OSHIWARA
LINK PLAZA COMMERCIAL PREMISES CO-OP SOCIE
REG NO : MUM / MHADB / HSG / TC / 12069 / 2003-2004

Dt:23/08/2008

To,

State Bank of India
Commercial Branch
Nehru Palace
New Delhi

SUB: No Objection to Mortgage Shop No. 34 at Oshiwara Link Plaza Commercial Premises, Jogeshwari, Mumbai

Dear Sir,

Kindly refer to your letter no. RA/08-09/Aug'08 DT. 11/08/2008. We confirm that shop No. 34 is own by Mrs.Rita Aggarwal as per society records.

We hereby confirm and agree that Oshiwara Link Plaza Commercial Premises Co-op Society Ltd has no objection to your Mortgage the said Shop No. 34 in favour of State Bank of India, Commercial Branch, New Delhi.

Yours truly,
For Oshiwara Link Plaza Commercial Premises Co-operative Society Ltd.

Secretary

OSHIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD.
Oshiwara
Mumbai
400 102.

ADDRESS : - SOCIETY OFFICE,2ND FLOOR,NEW LINK ROAD EXTENTION,JOGESHWARI WEST,MUMBAI - 400

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUP

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

BV 008931

महाराष्ट्र MAHARASHTRA

दि. महाराष्ट्र मंत्रालय अर्बन सहकारी ऑफिसर्स को. ऑप. बँक लि., मंत्रालय, मुंबई ४००
एल. एस. व्ही. क्रमांक:- ६९४
क्रमांक:- 848 दिनांक:- 27 MAY 2009
बांद्रा शाखा, बांद्रा (पुर्व), मुंबई.
सर्वश्री/श्री./श्रीमती Rita Agarwal
यांना न्यायेतर मुद्रांक रु _____ चा विकला.

मुद्रांक विक्रेता
अविनाश मोहनसिंग चव्हाण

Comp Office, Mumbai.
594
MAY 2009
Officer

L. S. BAMBLE

बदर-४/
२७ मे
२००९

: D E C L A R A T I O N :

Rita Agarwal

THIS DECLARATION is made and entered into at Mumbai on this 27th day of May, 2009 BY AND BETWEEN MRS.RITA AGGARWAL, adult, Indian Inhabitant of Mumbai, hereinafter called to as "the PURCHASER | DECLARANT" (Which expression shall mean and include the heirs, executors, administrators & assigns) of the PARTY TO THIS DEED:

WHEREAS MR.AADESH SHRIVASTAV, the Seller and the Purchaser MRS.RITA AGGARWAL, had entered into an Sale Deed dated.18th August, 2003, in respect of the Scheduled Property;

Rita Agarwal

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AND WHEREAS the Party/s abovenamed have failed to appear before the Sub-Registrar of Assurances,at Bandra (E) Mumbai-51 Registration Office,within time limits granted for the purpose of Registration of Documents as per the Provisions of Section 4 of the Maharashtra Ownership Flats (Regulations of Promotion, Construction,Sale,Management Act)1963,read with Indian Registration Act,1908.

AND WHEREAS the Party/s hereto Purchaser/Declarant has/have paid the stamp duty as per Market Value/ under Case No.COA|AY/14364/2008.

AND WHEREAS the Party/s by this DEED OF DECLARATION Confirm the said Document dated. 18th August,2003, which is annexed and Marked as EXHIBIT-A.

Rita Agarwal

THE SEAL OF THE SUB REGISTRAR ANDHERI No.-2 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-४/
१६८६/२
२००९

..3 /-

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:NOW THIS DEED WITNESSES AS UNDER:

1. That the Purchaser/Declarant hereinabove had entered into an Agreement dated.18th August,2003, with MR.AADESH SHRIVASTAV,the Seller, and failed to appear before the Sub-Registrar of Assurances, at Bandra (E) Registration office. Therefore today by this DEED the Party/s hereto abovenamed Confirm this Document for and on the terms and conditions mentioned in this Document.

2. That the Declarant/s mentioned hereinabove is/are going to appear before the Sub-Registrar of Assurances,at Bandra (E) Registration office,with this DEED to register the said Document as this Declaration has been executed today and presented the same for Registration as per the Registration of Documents Act,within time limit of the Document for the purpose of Registration of this DEED.

IN WITNESS WHEREOF the Party/s hereto have hereunto set and subscribed their respective hands,signatures on the day,month and year hereinabove written;

बदर-४/
७६८३
२००९

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: THE SCHEDULE OF THE PROPERTY :

Shop No.34 , on the Ground floor, in the Oshiwara Link Plaza Commercial Premises Co-op Scty Ltd, situated on the Plot bearing C.T.S No. 1 (Pt) , Village: Oshiwara, Taluka: Andheri , at New Link Road Extension, Jogeshwari (West) S. No. 41, PL. No. A-26 Mumbai- 400102 , admeasuring area 555 Sq.feets Built up.

Rita Agarwal

SIGNED SEALED AND DELIVERED)
by the withinnamed)
PURCHASER MRS.RITA)
AGGARWAL, in the presence)
of.) PURCHASER.

Rita Agarwal

1.
2.

THE SEAL OF THE SUB REGISTRAR ANDHERI No-2 MUMBAI SUBURBAN DISTT. (MAHARAS.)

बदर-४/
९६८६/०६
२००९

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Tel. : 6677 8633
Email : linkplazaoshiwara@yahoo.in

HIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD.

SOCIETY OFFICE, 2ND FLOOR, NEW LINK ROAD EXTENTION, JOGESHWARI (WEST), MUMBAI - 400 102

REG NO : MUM / MHADB / HSG / TC / 12069 / 2003 - 2004

Ref : OLP/53/08. Dated : 1st Sept, 2008

TO WHOMSOEVER IT MAY CONCERN.

This is to certify that as per our Society's records, Smt Rita Aggarwal have purchased Unit No. 34 from Mr. Aadesh Shrivastav vide their agreement dated 18/08/2003 and is the bonafide member of our society.

Area of Unit No. 34	555 sq. ft. Built-up
No. of floors	Ground + 3 floor
Building year of Construction	1992 – 93.
Lift	1 lift.

This certificate is issued on the request of Smt. Rita Aggarwal for the payment of deficit Stamp Duty in Abhay Yojna 2008.

For: Oshiwara Link Plaza Commercial Co-op Society Ltd.

Hon. Secretary.

बदर-४/
१९६६/५
२००९

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Tel. : 6677 8633
Email : linkplazaoshiwara@yahoo.in

ARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD.

IETY OFFICE, 2ND FLOOR, NEW LINK ROAD EXTENTION, JOGESHWARI (WEST), MUMBAI - 400 102

REG NO : MUM / MHADB / HSG / TC / 12069 / 2003 - 2004

F: OLP/57/08

Mumbai – 400 102.
Dated : 01/09/2009.

The Collector of Stamps.,
MMRDA Building, 1st Floor.
Bandra Kurla Complex.
Bandra (East).
Mumbai – 400 051

Certificate.

This is to certify that Smt Rita Aggarwal is the bonafide member of our Society and has purchased the said premises No. 34 from Mr. Aadesh Shrivastav vide agreement dated 18/08/2003.

This Certificate is issued only for availing the benefit of Amnesty Scheme 2008.

Chairman / Secretary.
For Oshiwara Link Plaza Commercial
Premises Coop.Society Ltd.,

NOTARY GOVT. OF MAHARASHTRA

True Copy Attested
D. N. Pirzada
Notary, Greater Mumbai
3 NOV 2008

NOTARY GOVT. OF MAHARASHTRA

बद्दर-४/
१९६६/ ९
२००९

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Member's Register Folio No. 34 No. of Shares 5

are Certificate No. 34

SHARE CERTIFICATE

SHIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD.

ew Link Road, Extension, Next to Oshiwara Police Station, Oshiwara, Jogeshwari (W), Mumbai - 400 102.

(Reg. No. MUM / MHADB / HSG / (TC) / 12069 - 2003-04)

uthorised Share Capital **Rs. 50,000/-** Divided into **1000** Shares of Rs. **50/-** each

This is to certify that Shri / ~~Smt.~~ / ~~M/s.~~ Aadesh Srivastav

is the Registered Holder of FIVE fully paid up shars

of Rs. FIFTY each numbered from 166 to 170 both inclusive, in

OSHIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD., Subject to the Bye-laws of

the said Society

Given under the Common Seal of the Said Society this 25th. day

of SEPTEMBER 2004

Authorised M.C. Member | Secretary | Chairman

(8)

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Member's Register Folio No 34 No. of Shares 5

Share Certificate No. 34

SHARE CERTIFICATE

OSHIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD.

New Link Road, Extension, Next to Oshiwara Police Station, Oshiwara, Jogeshwari (W), Mumbai - 400 102

(Reg. No. MUM / MHADB / HSG / (TC) / 12069 - 2003-04)

Authorised Share Capital **Rs. 50,000/-** Divided into **1000** Shares of Rs. **50/-** each

This is to certify that Shri / ~~Smt.~~ / ~~M/s.~~ Aadesh Srivastav

is the Registered Holder of FIVE fully paid up shars

of Rs. FIFTY each numbered from 166 to 170 both inclusive, in

OSHIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD., Subject to the Bye-laws of the said Society

Given under the Common Seal of the Said Society this 25th. day

of SEPTEMBER 2004

Authorised M.C. Member | Secretary | Chairman

THE SEAL OF THE SUB REGISTRAR ANDHERI No-II

नंदर-४/
७६८६/ ५
२००९.

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माल - मत्तेच्या रजिस्टर कार्डातील उतारा

तालुका - अंधेरी, जिल्हा - मुंबई उपनगर, मुंबई

सिटी सर्वे ओशिवरा

सिटी सर्वे नंबर	चौरस फूट चौरस मिटर	रक्कम प्रकार	सरकारला परतलेला सामान्य अथवा सुधारा नगरपालिका व तो कोण परतलेला
	४६१८८-७	Apli	—
	-६२३६-८		
	-३८६५१-६		
	२३२२७६६-२	१४९२७२-३	१२७६४७२-२
	-६२३६-८	-१५५७७-९	+८५७२८-३
९	२३९६५२९-४	१३३३६९४-४	१३६९५००-५
	+३५१२६६-०	-१२०९३-३	-१४९१-०
	२६६७७६५-४	१३२१६०१-१	१३६०००९-५
	-१७९१४६-८	-३९३५-०	७२६४१-८
वहिवाटीचा हक्क	२४८८६४४-६	१३१७६६६-१	१४३२६५१-३
	-५०११११९-३	-४३६७-९	-९०१४८३-६
	१९६७५२९-३	१३१३२९८-२	५३०६६७-४
नं. ११	मध्ये धारण करणाऱ्या नाव-हक्क कसा प्राप्त झाला ? जो पर्यंत मागता तोपर्यंत तो पर्यंत		
	-२२५२३-०	+७२६४१-८	-१३१६-७
	१२६५००६-३ शेनी	१३८५९४०-०	५२९३५०-७
	-१४८८४५-२	-७२६४१-८	-६९५३-७
	१८१६७६१-१	१३१३२९८-२	५२२३९८-०
	-३५१२६६-०	-१२४१७-७	
		१३८८२६०-५	
पट्टेदार	१४,६५४९५-१	+२००-०	
	-२६०९१-१	१३०१०८०-५	—
इतर-बोजे	१४,३९४०४-०	-२१२७७-९	
	-९१७४-९	१२७९८०२-६	—
		+२४२५-५	
इतर मोजे	१४३०२२९-१	१२७७३७७-१	
	-८०९५६८	-१०४-९	—
	१३४०२७२-३	१२१२६४७२-२	

तारीख १	व्यवहार २	दस्तऐवज नंबर ३	नविन धारण करणाऱ्याचा (व) अथवा इतर बोजा असल्यास (३) ४	खातेदार ५
७१	मा. अपर उप जिल्हाधिकारी मुंबई उ. नगर मुंबई यांचे कडील क्र. ADC/LND/D-14/20 ता. 30/01/00 [illegible]			[illegible]
	आकार रु. [illegible] ता. [illegible]			[illegible]
	मा. अपर उप जिल्हाधिकारी मुंबई [illegible]			[illegible]
	1248 ता. [illegible]/2/09 अन्वये दि. शे. आकार रु. [illegible]			[illegible]
	फाल्गुन (क्षेत्र ४८४-८ चौ.फूट)			[illegible]
७२	मा. अपर उप जि. अधिकारी यांचे कडील क्र. ADC/[illegible] ता. 19/2/02 अन्वये दि. शे. आकार रु. 1-५० १/२/०१ फाल्गुन क्षेत्र १०५ चौ. मी. [illegible]			[illegible]
७३	आदेश क्र. जा. मु. ओशिवरा/१ ता. २०/१/०३ अन्वये दि. रु. [illegible] न. १/१ ची नविन सिटकत पत्रिका तयार केलेले ६२३६-८ [illegible] चौ.मी. क्षेत्र कमी केले.			[illegible]

THE SEAL OF THE SUB-REGISTRAR ANDHERI
उप मुद्रांक निबंधक
अंधेरी

नंबर-४/
१९६६/९
२०१

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क्षेत्रा पैकी ८५०२८.३ चौ मि. ची नोंद मंजूर झालेली असल्याने उर्वरित ७२६४१.८ चौ मि. क्षेत्र न.भू.क्र. १ चे एकुण क्षेत्र १३६०००९.५ चौ. मि. क्षेत्रात सागीय कायदा न.भू.क्र. १ चे एकुण क्षेत्र १४३२६५१.३ चौ. मि. कायम केले.

सही/- 15/10 न.भू.अ. अंधेरी.

१०/९९ सा. अधिक्षक भूमी अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.भू. ओशिवरा/न.भू.क्र. १ चे/९९ दिनांक २२/९९ व मा. भूमि. अंधेरी यांचे कडील आदेश क्र. न.भू. ओशिवरा/न.भू. क्र. १ चे/९९ दिनांक ३/२/९९ अन्वये न.भू.क्र. ७३९ ची ९०१९८३.९ चौ. मी. क्षेत्राची नविन मिळकत पत्रिका उघडल्याने ५३०६६७.१ चौ. मी. कायम केले.

सही/- 3/2 न.भू.अ. अंधेरी.

११/९९ मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील क्र. सी./कार्यासन-२ क/पो.वि./एस आर ओ: ३५५ दि. ४५/९९ व इकडील आदेश क्र. न.भू. ओशिवरा १/पो.वि./न.भू.क्र. १ चे/९९ दि. ३०/७/९९ अन्वये न.भू.क्र. १ चे ५३०६६७.१ चौ. मी. क्षेत्रातून १३१६.७ चौ. मी. क्षेत्र कमी करून ५२९३५०.७ चौ. मी. कायम केले. व ६६५.६; ६५१.१ क्षेत्राच्या १/२६९; १/२७०, क्षेत्र वगळून नविन मिळकत पत्रिका उघडल्या.

सही/- 3/7 न.भू.अ. अंधेरी.

१२/२००१ मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. सी./कार्या-७/पो. वि. एस.आर. २१५४ दि. २०/९/०१ व इकडील आदेश क्र. न.भू.अ. अ/ओशिवरा न.भू.क्र. १ चे दि. २०/९/२००१ अन्वये न.भू.क्र. १ चे ५२९३५०-७ चौ. मी. क्षेत्रातून न.भू.क्र. १/२७१ ची ६६५२-७ चौ. मी. क्षेत्र वगळून नविन मिळकत पत्रिका उघडलेले क्षेत्र कमी करून चौ. मी. क्षेत्र कायम केले. दिनांक २०/११/०६ रोजी [illegible] चिल्लक क्षेत्र ६३१४५२.९ चौ. मी. [illegible] ची. न.भू.क्र. १/२७१ ची नविन मिळकत पत्रिका [illegible] क्षेत्र कमी करून ६२४५००.२ चौ. मी. क्षेत्र कायम केले. न.भू.अ. अंधेरी.

THE SEAL OF THE SUB REGISTRAR

नोंदणीची तारीख: 9/11/2002	नोंदणी: 9000
तयार केलेची तारीख: 5/11/2002	कलम 25 शुल्क: 2000-0
दिलेची तारीख: 5/11/02	कलम 26 शुल्क: ....-0
तयार करणार:	कलम 27 शुल्क: 2000-0
तपासणी करणार:	

मुंबई

खरी नक्कल

मुद्रांक दुय्यम निबंधक अधिकारी, अंधेरी

बदर-४/
१९६६/१०
२००९

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बृहन्मुंबई महानगरपालिका
कर निर्धारण व कर संकलन खाते
मालमत्ता धारणे देयक तथा पावती
अधिकृत फेरीवाला ही पावती विवरण

अधिदानाचा दिनांक	कोणत्या विभागात भरले	नोटिस शुल्क	जप्ती खर्च
		350	

देयक क्रमांक 201934

अधिकृत फेरीवाल्यांसाठी
फेरीचे / धारकाने मालमत्तेचे धारकाने अधिकार विवरण

सक्षम अधिकाऱ्यांसाठी

या तारखेला पूर्वीची थकबाकी		या दिवशी देय झालेला देय
30/09/2005		01/10/2005
	म.न.पा. राज्य शासन	1924788 33831

लेखा क्रमांक	मालमत्ता धारक	कालखंड	तारीख
KW-15-1397-63-9	2005-2006	200520	01/10/2005

मालमत्ता क्रमांक

मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन

KW 5566 (2) S NO 41 PL NO A-26 OSHIWARA VILLAGE HOUSE AS SHOPPING CENTRE
OSHIWARA SHOPPING CENTR BOMBAY HOSING AND AREA DEVELOPMENT BOARD

करदात्याचे नाव

दिनांक पासून पर्यंत	एकूण करपात्र मूल्य	करमाफी दिलेले मूल्य	निवासी करपात्र मूल्य	अनिवासी करपात्र मूल्य
01/10/2005-31/03/2006	5839700	0	0	5839700

महानगरपालिकेचे कर						राज्य शासनाचे कर		महानगरपालिकेचे कर	
सर्व साधारण कर दर / रक्कम रु.	पाणी पट्टी दर / रक्कम रु.	जल लाभ कर दर / रक्कम रु.	मलनिःसारण कर दर / रक्कम रु.	मलनिःसारण लाभ कर दर / रक्कम रु.	म.न.पा. शिक्षण उपकर दर / रक्कम रु.	राज्य शिक्षण उपकर दर / रक्कम रु.	रोजगार हमी उपकर दर / रक्कम रु.	दुरुस्ती उपकर दर / रक्कम रु.	घर कर दर / रक्कम रु.
30.00% 875955	0	0 25%NR 729963	0 0	0 15.00%NR 437978	12.00% 350382	0 12%NR 350382	3% 87596	0.50% 14599	15% 437978

प्रथम अनिर्धारण दिनांक	एकूण रक्कम रु.	या कालखंडासाठी भरलेली रक्कम	देयक रक्कम
01/04/1992	3284833		3284833

WS.KW.151397639.200520.0.0.5839700.3284833

अ. सवलती मुळे ५/१० आकारणी, ब. सवलतीमुळे ८/१० आकारणी, क. करमाफीप्रमाणे ४/५ आकारणी याचे कालखंडाची पूर्वीची देयके रद्द मुदतबाह्य समजून. सुधारणेसाठी कृपया मार्ग पहावे.

थकबाकीसह सर्व रक्कम भरणे आवश्यक

• थकबाकीमधे फरकाच्या [illegible] व सवलतीचा निरास. [illegible] अनिर्धारण सोयीच्या सर्वसाधारण विभाग कार्यालयाकडून उपलब्ध आहे.

निवासी करपात्र मूल्यावर NR अनिवासी करपात्र मूल्यावर
या पावतीत थकबाकी अंतर्भूत नाही. थकबाकी साठी वेगळी पावती घ्यावी.

डॉ. सतिश पिंटे
सह आयुक्त (सुधार)

बृहन्मुंबई महानगरपालिका
मालमत्तेचे धारणे देयक

KW151397639 (एकूण पावती बेजन) 01/10/2005-31/03/2006 KW 5566 (2

ESTATE MANAGER II 1ST FLOOR
M H & A D BOARD
GRIHA NIRMAN BHAVAN KALA
NAGAR BANDRA EAST
MUMBAI 400051

	अधिदानाचा दिनांक	विनाशुल्क भरले
PR		

	नोटीस शुल्क	जप्ती खर्च
P		

लेखा क्रमांक	कालखंड
KW-15-1397-63-9	200520

देयक क्रमांक		देयकाची रक्कम
201934		3284833

सहायक कर निर्धारक व संकलक

K/W WARD, OPP RLY STN PALIRAM
RD ANDHERI (WEST) MUMBAI 58.

चालकुन

(13)

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जा. क्र. मि. व्य. -२/ 5944/२००३
मिळकत व्यवस्थापक-[२] यांचे कार्यालय,
गृहनिर्माण भवन, बांद्रा [पूर्व],
मुंबई : ५१. दिनांक: /४/२००३

प्रति,

श्री./श्रीमती रीता अग्रवाल
उकानीगाळा क्रमांक: ३४
ओशीवारा नगर, ~~अंधेरी [प.]~~, जोगेश्वरी
मुंबई : ४०० ०५३.

बदर-४/
१६६६/१२
२००१

विषय:- उकानी गाळा क्रमांक: ३४ ओशीवारा नगर
हा आपले नावे हस्तांतरीत/नियमित करणेबाबत -

संदर्भ:- हया कार्यालयाचे पत्र क्र. ५९२१ दि १५.१०.२००३

महोदय/महोदया,

संदर्भाधिन पत्रानुसार आपणास गाळा नियमित/हस्तांतरीत करण्याचे कळविण्यात आलेले उर्वरीत रक्कम रु. ६०४/- पावती क्रमांक: ४३०३२३ दिनांक: १५.१०.२००३ अन्वये हया कार्यालयामध्ये भरले आहेत. म्हणून उकानी गाळा क्रमांक: ३४ नावे दि. नोव्हेंबर २००३ पासून आपल्या नावे नियमित/हस्तांतरीत करण्यात आला आहे. तरी कृपया यापुढे दिनांक: नोव्हेंबर २००३ पासून मासिक देय रक्कम रुपये ९५५/- आठवतुलीकार हयाच्या कार्यालयात आपल्या नावे भरणा करावी.

आपला विश्वासू

(१५) मिळकत व्यवस्थापक-[२],
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई.

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दुय्यम निबंधकः
अंधेरी 2 (अंधेरी)

दस्त गोषवारा भाग-1

वदर4
दस्त क्र 4686/2009
१४१२५

2/05/2009
11:42:45 am

दस्त क्रमांक : 4686/2009

दस्ताचा प्रकार : घोषणा पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः रिता अग्रवाल - - पत्ताः घर/फ्लॅट नंः सी 1/5E महेन्द्र इनक्लेव , दिल्ली गल्ली/रस्ताः - ईमारतीचे नावः - ईमारत नंः - पेठ/वसाहतः - शहर/गावः- तालुकाः - पिनः - पॅन नम्बरः -	लिहून घेणार वय 46 सही Rita Agarwal		
2	नावः - - - पत्ताः घर/फ्लॅट नंः - गल्ली/रस्ताः - ईमारतीचे नावः - ईमारत नंः - पेठ/वसाहतः - शहर/गावः- तालुकाः - पिनः - पॅन नम्बरः -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही

THE SEAL OF THE SUB REGISTRAR ANDHERI No.-2 MUMBAI SUBURBAN DIST. (MAHARAS)

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दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (4686/2009)

७५/२५

दस्त क्र. [वदर4-4686-2009] चा गोषवारा
बाजार मुल्य :1 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :29/05/2009 11:38 AM
निष्पादनाचा दिनांक : 27/05/2009
दस्त हजर करणा-याची सही :

Rita Agarwal

दस्ताचा प्रकार :64) घोषणा पत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 29/05/2009 11:38 AM
शिक्का क्र. 2 ची वेळ : (फ़ी) 29/05/2009 11:42 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 29/05/2009 11:42 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 29/05/2009 11:42 AM

दस्त नोंद केल्याचा दिनांक : 29/05/2009 11:42 AM

पावती क्र.:4695 दिनांक:29/05/2009
पावतीचे वर्णन
नांव: रिता अग्रवाल

30000 :नोंदणी फी
500 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13)
एकत्रित फी

30500: एकूण

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) मिथून कडू - - ,घर/फ़्लॅट नं: 6 संदीप सरोवर , अंधेरी प
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गावः-
तालुका: --
पिन: -

2) लक्ष्मण गोपाळे - - ,घर/फ़्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गावः-
तालुका: -
पिन: -

REGISTRAR ANDHERI No.-2 SEAL OF THE SUB REGISTRAR OF ASSURANCES

दु. निबंधकाची सही
अंधेरी 2 (अंधेरी)

सहपत्र नोंदण्यात आले नाही.

बदर-४/१६६६ /२००९

पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.

दिनांक : २९/५/०९

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण ..२५.. पाने आहेत.

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

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

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शासन परिपत्रक क्रमांक २०००/९४/प्र.क्र. २५/म - १ दि.२४/३/२०००.
म. प्र. नि. व. मु. नि. पुणे यांचे का क्र. का. ३/ संगणक / मुद्रांक पावती दुरुस्ती /०६/३९९. दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING 1ST FLOOR, BANDRA - KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051

D 24638

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.: 103-(III)

MMRDA Counter No.: 2

Received From : RITA AGARWAL

Receipt Date :

On Account of :

DELIVERED 5 DEC 2008

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
DD	354530	18/11/2008		0	301750.00

Bank Name : ABN AMRO BANK N.V.(ABN)
Branch Name : ABN AMRO BANK N.V.(ABN)

COA/AY/14364/08

DELIVERED -5 DEC 2008

Case No.:

Lot No.: Lot date: Total D.O.:

Sr. No.:	Description of Stamp /	Quantity	Denomination	Amount
	301750.00	Three Lakh One Thousand Seven Hundred Fifty Only		

DELIVERED -5 DEC 2008

मुद्रांक जिल्हाधिकारी, अंधेरी.

Rs.: Rupees:

Cashier / Accountant (18) Signature / Designation

built -up land			55 sq.ft				

Note: – Answers may be given as Yes or No in case of information under column no.3 to 7 stating number of floors and in case it is a multi-storied building whether lift is provided or not.

(20)

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Application No: COA/AY/ 14364/08

Abhay Yojana 2008

Enclosure I

Form of Application

Name of the Applicant: SMT. RITA AGGARWAL

Address: OSHIWARA LINK PLALA GALA NO-34 Jogeshwari-(W) Mum-102

Date of Application:

अभय योजना २००८
मुद्रांक जिल्हाधिकारी, अंधेरी
पोच
क्रम क्र. COA/AY/U-1/14364/08
दिनांक 3 NOV 2008
लिपीक

To,
The Collector of Stamps Andheri,
7th floor, MMRDA Bldg.,
Bandra (E), Mumbai-400 051.

Sub: -Application under the Government Order No. Mudrank 2007/ 922/CR-997/M-1, dated7th June 2008 Revenue & Forest Department

DELIVERED 5 DEC 2008

Sir,

I have read the above order; I am making this application as I wish to pay the stamp duty and the penalty as per the said order, for the said purpose. I am furnishing the following information and producing the documents and additional documents as stated below:-

1. Type of document : SALE DEED
2. Date of execution : 8th/9/03
3. Document Registration No. and Name of Sub Registrar Office if the Document is Registered :
4. Agreed Consideration : 26,00,000/-
5. Details of the Property
   1. Village/ Area/Ward : shop-34, Ground floor oshiwara Link plaza, oshiwara ~~and~~ Jogeshwari(W) mum-102.
   2. S.No/ C.S. No / C.T.S. No :
   3. Details of the property in question :

DELIVERED 5 DEC 2008

बदर - ५/
१६८८ ९८
२००९

Title 1	Land 2	Flat 3	Shop 4	Office 5	Terrace 6	Parking 7	Open Land 8	Row House 9
Area built-up land			555 sq.ft					

Note: – Answers may be given as Yes or No in case of information under column no.3 to 7 stating number of floors and in case it is a multi-storied building whether lift is provided or not.

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50 Rs.

पचास रुपये

सत्यमेव जयते

भारत

INDIA

FIFTY RUPEES

50RS

22 JUL 2003

18 AUG 2003

L.S.V. No. 244

Certificate u/s. 41 of the Bombay Stamp Act, 1958.
No. Adj ...CO A/AY/1501.....
Office of the Collector of stamps
Dated....08/1/2003

श्री. आनंद सिंग ठाकूर
मुद्रांक विक्रेता (क्रमांक-२४४)
२९ सी-४१२ मनीष नगर, चार बंगला
अंधेरी (प), मुंबई-४०० ०५३.

क्रमांक..... दिनांक.....
श्री/श्रीमती Rita Aggarwal.

18 AUG 2003

NV - R. 30/2001
Area - 555 sq ft Builtup

R. K. Polle
er Officer.

Received from Shri....Rita Agarwal.....
resident of.....Agarwal.....
Insufficient Stamp duty of Rs.(30)2501 Three lakh one Thousand Seven Hundred fifty).
vide challan No.5,6.....dated..24/1/03.....
chargeable under article .....25(b).....
of schedule 1 of Bombay Stamp Act, 1958
Certified under Section 41 of the Bombay Stamp Act, 1958 that the proper duty of Rs. (30)2501 Rupees Three lakh one Thousand Seven Hundred fifty).
and penalty Rs (1000) Rupees one Thousand
under article ..25(b)..of schedule I have been paid in respect of this Instrument.

मुद्रांक विक्रेता

This certificate is subject to the provisions of section 53-A of the Bombay Stamp Act, 1958.

Place.....Andheri.....
Date.....8/1/03

Collector of Stamps,
Andheri.

COLLECTOR OF STAMPS ANDHERI

वदर-४/
१४१६/डी
२००३

SALE = DEED

सहपत्र नोंदण्यात आले नाही.

Subject to the Provision of Section-53-A of the Bombay Stamp Act 1958

THIS DEED OF SALE is made and entered into at Mumbai on this 18th day of August 2003, BETWEEN

Mr. AADESH SHRIVASTAV, having address at Shop No.34, Ground Floor, of Oshiwara Link Plaza Commercial Premises Co-operative Society Ltd., at Oshiwara MHADA Shopping Complex, Oshiwara, Jogeshwari (West), Mumbai 400 102 hereinafter called and referred to as the "SELLER" (which expression unless repugnant to their Context or meaning thereof shall mean and include his heirs, executors, successors, administrators and assigns) the ONE PART AND **Mrs. RITA AGGARWAL** having address at C-1/56, Mahendru Enclave, Delhi 110033, hereinafter called and referred to as the "PURCHASER" (which

THE SEAL OF THE SUB REGISTRAR ANDHERI

Rita Agarwal

Scanned with OKEN Scanner

expression unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS the Seller is seized and possessed and/or the original Owner/allottee in respect of a commercial premises bearing **Shop No.34, Ground Floor, of Oshiwara Link Plaza Commercial Premises Co-operative Society Ltd., at Oshiwara MHADA Shopping Complex, Oshiwara, Jogeshwari (West), Mumbai - 400 102,** (hereinafter called and referred to as the said Shop Premises) which has been allotted to the Seller by M.H. & A.D. Board on Ownership basis under Tender basis vide Offer Letter No. _ _ _ _ _ _ dated _ _ _ _ _ and Application dated 1/ /2001 and the possession of the said shop was given on 1/6/2002.

AND WHEREAS the Seller is the member of **Oshiwara Link Plaza Commercial Premises Co-operative Society Ltd.,** registered under Registeration No. MUM/MHADB/HSG/TC/12069/2003-2004 (hereinafter referred to as the said Society).

AND WHEREAS the Purchaser being in need of a Shop premises approached the Seller and requested him to sell and transfer the said premises in her favour.

AND WHEREAS the said society has not yet issued share certificate and as when issued will be issued ~~[illegible]~~ to the name of the Purchaser and the Seller ~~[illegible]~~ have no objection of whatsoever nature in the same.

AND WHEREAS the Seller has agreed to sell, transfer and assign all his rights, title and interest in the abovesaid premises in favour of the Purchaser on certain terms and conditions mutually agreed by and between the

बदर-४/
९९८६/२०
२००९

X

parties hereto as under :-

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:

1. That the Seller hereby agrees to assign and transfer all his rights, title and interest in the above said Shop alongwith its tenancy, occupancy, possessory, Ownership rights and membership of the said society upto and in favour of the Purchaser for the total cost price/consideration amount of **Rs. 26,00,000/- (Rupees Twenty Six Lakhs only).**

2. That the Purchaser has paid to the Seller a sum of **Rs. 50,000/- (Rupees Fifty Thousand only)** as earnest money on 25/7/2003 and the Purchaser has also paid to the Seller a sum of **Rs. 15,12,500/- (Rupees Fifteen Lakhs Twelve Thousand Five Hundred only)** as part payment on 14/8/2003 and the balance sum of **Rs. 10,37,500/- (Rupees Ten Lakhs Thirty Seven Thousand Five Hundred only)** as full and final payment will be paid by the Purchaser to the Seller on or before _____ against vacant and peaceful possession of the said Shop being handedover by the Seller to the Purchaser.

3. The Seller agrees to assign and transfer all his rights, title and interest in the above said premises alongwith tenancy, occupancy and possessory rights unto and in favour of the Purchaser herein forever and absolutely from the date of receipt of the full and final consideration mentioned herein.

4. The Seller hereby agrees to co-operate with the Purchaser at all reasonable times as and when required to be done in getting the said premises

Rita Agarwal

बुक-4/
DECE/29
2008

(23)

duly transferred in the name of the Purchaser at the cost of the Purchaser and further the Seller agrees to execute any other necessary documents, papers and applications etc. in favour of the Purchaser till the said Premises is fully and effectually transferred in her name in the records of all the authorities concerned.

5. Against the receipt of the full and final payment the Seller will handed over the peaceful and vacant possession of the said Shop Premises to the Purchaser.

6. The Seller hereby declares that :-

a) he has not entered into any Agreement/s with any person/s in respect of the abovesaid Shop premises.

b) The Seller has not transferred and assigned his rights, title and interest in respect of the abovesaid premises with any person/s.

c) The Seller has not mortgaged, alienated, charged with the said premises or any part thereof with any person/s and the same is free from all encumbrances.

d) The Seller declares that except himself no other person/s have any rights, title and interest in the said Shop premises.

7. The Seller hereby declares that on receipt of the full and final payment, he will have no more claim, rights, title and interest over the abovesaid premises and he will relinquished all his rights, title and interest in the abovesaid premises in favour of the Purchaser and that he will not raise any claim of whatsoever

Rita Agarwal

4 बहर-४/
२६८६/२२
२००९

(24)

nature on the said premises in future.

8. The Seller has paid and cleared dues, taxes, outgoings, etc. of the above said premises to the Board upto date.

9. The Purchaser shall be responsible for the payments of dues, taxes, outgoings, transfer/ regularisation charges, service charges, etc. of the said premises to the Board and the Elect. charges to the Elect. Board directly from the date of receipt of peaceful and vacant possession of the said Shop premises from the Seller for which the Seller shall not be held responsible.

10. The Purchaser shall be at liberty to use and enjoy all the benefits of the said Premises and he has got full and absolute right to sell, transfer, sublet part with the said premises to any other person/s as it deem fit and proper.

11. The seller declares that from the date of receipt of the full cost price/consideration amount from the Purchaser, the Seller shall have no more claims, rights, title and interest over the abovesaid Shop premises and the Purchaser shall be entitled to hold, occupy, use and enjoy the abovesaid Shop and carry on the business therein without any interruption from the Seller or any other person/s claiming through or under him.

12. That the Seller hereby declares that he has also no objection for using the said Shop premises by the Purchaser for any other purpose as per her desire.

13. The Purchaser shall abide by the rules, regulations and bye-laws of the Board as well as the bye-laws of the society concerned.

Rita Agarwal

बदर-४/
९६८८/२३
२००९

(25)

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14. That the seller on receipt of the full consideration will put the Purchaser in exclusive use, occupation and possession of the abovesaid Shop.

15. The Vendor hereby declares that he has no objection transfer/regularisation of said Shop premises and its cost price and his membership to the name of the Purchaser.

16. That the Seller on receipt of the full and final consideration will hands over all the original documents, records, papers, etc., etc. pertaining to the abovesaid Shop to the Purchaser on this date.

SCHEDULE

Shop No.34, Ground Floor, in of Oshiwara Link Plaza Commercial Premises Co-operative Society Ltd., at Oshiwara MHADA Shopping Complex, Oshiwara, Jogeshwari (West), Mumbai - 400 102.

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

SIGNED AND DELIVERED by the)
withinnamed Seller)
Mr. AADESH SHRIVASTAV)
in the presence of .....)
1.

बदर-४/
१६८६/२००९

SIGNED AND DELIVERED by the)
withinnamed Purchaser)
Mrs. RITA AGGARWAL)
presence of .....)
2.

x Rita Aggarwal

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RECEIPT

RECEIVED of and from the withinnamed Purchaser a sum of (1) Rs. 50,000/- (Rupees Fifty Thousand only) as earnest money and Rs. 15,12,500/- (Rupees Fifteen Lakhs Twelve Thousand Five Hundred only) as part payment for the sale of the Shop No.34, Ground Floor, of Oshiwara Link Plaza Commercial Premises Co-operative Society Ltd., at Oshiwara MHADA Shopping Complex, Oshiwara, Jogeshwari (West), Mumbai - 400 102.

MODE OF PAYMENT

Rs. 50,000/- by Cheque No. 075660 dated 25/7/2003 drawn on ABN AMRO Bank, Sakhar Bhuvan

Rs.15,12,500/- by Cheque No. 197366 dated 14/8/2003 drawn on ABN AMRO Bank, Sakhar Bhuvan

I SAY RECEIVED
Rs. 15,62,500/-

Mr. AADESH SHRIVASTAV
SELLER

WITNESSES :-

1.

2.

COLLECTOR OF STAMPS ANDHERI

बदर-४/
१४८६/२५
२००९

YEAR	TRANSACTION
1997	Some pages torn
1998	Some pages torn
1999	Some pages torn
2000	Some Pages Torn
2001	Some pages torn
2002	Mixed Pages Index
2003	Mixed Pages Index
2004	Mixed Pages Index
2005	Mixed Pages Index
2006	Mixed Pages Index
2007	Mixed Pages Index
2008	Mixed Pages Index
2009	As per Mixed Pages Index. Declaration between Shri Aadesh Shrivastava & Smt. Rita Aggarwal Execution : 27.05.2009 Amount : 26,00,000/- Regn. No. : BDR-4/4686/09 Regn. Date : 29.05.2009
2010	Mixed Pages Index
2011	Mixed Pages Index
2012	Mixed Pages Index
2013	Mixed Pages Index
2014	Mixed Pages Index
2015	Computer Index Not Available
2016	Computer Index Not Available

2002) to 2016) Computer Index Records are mixed and not properly maintained and not arranged serially, so it may be possible some Index-II records are missing and vanished.

The Government Fee is paid vide Receipt No.1461/16 dated 25.01.2016 issued by the Sub-Registrar of Assurances, Bandra.

Thanking you,

Yours faithfully,

STELLA L. NORONHA MUMBAI ADVOCATE

SEARCH REPORT

25.01.2016

From,

Mr. Nitin Phalke
Search Clerk.

To,

Stella L. Noronha
Advocate High Court

Dear Madam,

Smt. Rita Aggarwal

Re: Search of Shop No.34, Ground Floor, admn.555 sq. ft. in the Building known as "Oshiwara Link Plaza Commercial Premises C.S. Ltd." bearing Survey No.41, CTS No.1(pt), Plot No.A-26 situate at Village Oshiwara, Taluka Andheri

Under your instructions, I have taken search in respect of the above referred property at the office of the Sub-Registrar of Assurances at Bandra for the years 1987 to 2016 (30 years), Record of Index II which is given below:-

1987 to 2016 (30 years) at Bandra S.R.O.

YEAR	TRANSACTION
1987	Some pages torn
1988	Some pages torn
1989	Some pages torn
1990	Some pages torn
1991	Torn
1992	Some pages torn
1993	Some pages torn
1994	Some pages torn
1995	Some pages torn
1996	Some pages torn

STELLA L. NORONHA MUMBAI ADVOCATE

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