



19 November, 2018

सूची
क्र. 2

दुय्यम निबंधक : सह
निलोत्तरी
दस्ता क्रमांक : 10229/2018

नांदणी
Regn. 63m

गावाचे नाव : मागाठाण

करारनामा

रु.13,300,000/-

रु.11,729,310/-

279, पालोकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदानिका क्र.2702, डी विंग, 27 वा मजला, एकता मेडोस ए. बी. सी. डी. ई. एफ आणि जी को. ऑ. ही. सो. लि., सिद्धार्थ नगर मागे, बोरीवली (पूर्व), मुंबई 400 066. सदानिकेचे एकूण क्षेत्रफळ 44.5 चौ. मी. कारपेट 53.40 चौ.मोटर

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव भाडपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते

(4) भू-मापन, पोटाहेस्सा व घरक्रमांक(असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लेहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव:- निलम पाठक ; वय: 53;

पत्ता :- 20सी, टॉवर ए, , वाईसरोय पार्क को. ऑ. ही. सो. लि. , कांदिवली पूर्व , ठाकूर विलेज , काण्डीवाळी पूर्व , MAHARASHTRA, MUMBAI, Non-Government.

पिन कोड :- 400101

पॅन नंबर:- AAJPP5340B

2) नाव:- इद्र प्रकाश पाठक ; वय: 57;

पत्ता :- 20सी, टॉवर ए, , वाईसरोय पार्क को. ऑ. ही. सो. लि. , कांदिवली पूर्व , ठाकूर विलेज , काण्डीवाळी पूर्व , MAHARASHTRA, MUMBAI, Non-Government.

पिन कोड :- 400101

पॅन नंबर:- ALPPP2936E

1) नाव:- प्रकाश सुधाकर पदमलवार ; वय: 50;

पत्ता:- सदानिका क्र. 401, डी विंग , 4 था मजला , एकता मेडोस ए. बी. सी. डी. ई. एफ आणि जी , बोरीवली पूर्व , सिद्धार्थ नगर मागे , , MAHARASHTRA, MUMBAI, Non-Government.

पिन कोड:- 400066;

पॅन नं:- AGPPP7871H;

2) नाव:- शितल प्रकाश पदमलवार ; वय: 43;

पत्ता:- सदानिका क्र. 401, डी विंग , 4 था मजला , एकता मेडोस ए. बी. सी. डी. ई. एफ आणि जी , बोरीवली पूर्व , सिद्धार्थ नगर मागे , , MAHARASHTRA, MUMBAI, Non-Government.

पिन कोड:- 400066;

पॅन नं:- AMMPP7836K;

19/11/2018

19/11/2018

10229/2018

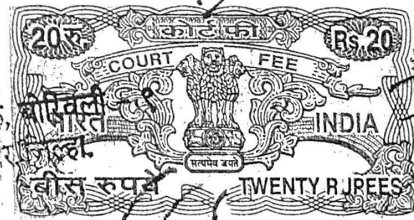
रु.665,000/-

रु.30,000/-



- (1) घरक्रमांक खंड कर
- (2) बाजारभाव मुद्राक शुल्क
- (3) बाजारभावाप्रमाणे नोंदणी शुल्क
- (4) शेर

सह, दुय्यम निबंधक, बोरीवली, मुंबई उपनगर.



Null

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-
मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-

समीक्षण

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मागाठाणे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,886,000.00
बा.भा. रु. 3,377,550.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 279 वर्णन: विभागाचे नाव - मागाठाणे (बोरीवली), उपविभागाचे नाव - 86/393 - भुभाग: उत्तरेस 36.60 मी. रुंद वि.यो. रस्ता, पुर्वेस राष्ट्रीय उदयानाची सीमा, दक्षिणेस वॉर्डची सीमा व पश्चिमेस दक्षिणोत्तर 36.60 मी. रुंद वि.यो. रस्ता. सदर मिळकत सि.टी.एस. नंबर - 279 मध्ये आहे. ----- सदनिका क्र 2702, 27 वा मजला, डी विंग, एकता मेडोज, ऑफ वेस्टर्न एक्सप्रेस हायवे, ठाकुर व्हिलेज जवळ, कांदीवली पू मुं-101
(1) बांधीव निळकतीचे क्षेत्रफळ 53.4 चौ.मी. आहे.

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मे/- एकता संकल्प डेव्हलपर्सचे अथो सिग्नेटरी विवेक मोहनानी तर्फे मुखत्यार हरकिशन भावसार - -; घर/फ्लॅट नं: 401, दुर्गा चॅम्बर्स लिकींग रोड खार प; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAAAAE2019E.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) निलम पाठक - -; घर/फ्लॅट नं: 20/सी, व्हाईसरॉय पार्क, कांदीवली पू मुं-101; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAJPP5340B.

(7) दिनांक करून दिल्याचा 22/05/2009

(8) नोंदणीचा 29/05/2009

(9) अनुक्रमांक, खंड व पृष्ठ 4366 /2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 176900.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेरा



सह. दुय्यम निबंधक, बोरीवली २
मुंबई उपनगर जिल्हा.

बरल - ९/		
१०२२९	२७	३३
२०१८		

Ekta Meadows A,B,C,D,E,F and G CHS Ltd.

Reg. No. MUM/WR/HSG./TC/14614/2009-10/2010

CTS No. 279, Siddharth Nagar, off Western Express Highway, Borivali (East), Mumbai- 400066

Phone 8655 011 319 Email ID – ektameadows2010@gmail.com

Date: 20.10.2018

To,
Mrs. Neelam Pathak & Mr. Indu Prakash Pathak
Flat No. D-2702/3,
Ekta Meadows ABCDEF & G CHS Ltd.,
Siddharth Nagar, Borivali (East),
Mumbai 400 066.

Dear Sir,

Sub: NOC for selling your Flat D-2702/3

This has reference to your letter request dated 16th October'2018 and submission of form No. 20(1) & 20(2), We have no objection to sale your Flat No. D-2702/3 to Mr. Prakash Sudhakar Padmalwar and Mrs. Shital Prakash Padmalwar

Validity of this NOC is 30 days from the date of issue.

Thanking you,

Yours faithfully,

For Ekta Meadows ABCDEF & G CHS Ltd.,

Hon. Secretary
Deepak Nair



बरोल - ९/		
२०२२	२६	३०
२०१८		

EKTA MEADOWS

A, B, C, D, E, F & G CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. MUM/WR/HSE/TC/14614/2009/10/2010
CTS No. 279 Behind Siddharth Nagar, Borivali (East), Mumbai - 400 066
Tel: 91-22-65111319, email: ektameadows2010@gmail.com

Share Certificate No. 320 Member's Regd. No. 320 No. of Shares 05.

Share Certificate

(Authorised Share Capital Of Rs. 2,50,000/- Divided into 5000/- Shares of Rs. 50/- each)

THIS IS TO CERTIFY that Mrs. Neelam Pathak & Mr. Indu Prakash Pathak

of Flat No. D 2702/3 is/are the Registered Holder/s of FIVE fully paid up Shares bearing Distinctive Nos. from 1631 to 1635 (both inclusive) of Rs. 50/- each, totaling to Rs.

1250/- (Rupees Two Hundred Fifty only) in the EKTA MEADOWS A, B, C, D, E, F & G CO-OPERATIVE HOUSING SOCIETY LTD. Borivali (East) Mumbai - 400.066. subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said society, at Mumbai, on this 06th day of Nov. 2014.

Rs. 250/-



[Signature]
Hon. Chairman

[Signature]
Hon. Secretary

[Signature]
M.C. Member

Note: No transfer of the Shares Comprised in this Certificate will be registered unless accompanied by this Certificate. Please Do Not Laminare this Share Certificate.



2014-91		
2022	27	32
2026		

517/10229
Monday, November 19, 2018
6:05 PM

पावती

Original/Duplicate

नोंदणी क्रं. : 39M

Regn.: 39M

पावती क्रं.: 10632

दिनांक: 19/11/2018

गावाचे नाव: मागाठाणे
दस्तऐवजाचा अनुक्रमांक: बरल9-10229-2018
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: प्रकाश सुधाकर पदमलवार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:01 PM ह्या वेळेस मिळेल.



BRL9

सह. दुय्यम निबंधक, बोरिवली - १
मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु.11729310/-

मोबदला रु.13300000/-

भरलेले मुद्रांक शुल्क : रु. 665000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008425250201819E दिनांक: 19/11/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 680/-



①

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201811195046			19 November 2018,05:44:17 PM	
वर्ष	2018				
जिल्हा	मुंबई(उपनगर)				
पुणे विभाग	86-भागाडणे (बोरीवली)				
अप मूल्य विभाग	86/393 भुभाग उतरेस 36.60 मी. रुंद वि.यो. रस्ता, पुर्वेस राष्ट्रीय उद्यानाची सीमा, दक्षिणेस वॉडांची सीमा व पश्चिमेस दक्षिणेतर 36.60 मी. रुंद वि.यो. रस्ता.				
सर्व्हे नंबर /न भू क्रमांक	सि टी एस नंबर#279				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
105300	191000	210100	229200	191000	चौरस मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	53.4चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.191000/-
उद्वाहन सुविधा-	आहे	मजला -	2 1st floor To 30th floor		
मजला निहाय घट/वाढ					
= 115% apply to rate= Rs.219650/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर)+ खुल्या जमिनीचा दर)					
= (((219650-105300) * (100 / 100))+105300)					
= Rs 219650/-					
A) मुख्य मिळकतीचे मूल्य					
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 219650 * 53.4					
=Rs 11729310/-					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेट्रोमार्ग मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिल्ले वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य					
= A + B + C + D + E + F + G + H					
= 11729310 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs 11729310/-					

Home Print



बरल - १/

१०२२९९

३०

२०१८

D-2703



CHALLAN
MTR Form Number-6



GRN	MH008425250201819E	BARCODE					Date	19/11/2018-16:07:48	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			PAN No.(If Applicable)	AGPPP7871H					
Location	MUMBAI			Full Name	PRAKASH SUDHAKAR PADMALWAR AND OTHER					
Year	2018-2019 One Time			Flat/Block No.	FLAT NO 2702 D WING EKTA MEADOWS A B C					
				Premises/Building	D E F AND G CHS LTD					
Account Head Details			Amount In Rs.							
0030045501	Stamp Duty		665000.00	Road/Street	BEHIND SIDDHARTH NAGAR MAGATHANE					
0030063301	Registration Fee		30000.00	Area/Locality	BORIVALI EAST MUMBAI					
				Town/City/District						
				PIN	4	0	0	0	6	6
				Remarks (If Any)	PAN2=AAJPP5340B~SecondPartyName=NEELAM PATHAK AND OTHER-					
				Amount In	Six Lakh Ninety Five Thousand Rupees Only					
total			6,95,000.00	Words						
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	02000032018511900695 100038748				
Cheque/DD No.				Bank Date	RBI Date	19/11/2018-16:09:28	Not Verified with RBI			
Name of Bank				Bank-Branch	BANK OF BARODA					
Name of Branch				Scroll No.	Date	Not Verified with Scroll				
Department ID :								Mobile No.	9920413055	

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 दूर चलान केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तांसाठी सुद्धर चलान लागू नाही.

Neelam Pathak

Pradmalwar

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 19th day of November, 2018 BETWEEN 1) MRS. NEELAM PATHAK aged 53 years & 2) MR. INDU PRAKASH PATHAK aged 57 years, both adults, Indian Inhabitants of Mumbai, having address at 20C, Tower A, Viceroy Park Co-operative Housing Society Ltd. Thakur Village, Kandivali (East), Mumbai 400 101 and also owners of Flat No.2702 & Flat No.2703, 'D' wing, 27th floor, Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd., situated at Behind Siddharth Nagar, Magathane, Borivali (East), Mumbai 400 066, hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assign) of the ONE PART A N D

1) MR. PRAKASH SUDHAKAR PADMALWAR aged 50 years & MRS. SHITAL PRAKASH PADMALWAR aged 43 years, both adults, Indian Inhabitants of Mumbai, having address at Flat No.401 (D' wing, 4th floor, Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd., situated at Behind Siddharth Nagar, Magathane, Borivali (East), Mumbai 400 066,

hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assign) of the OTHER PART.



बाल		
2022	9	32
2026		

Handwritten signature: N. Pathak

Handwritten signature: P. Sudhakar Padmalwar

WHEREAS THE TRANSFERORS HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFEREES AS FOLLOWS:

a) By an Agreement dated 22nd day of May, 2009 registered before the Sub-Registrar of Assurances vide Sr.No.BDR5-04366-2009 Dated 29/05/2009 made & entered into between Ekta Sankalp Developers an Association of persons & having its principal place of business at 401, Durga Chambers, Linking Road, Khar (West), Mumbai 400 052, therein called as "The Developers" of the One and 1) MRS. NEELAM PATHAK & 2) Mr. INDU PRAKASH PATHAK (the Transferors herein), therein called as "The Purchaser/s" of the Other Part, the later have purchased and acquired a premises on ownership basis viz. Flat No.2702, admeasuring 44.5 sq.mtrs. (which is inclusive of the area of balconies if any) in 'D' wing on 27th floor, in the building then known as Ekta Meadows (and now known as Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd.,) situated at Behind Siddharth Nagar, Magathane, Borivali (East), Mumbai 400 066 at Village Magathane, Taluka Borivali, District Mumbai, more particularly described in the schedule written hereunder (hereinafter referred to as "the said Flat") at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of the said Flat.



That the various Purchasers of the said building formed a Co-operative Housing Society namely Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd., registered under the Maharashtra Co-operative

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Societies Act, 1960 bearing Registration No.MUM/WR/HSG/TC/14614/2009-10/2010 (hereinafter called "the said Society") and the said 1) Mrs. Neelam Pathak & 2) Mr. Indu Prakash Pathak (the Transferors herein), became one of the members of the said Society and the said Society issued in their favour Five Shares of Rs.50/- each, bearing Distinctive Nos.1631 to 1635 vide Share Certificate No.320 (hereinafter called "the said Shares") That the said Transferors had also purchased another flat i.e. Flat No.2703 on 27th floor in the said society and therefore the said society issued only one common Share Certificate in respect of the said two Flats bearing Flat No.2702, 'D' wing and Flat 2703.

- c) That the said Transferors have taken loan from Kotak Mahindra Bank Limited (hereinafter referred to as "the said Bank") by mortgaging the said flat and Flat No.2703 and has to repay a sum of Rs.1,30,69,611/- (approximately) in respect of the said Flat and the said Flat No.2703 till date to the said Bank.
- d) That the Transferors have approached and informed the said Bank that they want to sell the said Flat/Premises to the Transferors herein
- e) That in the Premises aforesaid the Transferors are legally entitled to the said Premises and the said shares together with benefits attached to it and that neither the Transferors herein personally or through any of their agent/s or constituted attorney has/have or had at any time heretofore



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either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said Premises.

f) That except the loan taken from the said Bank, the title of the Transferors in respect of the said Flat with said shares and benefits is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances.

g) That the Transferors herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said Flat or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the Transferors.



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h) That in the manner aforesaid the Transferors have truly, honestly, bonafidely and in good faith disclosed to the Transferees, all the material facts and circumstances in respect of the said Flat with said shares and said

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benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or concealment from the Transferees in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.

AND WHEREAS upon the strength of the representation and declaration made by the Transferors to the Transferees, the parties have negotiated for sale and purchase of the said Flat in the said building on the said property with said shares and said benefits with all incidental benefits and right, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of Rs.1,33,00,000/- (Rupees One crore thirty three lakhs only) payable to the Transferors with vacant and peaceful possession of the said Flat with said shares and said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the Transferors and the concerned parties contemplated by law as hereinafter mentioned. The Transferors presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.



AND WHEREAS the Transferors have informed the said society under the Bye-law to transfer the shares and interest in the capital/property of the society and obtained the necessary permission from the said society to sell, transfer and assign the said Flat and the said shares to the Transferees.

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AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said Flat in the said building on the said property with the said shares and said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf hereinafter appearing:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Transferors hereby declare and confirm that what is recited hereinabove in respect of the said Flat and the said shares shall be treated as representations and irrevocable declarations on their part as if the same are reproduced here in verbatim and form part of this clause. The Transferors hereby confirm that the Transferees have agreed to purchase the said Flat relying upon the correctness of the declarations and representations made by the Transferors in these presents.

2. The Transferors shall sell, transfer, assign and assure and the Transferees shall purchase and acquire the said Flat viz. Flat No.2702, 'D' wing admeasuring 44.5 sq.mtrs. (which is inclusive of the area of balconies if any) on 27th floor Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd., situated at Behind Siddharth Nagar, Magathane, Borivali (East), Mumbai 400 06

more particularly described in the schedule hereunder written along with the said shares of the society and all the benefits attached to it free from encumbrances at or for the price of Rs.1,33,00,000/- (Rupees One crore thirty three lakhs)



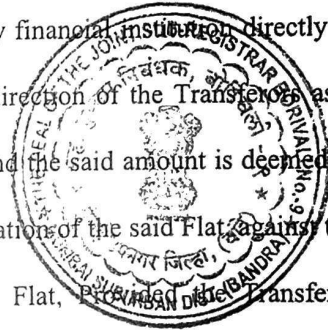
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three lakhs only) being the Full & Final consideration amount to be paid by the Transferees to the Transferors in the following manner:

- a) Rs.26,67,000/- (Rupees Twenty six lakhs sixty seven thousand only) being the **Part Consideration** amount paid by the Transferees to the Transferors before the execution of this agreement, the receipt whereof the Transferors doth hereby admit, acknowledge and confirm at the foot of this agreement, against vacant and peaceful possession of the said Flat.
- b) The Transferees shall deduct a sum equivalent to 1% of the consideration amount towards TDS amounting to Rs.1,33,000/- (Rupees One lakh thirty three thousand only) and after depositing the amount with the Government treasury shall forthwith handover the FORM 26QB to the Transferors to that effect. This Form 26QB will be treated as an integral part of payment towards the proceeds for the sale/purchase of the Flat.
- c) Rs.1,05,00,000/- (Rupees One crore five lakhs only) being the **Balance Consideration** amount to be paid by the Transferees within 30 days by availing loan taken from any bank and/or any financial institution, directly to the said Bank, on behalf of and as per the direction of the Transferees as a repayment of loan taken by the Transferors and the said amount is deemed to be received by the Transferors as the consideration of the said Flat against the vacant and peaceful possession of the said Flat, the Transferor produce all the necessary title documents and society NOC required by the Transferees for availing housing loan.



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THE SCHEDULE HEREINABOVE REFERRED TO:

All that self contained Flat on ownership basis viz, Flat No.2702, 'D' wing admeasuring 44.5 sq.mtrs. (which is inclusive of the area of balconies if any) on 27th floor, Ekta Meadows A,B,C,D,E,F & G Co-operative Housing Society Ltd., situated at Behind Siddharth Nagar, Magathane, Borivali (East), Mumbai 400 066 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban on land bearing C.T.S. No.279 of Village Magathane, Taluka Borivli, Mumbai Suburban District.

SIGNED AND DELIVERED

by the withinnamed the TRANSFERORS



MRS. NEELAM PATHAK &

PAN NO.AAJPP5340B

Neelam Pathak

MR. INDU PRAKASH PATHAK

PAN NO.ALPPP2936E

Indu Prakash Pathak



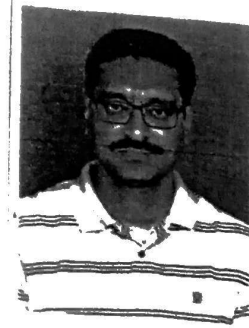
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SIGNED AND DELIVERED

by the within named the TRANSFEREES



MR. PRAKASH SUDHAKAR PADMALWAR & }

PAN NO. AGPPP7871H

Prakashwar

MRS. SHITAL PRAKASH PADMALWAR }

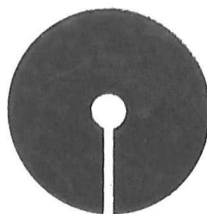
PAN NO. AMMPP7836K

Shitalmalwar

in the presence of Wadhav



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STATE BANK OF INDIA

P.B.B. Jankalyan Nagar Branch, Malad (W), Mumbai.

Code : (16603)

Tel. : 4971 2163 / 64 Fax : 4972 1166 E-mail : sbi.16603@sbi.co.in

BM Mob. : 82750 33738

LOS ID :		/ CAR / HL / ED / 20 - 20
Applicant Name : Harsh Padmalwar		
Co-Applicant Name : Prakash Padmalwar		
Co-Applicant Name : Shital Padmalwar		
Contact Numbers : (O)		(R) :
Mobile No. :		
Loan Amount : 60/- lacs	Tenure : 15 yrs.	
Interest Rate :	EMI :	
Loan Type : Maxgain / Term Loan	SBI LIFE : YES / NO	
Individual Hsg. Loan : _____	Maxgain : _____	Flexi : _____
Realty : _____	Optima : _____	Others : _____
Property Location :		
Property Cost :		
Name Of Developer / Vendor :		
Offer :		
Name of Marketing Executive / HLC : ELC - Rajani Dharamprasa 9028000643		
Mobile No. of Marketing Executive / HLC :		

P.B.B. Jankalyan Nagar BRANCH - (16603)