



पावती

Original/Duplicate

Wednesday, August 24, 2016

नोंदणी क्र. :39म

5:17 PM

Regn.:39M

पावती क्र.: 9012 दिनांक: 24/08/2016

गावाचे नाव: कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक: वदर4-7617-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शिल्पा सुदेश कदम

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

एकूण:

₹. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट सूची-२ अंदाजे
5:37 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, अंधेरी-२

बाजार मूल्य: ₹.6515000/-

मोबदला ₹.13000000/-

भरलेले मुद्रांक शुल्क : ₹. 650000/-

वर. दुय्यम निबंधक, अंधेरी-२
मुंबई उपनगर विभाग

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003718334201617S दिनांक: 24/08/2016

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1000/-

sskadam

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 29/08/2016

मुल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

201608242988

24 August 2016,05:39:38 PM

मुल्यांकनाचे वर्ष 2016
 जिल्हा मुंबई(उपनगर)
 मूल्य विभाग 31-कोळकल्याण (अंधेरी)
 उप मूल्य विभाग 31/172Aभूभाग: पूर्वेस गावाची हद्द, पश्चिमेस सि.एस.टी. रोड ते पंडीत जवाहरलाल नेहरू रोड जोडणारा 13.40 मी. डी. पी. रोड, दक्षिणेस सि. एस. टी. रोड व उत्तरेस पंडीत जवाहरलाल नेहरू रोड यामधील भूभाग
 सर्व्हे नंबर /न. भू. क्रमांक: सि.टी.एस. नंबर#5651

| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
|---|-----------|---------------|----------|--------|----------|----------------|
| 78000 | 129800 | 158700 | 198900 | 129800 | | चौरस मीटर |

बांधीव क्षेत्राची माहिती

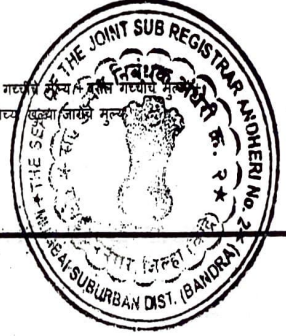
| मिळकतीचे क्षेत्र | मिळकतीचे क्षेत्र | मिळकतीचा वापर | निवासी सदनिका | मिळकतीचा प्रकार | बांधीव |
|------------------|------------------|---------------|---------------------------|-----------------------|-------------|
| 50.19चौरस मीटर | मिळकतीचे क्षेत्र | वापर | निवासी सदनिका | मिळकतीचा प्रकार | बांधीव |
| 1-आर सी सी | मिळकतीचे क्षेत्र | वापर | 0 TO 2वर्ष | मूल्यदर/बांधकामाचा दर | Rs.129800/- |
| उदववाहन सुविधा | आहे | मजला | Ground floor To 4th floor | | |

मजला निहाय घट/वाढ = 100% apply to rate= Rs.129800/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर)
 = (((129800-78000) * (100 / 100)) + 78000)
 = Rs.129800/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 129800 * 50.19
 = Rs.6514662/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईने मजला क्षेत्र मूल्य + तगतच्या गट्याचे मूल्य + इतर गट्याचे मूल्य + बँदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहने तळाचे मूल्य + इमारती भोवतीच्या खड्याजिरेचे मूल्य
 = A + B + C + D + E + F + G + H
 = 6514662 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.6514662/-



Home Print

| | |
|--------|------|
| बंदर-४ | |
| ७६१५ | १ ५० |
| २०१६ | |

Data of ESBTR for GRN MH003718334201617S
Bank - PUNJAB NATIONAL BANK

| | | | |
|-------------|------------------------|---------------|--|
| Bank/Branch | : KHAR | Stationary No | : 14089987209241 |
| Pmt Txn Id | : 240816M512975 | Print DtTime | : 24/08/2016 14:03:22 |
| Pmt DtTime | : 24/08/2016 01:44:14 | GRAS GRN | : MH003718334201617S |
| ChallanIdNo | : 03006172016082450068 | Office Name | : IGR187 / BDR4_JT SUB REGISTRAR ANDHERI 2 |
| District | : 7101 / MUMBAI | | |

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 6,50,000.00/- (Rs Six Lakh Fifty Thousand Rupees Only)

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

Article : 25(a)
 Prop Mvblty : Movable
 Prop Descr : FLAT NO C-9,2ND FLOOR,GOLDEN SPRINGS,CHSL OFF SUNDER , NAGAR ROAD NO 2
 : KALINA,SANTACRUZ EAST,Maharashtra
 : 400098
 Duty Payer : PAN-BCDPK8628J SHILPA SUDESH KADAM
 Other Party : PAN-AAPPS1623Q SHARAD DNYNOBA SAVANT

Bank Scroll No : -
 Bank Scroll Date : -
 RBI Credit Date : -
 Mobile Number : 7387833074

Only for verification-not to be printed and used



| | |
|------|------|
| 0820 | 3/20 |
| 4098 | |

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६

1. दस्ताचा प्रकार: अनुरोध अनुच्छेद क्रमांक ६५(क)
2. सादरकर्त्याचे नाव: शिवराज सुखदेव कदम
3. तालुका: मुंबई / अंधेरी बोरीवली / कुर्ला
4. गावाचे नाव: अंधेरी
5. नगरभुमापन क्रमांक/सर्व्हे क्र/अंतिम मुखंड क्रमांक: ५६५७
6. मूल्य दरविभाग (झोन): ६१ उपविभाग १५२६
7. मिल्कतीचा प्रकार :- खुली जमीन निवासी कार्यालय / दुकान औद्योगिक
प्रति चौ.मी. दर: १२२६००
8. दस्तात नमुद केलेल्या मिल्कतीचे क्षेत्रफळ: ५०.९६ फरपट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग: _____ गच्ची: _____ पोटमाळा: _____
10. मजला क्रमांक: ५५५ उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष: _____ घसारा: _____
12. बांधकामाचा प्रकार: आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र.: _____ ज्यान्मध्ये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिल्कत असल्यास: 1. त्यांच्या ताब्यातील क्षेत्र (जुने क्षेत्र): _____
2. नवीन इमारतीत दिलेले क्षेत्र: _____
3. भाड्याची रक्कम: _____
15. लिह अॅन्ड लायसन्सचा दस्त: 1. प्रतिमाह भाडे रक्कम: _____
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे: _____
16. निघारीत केलेले बाजारमूल्य: ५०९४१२६०० = ६५,१५,०००
17. दस्तामध्ये दर्शविलेली मोबदला: १२०००००



18. देय मुद्रांक शुल्क: ६५०००
19. देय नोंदणी फी: ६०००

भरलेले मुद्रांक शुल्क: ६५०००

लिपीक

सह दुय्यम निबंधक

| | | |
|-------|---|----|
| बदर-४ | | |
| ०६२५ | ५ | ५० |
| २०१६ | | |

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

8

14089987209241



Bank/Branch: PNB/KHAR WEST(6629)
Pmt Txn id : 240816M512975
Pmt DtTime : 24-08-2016@01:44:14
ChallanIdNo: 03006172016082450068
District : 7101/MUMBAI

Stationery No: 14089987209241
Print DtTime: 24-08-2016@14:03:22
GRAS GRN : MH003718334201617S
Office Name : IGR187/BDR4_JT SUB REGIS

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 6,50,000/- (Rs Six, Five Zero, Zero Zero Zero only)

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

Article : 25 (a)/Conveyance of movable property
Prop Mvblty: Movable
Prop Descr : FLAT NO C-9, 2ND FLOOR, GOLDEN SPRINGS, CHSL OFF SUNDERNAGAR ROAD NO 2
KALINA, SANTACRUZ EAST, Maharashtra
Consideration: R 1,30,00,000/-

Duty Payer: (PAN-BCDPK8628J) SHILPA SUDESH KADAM
Other Party: (PAN-AAPPS1623Q) SHARAD DNYNOBA SAVANT

[Signature]
VASANTI PAI
39377
Bank official1 Name & Signature
[Signature]
SONY SHRIVASTAVA
41608
Bank official2 Name & Signature



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

| | |
|-------|-----|
| बकर-४ | |
| ०६५५ | ०५० |
| २०१६ | |

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

2
unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.

The Vendor and the Purchasers shall collectively be referred to as "Parties" and individually as "Party".

WHEREAS:

A. The VENDOR is a member of Golden Springs Co-operative Housing Society Ltd., holding five fully paid up shares, bearing distinctive nos. 0166 to 0170 represented by Share Certificate No. 34 in respect of Flat No. C-9, 2nd Floor, Golden Springs Co-operative Housing Society Ltd., admeasuring about 540 sq. ft. built up area in building named as Golden Spring Co-operative Housing Society Ltd., bearing Registration No.: BOM/WHE/HSG(TC)533 OF 26-12-1985 situated off Sunder Nagar Road No. 2, Kalina, Santacruz East, Mumbai 400 098, hereinafter referred to as "the Society".

B. And WHEREAS the Shares bearing distinctive No. 0166 to 0170 under Certificate No. 34 in respect of Flat No. C-9, 2nd Floor was purchased by the VENDOR from MR BHASKAR LOKU SHETKAR of Mumbai on 4th day of May, 2002 by an AGREEMENT FOR SALE and since then, the VENDOR has been in exclusive use, occupation and possession of the above Flat No. C-9, second Floor.

C. The above shares were transferred in the name of the VENDOR in records of the aforesaid Society.

D. In the premises aforesaid, the Vendor herein is seized and possessed of and otherwise well and sufficiently entitled to the beneficial right, title and interest to use, occupy and possess the Premises and have full and absolute right and unfettered authority to sell, assign and transfer the Premises, to the Purchasers free from all encumbrances and claims.

E. The VENDOR has offered to sell, assign, transfer and convey the said five fully paid up shares, along with all his rights, title and interests to enter upon, occupy, use and enjoy the peaceful possession of the said tenement in the said Housing Society to the PURCHASERS, for a lump sum sale price of ₹ 1,30,00,000/- (Rupees One Crore Thirty Lakh Only). The PURCHASERS have accepted the said offer and agreed to purchase the said shares and the occupancy rights,

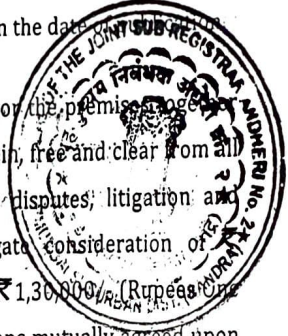
SD Savant
Sharad Dnyanoba Savant

skadam
Shilpa Sudesh Kadam

Sudesh Bagaram Kadam

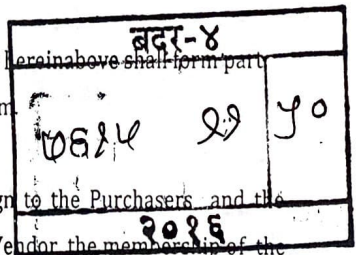
title and interest of the VENDOR in the said Flat for the said sale price of ₹ 1,30,00,000/- (Only One Crore Thirty Lakh Only).

- F. The Society has vide its letter dated 23rd August, 2016 granted it's no objection to the Vendor for the sale and transfer of the Premises in favour of the Purchasers herein. A copy of the aforesaid no objection is hereto annexed.
- G. The VENDOR has represented to the PURCHASERS that the said Premises is free from all encumbrances and/or charges and he is entitled to sell and transfer the same for valid consideration. The VENDOR shall make out clear and marketable title to the said Premises free from all claims and encumbrances to satisfy PURCHASERS in all respects of title.
- H. The Purchasers have caused publication of a paper notice dated 24/08/2016 in The Times of India newspaper inviting claims upon the premises within 7 days from the date.
- I. The Purchasers has agreed to purchase and acquire from the Vendor the premises together with all right, Share Certificates title and interest of the Vendor therein, free and clear from all claims, demands, notices, charges, liens, attachments, mortgages, disputes, litigation and encumbrances of any nature whatsoever, at or for an aggregate consideration of ₹ 1,30,00,000/- [Rupees One Crore Thirty lakh only] [which includes ₹ 1,30,00,000/- (Rupees One Lakh Thirty Thousand towards TDS)] and on the terms and conditions mutually agreed upon between the Parties hereto.



NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- The Parties hereby agree that all that is stated in the Recitals hereinabove shall form part of this Agreement, as if the same are repeated herein verbatim.
- The Vendor hereby have agreed to sell, transfer and assign to the Purchasers and the Purchasers hereby agree to purchase and acquire from the Vendor the membership of the Vendor in the said Society together with the Flat No. C - 9, admeasuring approximately 540 square feet built up area on the 2nd Floor (hereinafter referred to as the "Flat") in the building known as Golden Springs Co-operative Housing Society Ltd' situated at Plot Bearing CTS No. 5651 5656 (Pt) 5656 (Pt) 5658, 5659 and 5660 of Village Kole Kalyan, at



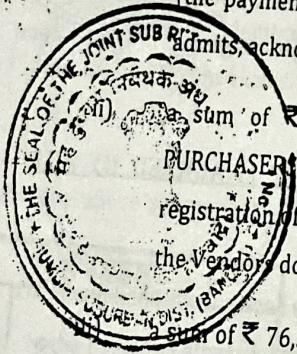
S. D. Savant
Sharad Dnyanobá Savant

skadam
Shilpa Sudesh Kadam

S. D. Bagaram
Sudesh Bagaram Kadam

Sunder Nagar Road No 2, Kalina, Santacruz (East), Mumbai - 400 098. The Intended Share, the Flat together with all the rights and benefits attached thereto are hereinafter collectively referred to as "the Premises" and more particularly described in the Schedule hereunder written and all the beneficial rights, Share Certificates, title, interest and claim therein together with the enjoyment of the benefits of membership of the said Society and thereto of the VENDOR, and in the deposits, if any, lying with the said Society in the name of the VENDOR and all other and incidental rights and entitlement of The Vendor in the said Premises, at or for the lump sum price and consideration of ₹1,30,00,000/- (Rupees One Crore Thirty Lakh Only), payable by the PURCHASERS to the VENDOR in the following manner:

i) a sum of ₹. 5,00,000/- (Rupees Five Lakh only) paid by the PURCHASERS to the VENDOR, vide bankers cheque No. 448681 dated 28/07/2016 and a sum of ₹ 12,40,000/- (Rupees Twelve Lakh Forty Thousand Only) vide Bankers Cheque No. 448686 dated 06/08/2016 drawn on Canara Bank, Ratna Plot No. 310, Kalina Kurla Road, Kalina, Santacruz East, Mumbai 400098 before execution of these presents (the payment and receipt whereof the Vendors do and each of them doth hereby admits, acknowledges and confirms);



a sum of ₹. 35,00,000/- (Rupees Thirty-Five Lakhs only) be paid by the PURCHASERS to the VENDOR, vide Bankers cheque No. 467982 on the date of registration of the present as part consideration, (the payment and receipt whereof the Vendors do and each of them doth hereby admits, acknowledges and confirms);

a sum of ₹ 76,30,000/- (Rupees Seventy-Six Lakh Thirty Thousand Only) being the balance consideration to be paid by the PURCHASERS to the VENDOR, upon obtaining Bank Loan by the Purchasers. Both the Parties agree if the above Bank loan sum of ₹ 76,30,000/- differs from the sanction loan amount by Purchaser's Bank then in that situation, the difference towards the above mentioned sum of ₹ 76,30,000/- will be contributed by the Purchasers and simultaneously the Vendor handing over possession of the said Flat to the Purchasers.

Handwritten notes in a box: 'वेगु' (Vegu), '02', 'NO', '2016', and 'PURCHASERS'.

iv) a sum of ₹ 1,30,000/- (Rupees One Lakh Thirty Thousand only) deducted by the PURCHASERS on behalf of the Vendor in furtherance of the provisions of Section 194 IA of the Income Tax Act, 1961, being 1% of the Consideration, shall be paid by

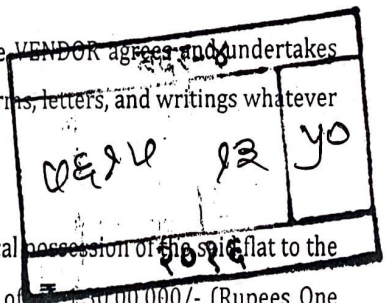
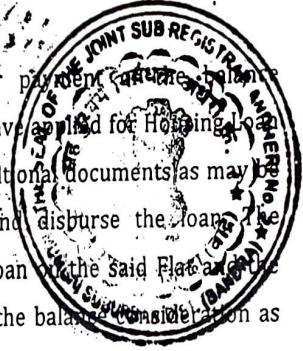
SD Savant
Sharad Dnyanoba Savant

Shilpa Sudesh Kadam

Sudesh Bagaram Kadam


the PURCHASERS to Concerned Government Authority and the respective challans and TDS Certificate obtained thereof shall be handed over by the PURCHASERS to the VENDOR, making together the full and final consideration of ₹ 1,30,00,000/- (Rupees One Crore Thirty Lakh only) ("Consideration") for the Premises.

3. In the event if vendor fails to make out clear and marketable title free from all claims and encumbrance, if any, then in that event the Vendor agrees and undertakes to repay the amount of ₹ 52,40,000/- (Rupees Fifty-Two Lakh Forty Thousand only) plus any additional payment done by PURCHASERS towards the sum of ₹ 1,30,00,000/- (Rupees One Crore Thirty Lakh Only) as well as the Vendor agrees to reimburse the Purchaser the amount paid by the Purchaser towards Stamp Duty & Registration and TDS Charges within 15 days.
4. None of the Parties may in their sole, absolute and unfettered discretion may cancel these presents until duly observing and performing any of the terms and conditions thereof.
5. The PURCHASERS have informed the VENDOR that for payment of the balance consideration under Clause 2 (iii) above, the PURCHASERS have applied for Housing Loan and the VENDOR hereby agree that he shall provide any additional documents as may be required by the Bank/Financial Institution to sanction and disburse the loan. The PURCHASERS shall be entitled to obtain the said Housing Loan for the said Flat and the PURCHASERS shall cause their Banker to make payment of the balance consideration as per clause 2 (iii) above to the VENDOR.
6. Upon receiving the amount referred in clause 2(iii) the VENDOR agrees and undertakes that he shall sign and execute all the relevant transfer forms, letters, and writings whatever may be required by the PURCHASERS.
7. The VENDOR agrees and undertakes to hand over physical possession of the said flat to the PURCHASERS simultaneously on receiving the amount of ₹ 1,30,00,000/- (Rupees One Crore Thirty Lakh Only) which will be full and final consideration.
8. On completion of the transaction as envisaged herein, the PURCHASERS shall become members of the said Society and thereupon to abide by and observe the rules, regulations




Sharad Dnyanoba Savant


Shilpa Sudesh Kadam


Sudesh Bagaram Kadam

and bye-laws of the said Society. The Vendor hereby agrees and undertakes to sign and submit all necessary deeds, documents, writings, forms etc. that may be required by the PURCHASERS for the said purposes.

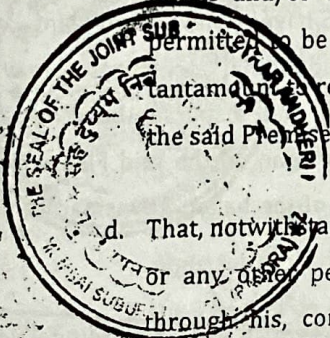
9. The Vendor hereby covenant with the Purchasers, as follows: -

a. That, the Vendor is the Citizens of India and the Resident of Mumbai, Santacruz (East).

b. That, the Vendor is the absolute and Sole-Owner of the said Premises and he have all the rights, authority and powers to sell, transfer and dispose off the same as provided in these presents and there are no impediment or prohibition against the rights, powers and authority of the VENDOR to deal with and dispose off the same or any part thereof.

c. That the title to the said Premises is clear and marketable and free from all claims and/or encumbrances and that VENDOR has not done or allowed or permitted to be done any act, deed, matter or thing that may have resulted or tantamount to result in encumbering, charging, alienating or creating a lien over the said Premises in any manner whatsoever.

d. That, notwithstanding any act, deed, matter or thing whatsoever by the VENDOR or any other person or persons, lawfully or equitably claiming by, from or through his, committed or omitted or knowingly suffered to the contrary, VENDOR has now full power and absolute right and authority to sell and transfer the said Premises to the PURCHASERS as aforesaid and that VENDOR has not, nor anyone else on behalf of him done any act, deed or omission whereby the VENDOR might be prevented from selling and transferring the said Premises and handing over to the PURCHASERS quiet, vacant, peaceful and lawful possession of the said Flat, as envisaged in these presents.



e. That, the said Premises or any part thereof is not the subject matter of any pending litigation or any attachment, either before or after judgment nor the same are or is subject to lis-pendense or custodia legis or attachment or prohibitory order issued by any Court of Law or any Department of the State or

Handwritten box containing '98-8', '98/40', and '2084'.

Sharad Dnyanoba Savant

Shilpa Sudesh Kadam

Sudesh Bagaram Kadam

Central Government or other Authority, whereby the VENDOR is prevented or restrained from selling or transferring the said Premises to the PURCHASERS as envisaged in these presents.

f. That, VENDOR has all required powers and authority to execute and deliver these presents and to perform his obligations hereunder.

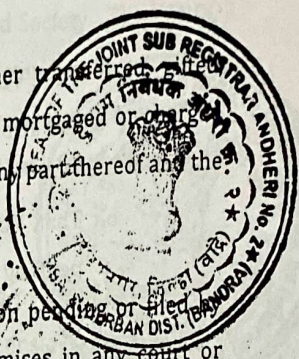
g. That, VENDOR has not entered into any contract or agreement hereto before, with any person or party for the sale, transfer or assignment of the said Premises or his rights therein, in any manner whatsoever.

h. That, VENDOR has not at any time and in any manner transferred, alienated and/or offered as security for any loan and/or mortgaged or charged and/or in any manner encumbered the said Premises or any part thereof and the same is otherwise free from all encumbrances whatsoever.

i. That, there is no claim or suit or proceedings or litigation pending or filed or against the VENDOR in respect of the said Premises in any court or tribunal or judicial or revenue authority.

j. That, no decree and/or order and/or prohibitory order of any court and/or tribunal and/or Judicial Authority has been passed and/or operating against the VENDOR in respect of the said Premises or any part thereof.

k. That, there is no lispensens or attachment before or after judgment and/or attachment for non-payment of any taxes, cesses, rates, duties, charges, outgoings etc. payable to the said Society or Municipality or any other local authority or body and/or Government (Central or State) as also for non-payment of any Estate Duty, Income Tax, Wealth Tax, etc. payable by the VENDOR and/or any proceedings is/are filed, taken, levied or registered or pending or subsisting in respect of the said Premises or any part thereof.



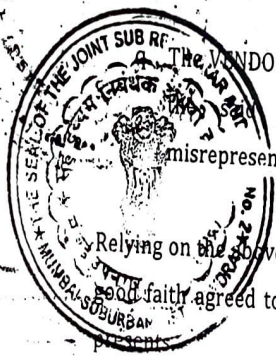
| | | |
|------|----|----|
| 2012 | | |
| 20 | 99 | 40 |
| 2012 | | |

SD - Savant
Sharad Dnyanoba Savant

sskadam
Shilpa Sudesh Kadam

[Signature]
Sudesh Bagaram Kadam

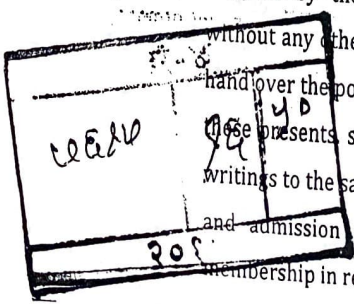
- l. That, VENDOR has not been declared as Assessee in Default under any provisions of the Income Tax Act 1961, and/or Wealth Tax Act and that no Notice in that behalf and/or in respect thereof has been issued to and/or received by the VENDOR.
- m. No expulsion of membership notice is served upon the VENDOR by the said Society and no proceeding of any expulsion of membership is carried on by the Society against the VENDOR.
- n. That, VENDOR has paid the entire consideration in respect of the said premises and also all the necessary other charges which are payable.
- o. That, VENDOR has not been declared as insolvent and no insolvency petition is pending against the respective VENDOR.
- p. That the said Flat is not affected by right of any minor and/or Lunatic right.



The VENDOR is entering into the said transaction of his free will and executing document without any undue influence, coercion, fraud, misrepresentation etc.

Relying on the above representations, covenants and warranties, the Purchasers have in good faith agreed to purchase the said Flat from the VENDOR and to enter into these

10. The VENDOR agrees and undertakes that upon the Purchasers making the payment of balance consideration amount as per Clause (2) (iii), the transaction of sale of the said Premises by the VENDOR in favour of the Purchasers shall ipso facto stand completed without any other or further act or deed by the Parties and thereupon the VENDOR shall hand over the possession of the Said Flat and he shall simultaneously with the execution of these presents signed and submitted all necessary applications, forms, undertakings and writings to the said Society, with copies thereof to the Purchasers, for approval, acceptance and admission of the Purchasers as the members thereof and for transfer of the membership in respect of the said Society in the name of the Purchasers and for effectively



SS Savant
Sharad Dnyanoba Savant

Sudesh Kadam
Shilpa Sudesh Kadam

Sudesh Bagaram Kadam
Sudesh Bagaram Kadam

transferring the said Premises unto and to the name of the Purchasers in the records of the said Society and also for transferring the Shares in respect of the said Premises in the name of the Purchasers and for the purposes thereof the VENDOR hereby also agrees and undertakes to do and execute or cause to be done and executed all such other and further lawful acts, deeds, matters and things and applications, forms, writings, documents, deeds and papers, necessary and required at any time hereafter by the said Society and/or the Purchasers.

11. The VENDOR shall, be responsible and liable for getting the Purchasers admitted into the membership of the said Society and for transfer of all his rights, title or interest in the Said Flat unto and in favour of the Purchasers in the records of the said Society. The VENDOR hereby authorizes the said Society to transfer the deposits, if any, standing in the name of the VENDOR unto and in the name of the Purchasers. The Transfer charges, if any, payable to the said Society for such transfer shall be paid by the VENDOR and Purchasers in 50% 50% ratio.

12. The VENDOR shall hand over to the Purchasers quiet, vacant and peaceful possession of the said Flat upon the Purchasers making the payment of balance consideration as per Clause (2) (iii) and the Purchasers shall and will at all times hereafter, peacefully and quietly be entitled to lawfully continue to occupy, use, possess and enjoy the said Flat together with the benefits of the said membership of the said Society and the occupancy rights in respect of the said Flat, without any interruption, claim or demand of whatsoever nature by or from the VENDOR or any other person or persons claiming by, from, under or in trust for them or any of them.

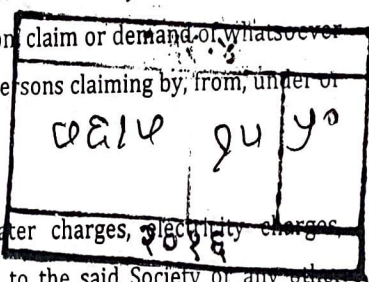
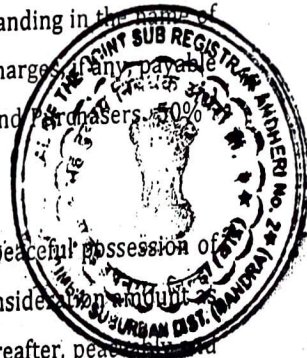
13. The VENDOR has paid all the Municipal Taxes, water charges, electricity charges, maintenance charges, and all other outgoings payable to the said Society or any other concerned Authority or Authorities in respect of the said Flat upto the period ending September 2016. The Purchasers shall be liable to pay all outgoings, Municipal Taxes, electricity charges, maintenance charges and all other outgoings in respect of the said Flat with effect from physical possession of the said Flat.

14. Upon the Purchasers making the payment as provided in clause 2 (iii) above, the transaction of sale of the said Premises by the VENDOR in favour of the Purchasers shall

S.D. Savant
Sharad Dnyanoba Savant

Shilpa Kadam
Shilpa Sudesh Kadam

Sudesh Kadam
Sudesh Bagaram Kadam



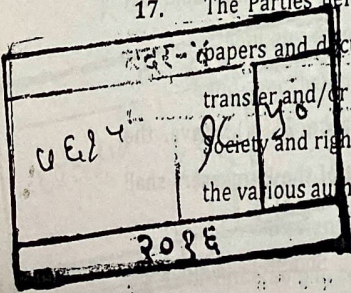
ipso facto stand completed without any other or further act or deed by the Parties and thereupon the VENDOR shall hand over to the Purchasers quiet, vacant and peaceful possession of the said Flat as also all original documents, receipts or other documents of title in respect of the said Flat. It is agreed that the final payment issued by the Purchaser's Bank confirming the payment of the balance consideration to the Vendor under this Agreement shall be conclusive proof of the payment thereof and completion of transaction between the Parties as envisaged in these presents. The VENDOR will however sign and deliver to the Purchasers, all necessary applications, affidavits, and consents, for more effective transfer of the said premises to the name of the Purchasers with the said Society and all other concerned authority, if so desired by the Purchasers.

15. The VENDOR hereby covenant with the Purchasers and agrees and undertakes to indemnify and keep indemnified the Purchasers and their representative, heirs, executors, administrators, successors and assigns and their estates and effects, from and against all arrears of maintenance charges and all other outgoings if any, outstanding, due and payable by the VENDOR to the said Society and/or the Municipal Corporation of Greater Mumbai any deficit of Stamp Duty payable on the above recited Agreement and/or any other concerned authority or authorities till September 2016 and from and against any demand, liability, litigation, proceedings, damages or loss that may arise to or against the Purchasers; consequent upon any claim being made by any person or persons, in respect of arising out of the transfer and/or assignment envisaged under these presents, including in respect of the said Flat.



The Purchasers hereby agrees to sign all applications and papers to become the members of the said Society in place of the VENDOR and thereupon to abide by and observe the rules, regulations and bye-laws of the said Society.

17. The Parties hereby covenant with each other to sign and execute, all other and further papers and documents, as may be necessary and required for the effective and complete transfer and/or assignment in favour of the Purchasers for the said membership of the said Society and rights, title and interest of the VENDOR in the said Flat and deposits made with the various authorities.

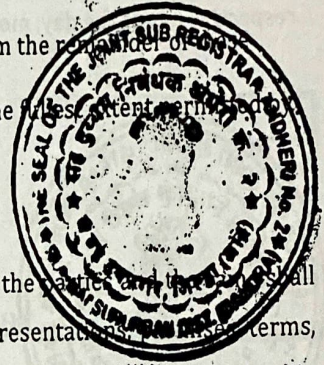


SD Savant
Sharad Dnyanoba Savant

Sikadam
Shilpa Sudesh Kadam

Sudesh Bagaram Kadam
Sudesh Bagaram Kadam

18. The VENDOR hereby also authorizes the TATA POWER, to transfer the deposits, if any, standing in the name of the VENDOR in respect of the Electric Meter registered under Account No. 9000 0055 0947/Old No 2492864 of the said Flat, together with the said Electric Meter, unto and in the names of the Purchasers or any of them as they may direct.
19. The Income Tax Permanent Account Numbers of the parties are:
VENDOR:
MR. SHARAD DNYANOBA SAVANT AAPPS1623Q
PURCHASERS:
(1) MRS. SHILPA SUDESH KADAM: BCDPK8628J
(2) MR. SUDESH BAGARAM KADAM BCDPK8695K
20. If any part of these presents is found by any court or other competent authority to be invalid, unlawful or unenforceable then such part shall be severed from the remainder of the presents which shall continue to be valid and enforceable to the fullest extent permitted by law.
20. These presents constitute the entire contract made between the parties and shall be read as a whole and not in piece meal. There are no representations, conditions or obligations, oral or written, express or implied other than those contained in these presents and no variations of these presents shall be effective unless made in writing and signed by or on behalf of both the Parties. All prior discussions and writings between the Parties with respect to the subject of these presents are replaced by these presents.
21. It is agreed between the parties that the Stamp Duty and Registration Charges, if any, in respect of these presents and all other deeds and documents that may be executed in pursuance hereof shall be borne and paid by the Purchasers alone. Both parties shall however, bear and pay their respective Advocates' Fees.
22. In the event of any dispute or difference arising out of this Agreement between the parties hereto the same shall be referred to the Arbitration in accordance with the



| | |
|------|------|
| 4000 | 2000 |
|------|------|

S. Savant
 Sharad Dnyanoba Savant

Shilpa Kadam
 Shilpa Sudesh Kadam

Sudesh Kadam
 Sudesh Bagaram Kadam

in the presence of

1. JAYASHREE SAVANT - *J.S. Savant*
2. PRASHANT D. WAIKWAD - *P. D. WaiKWAD*

RECEIPT

RECEIVED the day and year first, hereinabove written of and from the within named Purchasers, a sum of ₹ 52,40,000/- (Rupees Fifty-Two Lakh Forty Thousand Only), being the part consideration for the Premises in the following manner:

| Sr. No | Cheque NO. Details | Date | In favour of | Amount in Rupees | Towards | Signatures |
|--|--------------------|----------|---------------------------|------------------|-------------------------------|------------|
| | 448681 | 06/08/20 | Mr Sharad Dnyanoba Savant | 5,00,000/- | Earnest Money | |
| | 448686 | 06/08/20 | Mr Sharad Dnyanoba Savant | 12,40,000/- | Part Payment of Consideration | |
| | 467982 | 24/08/20 | Mr Sharad Dnyanoba Savant | 35,00,000/- | Part Payment of Consideration | |
| <p>TOTAL: ₹ 52,40,000/- (Rupees Fifty-Two Lakh Forty Thousand Only)</p> | | | | | | |

WITNESSES:

2025

1. JAYASHREE SAVANT
J.S. Savant

2. PRASHANT D. WAIKWAD
P. D. WaiKWAD

₹ 52,40,000/-

I SAY RECEIVED

S. Savant

SHARAD DNYANOBA SAVANT

S. Savant
Sharad Dnyanoba Savant

S. Kadam
Shilpa Sudesh Kadam

S. Bagaram
Sudesh Bagaram Kadam

GOLDEN SPRINGS CO-OP HOUSING SOCIETY LTD.

Regn. No. BOM/WHE/HSG/TC/553 of 26-12-1985

Sunder Nagar, Road No.2,
Kalina, Santacruz (East),
Mumbai-400 098.

Date: 23.08.2016

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr.Sharad D.Savant is bonafide member of our Society, Golden Springs Co-operative Housing Society Ltd., occupying Flat No. C/9, 2nd floor, Sunder Nagar Road No. 2, Kalina, Santacruz (East), Mumbai-400 098 holding five fully paid up shares of Rs.50/-each bearing Share Certificate No.34 having Distinctive Nos. 0166 to 0170. We have No Objection in Mr.Sharad D.Savant selling his flat No.C/9 to Mrs Shilpa Sudesh Kadam & Mr.Sudesh Bagaram Kadam.

We also hereby state that there are no dues pending to the Society.

The description of the flat is as under:

1. Area of the said flat
2. Year of Construction of the bldg..
3. Building consists of
4. Village
5. City Survey No.

: 540 sq.ft Built
: 1984
: Ground+4 Floors
: Kole Kalyan
: 5651,5656(P), 5658, 5659 and 5666



The Society is registered under Maharashtra Co.op Society Act.1960 vide registration No. BOM/WHF/HSG/TC/553 dated 26/12/1985.

For Golden Springs Co-operative Housing Society Ltd.


Hon.Secretary



| | |
|--------|-------|
| बदल | |
| वै. २३ | २३/०८ |
| २०१६ | |

THE Golden Springs CO-OPERATIVE HOUSING LIMITED

(Registered under M. C. S. Act 1960) and Date 26.12.85
Registration No. ADM/WHE/HSG/T.C/353

No. 34

Authorised Share Capital Rs. 5,92,200 Divided into 11844 Shares each of Rs. 50/- only

Member's Register No. 34
THIS IS TO CERTIFY that Shri / Smt. Rozario Lawrence Alfonso

of Bombay is the Registered Holder of [Five] Shares from No. 0166

to 0170 of Rs. 250/- [Two hundred fifty only.

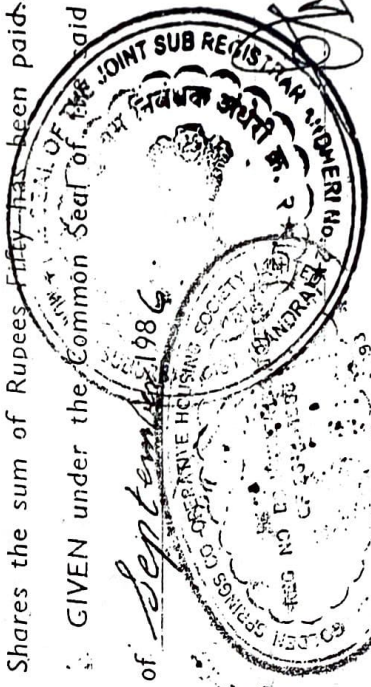
in THE Golden Springs CO-OPERATIVE HOUSING SOCIETY L

Madama Bombay 40098 subject to the Bye-laws of the said Society and that upon

such Shares the sum of Rupees five hundred has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 6th

day of September 1986



Abouza Chairman

Abouza Hon. Secretary

Abouza Member of the Committee

P. T. O.

बदर-४
2085
24 30

| Sr. No. of Transfer | Date of General Body / Managing Committee Meeting at which transfer was approved | To Whom Transferred | Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered | Sr. No. in the Share Register at which the name of the Transferee is recorded |
|---------------------|--|---------------------|---|---|
| 1 | 26-7-88 | V. KAKUMALEPETHI | 4 | CD Sengh 21-7-88 |
| 2 | 7-6-92 | MR. B. L. SHERITY | | Committee Member |
| 3 | | MR. S. D. SAVANT | | Committee Member |
| 4 | | | | Committee Member |
| 5 | | | | |



नदर-५
५६५ २६५०

MUNICIPAL CORPORATION OF GREATER BOMBAY

कार्यकारी अभियंता इमारती प्रस्ताव
(वर्धित उपमगरे) ए.ए. स.स. के. व.दि. कार्यालय
मध्यवर्ती उपमगरे ए.ए. स.स. के. व.दि. कार्यालय
महानगर पालिका कार्यालय,
बार. के. वाटकर मार्ग, व.दि. सुंवा ५०

No. CE/7365/BSII/AM of

26 APR 1984

To
M/s. Gore-Gupta and Associates,
Architects,
Vishwajeet, Vakola Bridge,
Santacruz(East),
Bombay 400 055.

Sub.:- Occupation Certificate for Ground & 2 Upper floors
only of bldg. on Plot bearing C.T.S.No.5651,
5658 to 5660 Village, Kole Malayan, Sunder Nagar
Road No.2 Extension, Kalina, Santacruz (East).

SR,

Ref.:- Your letter No. Nil of 9-4-1984.



With reference to the above I have to inform you that there is no objection to your client occupying the premises as shown in the plans submitted by you after obtaining the water connection and subject to following conditions which should be complied with within one month from the date of receipt hereof.

- 1) That the Certificate under section 200-A of the Bombay Municipal Corporation Act for adequate water supply should be obtained from Hydraulic Engineer.
- 2) That all the conditions of I.O.D. should be complied with for the remaining work.
- 3) That the terms and conditions of amalgamation shall be got complied with.
- 4) That the cert. from E.E.R.C., ~~with~~ E.E.S.H.D., F.E.T. & shall be submitted before coming forward for further occupation.
- 5) That the ownership of D.P. Road ~~area~~ will be got transferred in the name of M.C.C.R. before further occupation.

Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation, this Occupation Certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

J.B. Butani

Assistant Engineer Building Proposals
(Western Suburbs.) H-Ward.

Ask/26.4.84.

| | | |
|-------|----|----|
| बदर-४ | | |
| DEMO | 20 | 40 |
| 2086 | | |

Bill No: 00194

Bill Date: 05/08/2016

BILL FOR THE MONTH OF AUGUST-2016

Name: MR. S.D.SAVANT

Wing :C Flat No: 09

| Particulars | Amount |
|-------------------------|----------|
| MUNICIPAL TAXES | 162.00 |
| MAINTENANCE CHARGES | 232.00 |
| SINKING FUND | 28.00 |
| BUILDING REPAIR RESERVE | 324.00 |
| SERVICE CHARGES | 430.00 |
| INSURANCE CHARGES | 35.00 |
| Total | 1,211.00 |
| Credit Balance | 356.00 |
| Grand Total | 855.00 |

NOTES: PAYMENT SHOULD BE MADE ON OR BEFORE THE END OF EVERY MONTH.
 Interest will be charged @ 21% on arrears outstanding.
 For Billing Queries contact Secretary/Treasurer.
 WRITE FLAT NO. BEHIND THE CHEQUE.

For GOLDEN SPRINGS CO. OF HSG. SOC. LTD.

[Signature]
 Hon. Secretary / Treasurer



| | |
|--------|------|
| बंदर-४ | |
| 00194 | 2016 |
| २०१६ | |

मालमत्ता कर देयक

उपर देयक वृत्तनुपूर्वी महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे

| | | | |
|--|--------------------------------------|--|----------------------------------|
| लेखा क्रमांक HE3001861160000 | मालमत्ता कर वर्ष 2016-2017 | देयक क्रमांक 201610BIL05669941 201620BIL05669944 | देयक दिनांक 23/04/2016 |
| पत्रकाराचे नाव व पत्ता : GOLDEN SPRING CO OP HOUSING SOCIETY (PROP) LTD. SUNDER NAGAR EXTN ROAD NO 2, KALINA MUMBAI 400098 | | प्रेषक - सहायक व.सं. / विभाग : Asstt. Assessor & Collector / H-East Ward, Municipal Office bldg, 2 nd floor, Plot No.137, TPS-V, 2nd Road, Prabhath Colony, Santacruz(East), Mumbai - 400 055. | |

मालमत्ता क्रमांक, सदनिक क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे
HE 7565 (17AF) 305 22 27 SUNDER NAGAR HOUSE GOLDEN SPRING BALARAM TULSIDAS SHAMLAL TULSI DAS CHETANDAJ VEROHOMAL, GOVINDRAM GANGARAM DAULATRAM G ANGARM DAULATRAM BHERUMA, L KOTWAL

प्रथम करनिर्धारण दिनांक : 03/10/1918 जलजोडणी क्रमांक : एकूण भाडवली मूल्य : 55307340

अक्षरी रूपये **Five Crore Fifty Three Lac Seven Thousand Three Hundred and Forty Only**

देयक तयार करतोवेळी ३१/०३/२०१० या तारखेपर्यंतची घकबाकी ₹ 0 ०१/०४/२०१० या तारखेनंतरची घकबाकी **40853**

देयक कालावधी : 01/04/2016 ते 31/03/2017

| कराचे नाव : | 01/04/2016 ते 30/09/2016 | 01/10/2016 ते 31/03/2017 |
|--|--|--|
| सर्वसाधारण कर | 20190 | 20190 |
| अल कर | 0 | 0 |
| अल स्टाभ कर | 12664 | 12664 |
| मलनिःसारण कर | 0 | 0 |
| मलनिःसारण लाभ कर | 7890 | 7890 |
| म.न.पा. शिक्षण उपकर | 7344 | 7344 |
| राज्य शिक्षण उपकर | 6425 | 6425 |
| रोजगार हमी उपकर | 0 | 0 |
| वृक्ष उपकर | 366 | 366 |
| पथकर | 9177 | 9177 |
| एकूण देयक रक्कम | 64056 | 64056 |
| कलम १५२ (अ) नुसार दंडाची रक्कम | 0 | 0 |
| परताव्यावरील व्याजाची वसुली | 0 | 0 |
| अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम | 0 | 0 |
| आगाऊ अधिदानाचे समायोजन | 0 | 0 |
| भरावयाची निव्वळ रक्कम | 64056 | 64056 |
| * 30.06.2016 पर्यंत भरावयाची निव्वळ रक्कम | 62911 | 61765 |
| * 31.07.2016 पर्यंत भरावयाची निव्वळ रक्कम | 63483 | 62388 |
| * 31.07.2016 नंतर भरावयाची निव्वळ रक्कम | 64056 | 64056 |
| अक्षरी रूपये | Sixty Four Thousand and Fifty Six Only | Sixty Four Thousand and Fifty Six Only |
| अंतिम देय दिनांक | 14/08/2016 | 31/03/2016 |

आपल्या इमारतीच्या मालमत्ता कर लेखा क्रमांकातील पहिली 11 अंके आपल्या इमारतीच्या मनुष्य दस्तऐवजातील संबंधकारिताचा एवढेच जोडणे क्रमांक (UID) असेल. मनुष्यासोबत होणाऱ्या सर्व संबंधकारिता जाबल्या इमारतीच्या अंकेस क्रमांक (UID) नसू शकता.



बंद-४

३३ य ०

२०१६

"To make payment through NEFT: IFSC - SBIN0COLLEC, Beneficiary A/C No- BMCPO HE3001861160000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली-बर्ड इन्स्टीट्यूट स्कीम योजनेच्या माहितीसाठी मागे पाहवे.



"आपले मत, आपली ताकद"
अधिक माहितीसाठी: <http://ceo.maharashtra.gov.in>



एक कदम स्वच्छता की ओर

Signature

श्री. संतोष सु. कवरे
करनिर्धारक व संयोजक (प)



शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

शासनाला दिलेला क्षेत्रावर बांधणीचा अधिकार प्राप्त झाल्याने तपशील अर्जात दाखल केलेल्या क्षेत्रावर बांधणीची परवानगी देण्यात येईल.

५६५१ अ

Sq.yds.

[Agri.]
C

वि.रो.सारा र.रू.१५१४.५०
दि.२२.१०.८६ पासून

[६२७-३/९]

चौ.मी

५२४.५

-१३.०

५११.५

[+२३७१.२]

[-----]

[२८८२.७]

[-१५७२.२]

[-----]

[१३१०.५]

+२३५८.२

२८६९.७

-१५७४.३

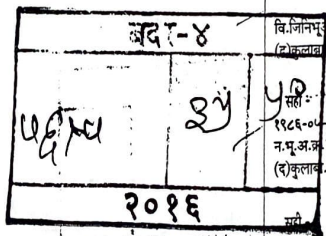
१२९५.४

धारणाधिकार

नवीन धारक [Agri]



| क्रमांक | व्यवहार | खंड क्रमांक | नवीन धारक (धा) पट्टेदार (प) किंवा धार (भा) | साक्षात्कृत |
|------------|--|-------------|--|---|
| ३०/०५/१९६९ | भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायदानुसार व भा स च्या नाणें संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले. | | | सही - |
| १७/०४/१९८६ | S.I. म.न.भु.अ.न.३ यांचे कडील आदेश दि.४.४.८६ चे आदेशाने डी.पी. रोड चे क्षेत्र १३.० चौ.मी.कमी केले. | | | वि.नि.न.भु.अ. (३)कलावा. सही - १९८६-०५-०५ ००:००:०० न.भु.अ.न.३ (३)कलावा. |
| १५/१०/१९८७ | मा.अ.उ.जि.अ.यांचे कडील आदेश क्र.ADC/LND/D-९८२६ दि.१८.८.८७ अन्वये न.भु.क्र.५६५१ यांत न.भु.क्र.५६५३ क.५६५६,५६५७ब,५६५८ ते ५६६० व ५६७५अ/२ चे क्षेत्र २३७१.२ चौ.मी. सामील केले व ५६५१अ ५६५१ असे विभाजन करून ५६५१अ चे १३१०.५ चौ.मी.क्षेत्र दाखल केले व ५६५१ब ची क्षेत्र १५७२.२ चौ.मी.ची स्वतंत्र भिळकत पत्रिका उघडली | | | १९८६-०५-०५ ००:००:०० गिनिभुअ तथा न.भु.अ.क्र.३ (३)कलावा. |
| | मा.अ.उ.अ.मुं.उ.अंधेरी यांचे कडील आदेश क्र.ADC/LND/D/९८२६ दि.१८.८.८७ अन्वये बिनशेती सा-याची नोंद केली. | | | सही - १९८७-११-०२ ००:००:०० गिनिभुअ तथा न.भु.अ.क्र.३ (३)कलावा. |



मालमत्ता पत्रक

भाग/मौजे - कोलेकल्याण

तालुका/न.भू.मा.का. - न.भू.अ.बांद्रा

जिल्हा - मुंबई उपनगर जिल्हा

नगर भूणपत्र : शिट नंबर प्लॉट नंबर

क्षेत्र धारणाधिकार

शासनला दिलेल्या अकरापोंचा किंवा घासपत्रात तपशील आणि त्याच्या फेर तपासणीचे नियम

क्र.क/स.फो.न. ५६५१अ ५६५१अ

| नांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्करण |
|------------|--|-------------|--|--|
| १५/१०/१९८७ | ७/१२ व मा.न.पू.अ ३ यांचे कडील दि. १५.१०.८७ यांचे आदेशाने नांव दाखल. | - | (धा) मो.त्रिमुर्ती कारपोरेशन | खो - १९८८-०२-०१ दिनिपुअ तपशिल न.पू. (२)कुलाबा. |
| १५/०१/१९८८ | मा.अ.भू.अ.मुं.यांचेकडील दि. १४.१.८८ चे पत्र व मा.न.भू.अ.३ मुं.यांचेकडील दिनांक १५.१.८८ चे आदेशाने चौकशी अती १२९५.४ चौ.मि. क्षेत्र दाखल केले. | - | | खो - १.२.८८ दिनिपुअ तपशिल न.पू. क्र.३मुं.द.मि. |

तपासणी करणारा -

खरी नकल -

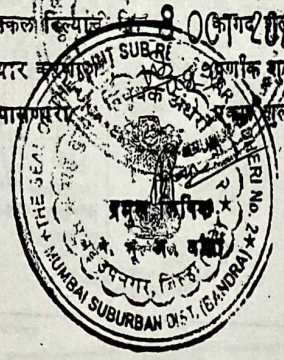
न.भू.अ.बांद्रा

मुंबई उपनगर जिल्हा

न.भू.अ.अ.ज.क. ६६३ अ.३२
 अज दाखल दि. १५/१०/८७ नोटीस
 न.भू.अ.अ.ज.क. दि. १०/०१/८८ न.भू.अ.अ.ज.क. १००१ -
 न.भू.अ.अ.ज.क. दि. १०/०१/८८ न.भू.अ.अ.ज.क. १००१ -
 न.भू.अ.अ.ज.क. दि. १०/०१/८८ न.भू.अ.अ.ज.क. १००१ -
 न.भू.अ.अ.ज.क. दि. १०/०१/८८ न.भू.अ.अ.ज.क. १००१ -

खरी प्रत

नगर भूमापन अधिकारी, बांद्रा



| | |
|--------|------|
| बंदर-४ | |
| ०६५५ | ३६५५ |
| २०१६ | |

बुधवार, 24 ऑगस्ट 2016 5:17 म.नं.

दस्त गोपवारा भाग-1

वदर4
दस्त क्रमांक: 7617/2016

दस्त क्रमांक: वदर4 /7617/2016

बाजार मूल्य: रु. 65,15,000/-

मोबदला: रु. 1,30,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,50,000/-

ड. नि. सह. ड. नि. वदर4 यांचे कार्यालयात

अ. क्र. 7617 वर दि.24-08-2016

रोजी 5:16 म.नं. वा. हजर केला.

पावती:9012

पावती दिनांक: 24/08/2016

सावरकरणाराचे नाव: शिल्पा सुदेश कदम

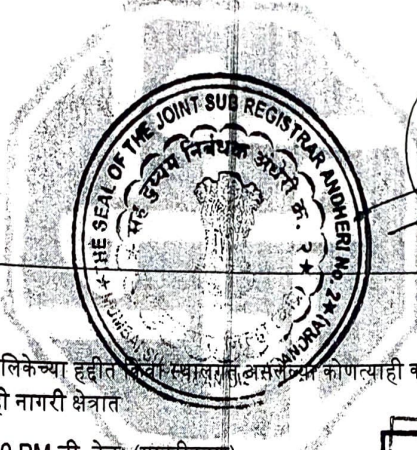
नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1000.00

पृष्ठांची संख्या: 50

एकूण: 31000.00

दस्त हजर करणाऱ्याची सही:



सह उपनिबंधक अंधेरी-२,
मुंबई उपनगर जिल्हा.

सह उपनिबंधक अंधेरी-२,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 24 / 08 / 2016 05 : 16 : 00 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 24 / 08 / 2016 05 : 17 : 13 PM ची वेळ: (फी)

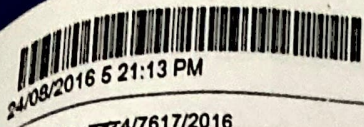
| | | |
|------|----|----|
| २४-४ | | |
| ७६३७ | ४६ | ५० |
| ३०१६ | | |

प्रतिज्ञापत्र

वदर दस्तएवज ह्या नोंदणी क्रमांक १९०४ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी-गळल केलेला आहे दस्तातील संपूर्ण मजकूर मिथादक व्यक्ती, साक्षीदार c सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे दस्ताची सत्यता, वैधत कायदेशीर बाबीसाठी दस्त निष्पादक व कतलीधारक हे संपूर्णपणे जबाबदार राहतील

लेहून देणारे:

सिद्धन तंजळ
Silcadam



दस्तावेजाचा भाग-2

बदर 4
दस्तावेजाचा क्रमांक: 7617/2016

दस्तावेजाचा क्रमांक : बदर 4/7617/2016
दस्तावेजाचा प्रकार :- करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|--|-----------|---------------|
| 1 | नाव: शिल्पा सुदेश कदम पत्ता: ए/201, -, पास्कल स्कोर, सुंदर नगर, कालिना, सांताक्रूझ पूर्व, -, विद्यानगरी, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: BCDPK8628J | लिहून देणार वय :- 46 स्वाक्षरी: <i>Sreedam</i> | | |
| 2 | नाव: सुदेश बगाराम कदम पत्ता: ए/201, -, पास्कल स्कोर, सुंदर नगर, कालिना, सांताक्रूझ पूर्व, -, विद्यानगरी, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: BCDPK8695K | लिहून देणार वय :- 51 स्वाक्षरी: <i>Sudesh</i> | | |
| 3 | नाव: शरद जानोबा सावंत पत्ता: प्लॉट नं: 9, माळा नं: दुसरा मजला, सी विंग, इमारतीचे नाव: गोल्डन स्प्रिंग को ऑप ही सोसा ली, ब्लॉक नं: कालिना, सांताक्रूझ पूर्व, रोड नं: ऑफ सुंदर नगर रोड क्र 2, महाराष्ट्र, मुंबई. पिन नंबर: AAPPS1623Q | लिहून देणार वय :- 79 स्वाक्षरी: <i>Sarad</i> | | |

बरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 24 / 08 / 2016 05 : 19 : 37 PM

बदर-8
70 70
2016

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात. व त्यांची ओळख प्रामाणिकपणे

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|-----------|---------------|
| 1 | नाव: जयश्री - सावंत वय: 72 पत्ता: कालिना सांताक्रूझ पूर्व पिन कोड: 400098 | | |
| 2 | नाव: प्रशांत देवराज गायिकर वय: 28 पत्ता: वांद्रे वसाहत, विनायक पूर्व मुंबई पिन कोड: 400051 | | |



शिक्षा क्र.4 ची वेळ: 24 / 08 / 2016 05 : 20 : 26 PM

शिक्षा क्र.5 ची वेळ: 24 / 08 / 2016 05 : 20 : 47 PM नोंदणी पुस्तक

सह. दुय्यम निबंधक, अंधेरी-२, मुंबई उपनगर जिल्हा.

प्रमाणित करण्यात येते की, या दस्तावेज्ये एकूण 70 पाने आहेत.
पुस्तक क्र. १/बदर-४/क्रमांक 70 70 2016
वर नोंदला दिनांक : 24/08/16

EPayment Details.

सह. दुय्यम निबंधक, अंधेरी क्र.-२, मुंबई उपनगर जिल्हा.

sr. Epayment Number
1 MH003718334201617S

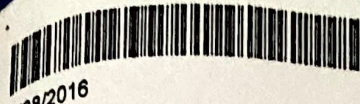
Defacement Number
0002193929201617

7617 /2016

Know Your Rights as Registrants

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

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



24/08/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंवेरी 2

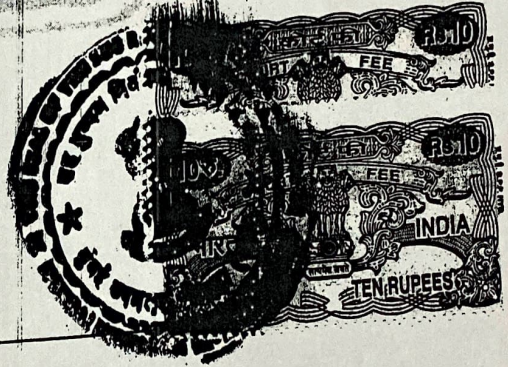
दस्त क्रमांक : 7617/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) कोलेकल्याण

| | |
|---|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 13000000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6515000 |
| (4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदानिका नं: सी 9, माळा नं: दुसरा मजला, इमारतीचे नाव: गोल्डन स्प्रिंग को ऑप ही सोसा ली, ब्लॉक नं: कालिना,सांताक्रूझ पूर्व, मुंबई-400098, रोड : ऑफ सुंदर नगर रोड क्र 2((C.T.S. Number : 5651,5656PT,5658,5659,5660 ;)) |
| (5) क्षेत्रफळ | 1) 50.19 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:-शरद भानोबा सावंत वय:-79; पत्ता:-प्लॉट नं: 9, माळा नं: दुसरा मजला, सी विंग , इमारतीचे नाव: गोल्डन स्प्रिंग को ऑप ही सोसा ली , ब्लॉक नं: कालिना, सांताक्रूझ पूर्व , रोड नं: ऑफ सुंदर नगर रोड क्र:2, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AAPPS1623Q |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-शिल्पा सुदेश कदम वय:-46; पत्ता:-ए/201, - पास्कल स्कॅर , सुंदर नगर,कालिना, सांताक्रूझ पूर्व - , विद्यानगरी MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400098 पॅन नं:-BCDPK8628J 2): नाव:-सुदेश बगाराम कदम वय:-51; पत्ता:-ए/201, - पास्कल स्कॅर , सुंदर नगर,कालिना, सांताक्रूझ पूर्व - , विद्यानगरी MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400098 पॅन नं:-BCDPK8695K |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 24/08/2016 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 24/08/2016 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 7617/2016 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 650000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

सह. दुय्यम निबंधक अंवेरी-२,
मुंबई उपनगर विद्या.