality	Mumbai		
0030063301	Registration Fee	30000.00	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

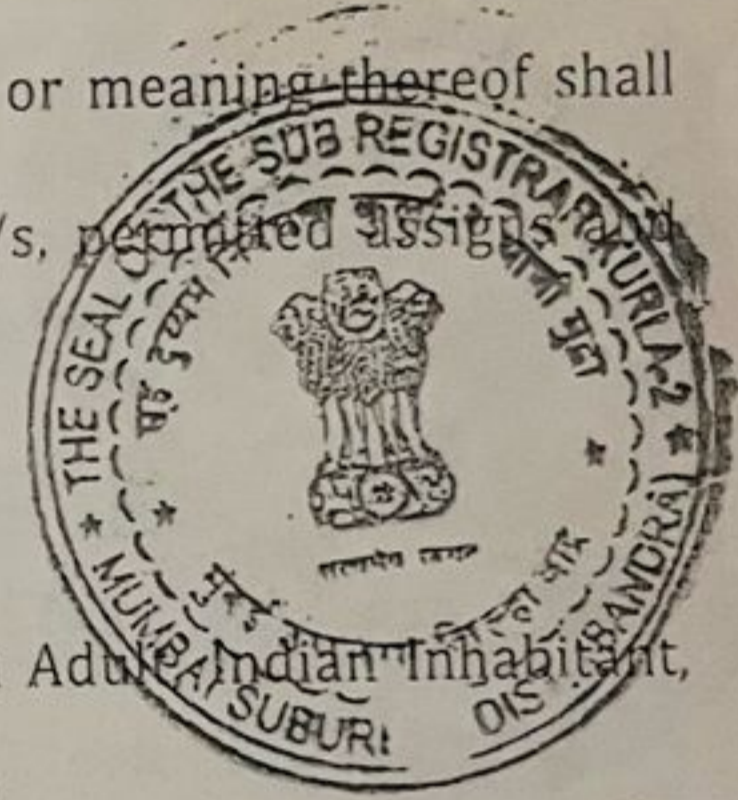
THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 3rd day of August, 2018 (03.08.2018);

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 sucessor/s in title);



[Handwritten signatures]

[Handwritten signature]

[Handwritten signature]

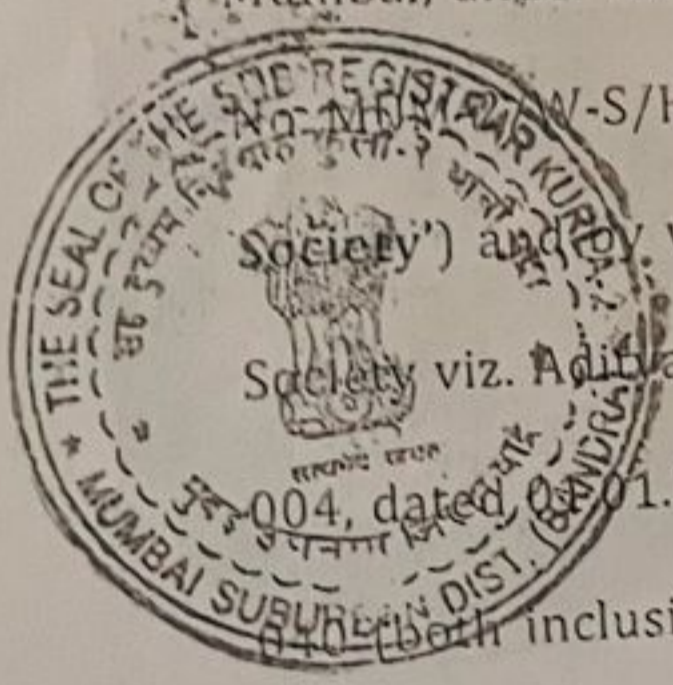
[Handwritten signature]

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 Assurance 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

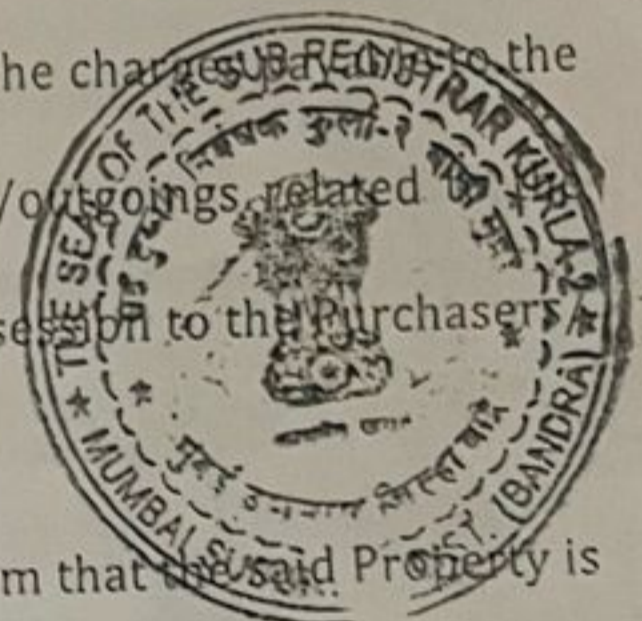
3. The Vendors/ Transfe...
the said Property for...
Lakhs Only). The...
consideration mentio...
possession of the ab...
a) A sum of Rs. 4...
by the Purcha...
and earnest m...
this Agreeeme...
b) A sum of Rs...
Purchasers/...
payment of...
c) Balance sur...
Only) sha...
Transferor...
fully by ta...
Agreemen...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

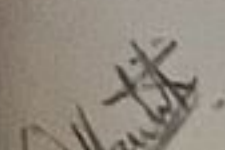
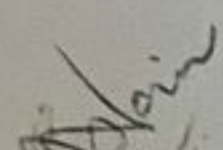
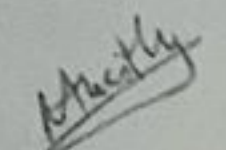
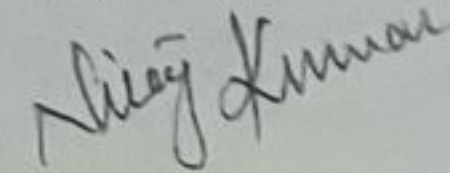
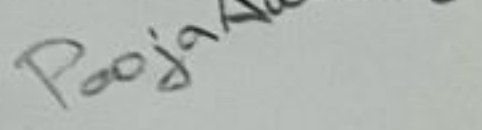
(e) At present the Vendors/ Transferors are holding the said Property on what is known as 'Ownership Basis'.

करल-२		
ए	ए	ए
२०१६		

(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



२६९८ १५ ६५
२०१८

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:

[Handwritten signatures]

[Handwritten signature]

Niraj Kumar

Pooja Awasthy



२६९६	११	६५
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

Kunal Doria

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.

करल-२		
२६१८	१६	६५
२०१८		

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)



करल-२		
२६९६-१७	६५	
२०१८		

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 in 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

करल-२

एई/२५/एम

२०१६

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,

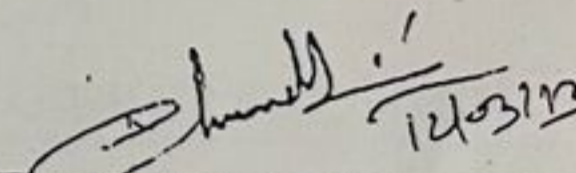
The full development work of residential building comprising of Ground + 1st to 8th (pt) upper floors on plot bearing CTS No. 1056/E of village Kanjur (E) is completed under the supervision of Architect Shri. P.A. Satam, having License No. C/84/2012 and Licensed Structural Engineer Shri Vinayak Chopdekar, having License No. STR/C/13 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



नदर = १४
006

शेरा

मी.