



Thursday, June 23, 2011

10:48:14 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

- पावती क्र. : 5599

दिनांक 23/06/2011

गावाचे नाव ताडदंब

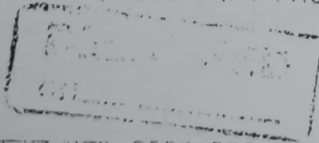
दस्तऐवजाचा अनुक्रमांक बवड 1 - 05548 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: राजेश रावजीभाई खोखारीया - -

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजयात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (85)	:	1700.00
एकूण रु.		31700.00

आपणास हा दस्त अदाजे 11:02AM ह्या वेळेस मिळेल



बाजार मूल्य: 25001500 रु. मोददला: 180000000 रु.

भरलेले मुद्रांक शुल्क: 1235800 रु

दस्ताचा प्रकार डाडी/धनासंपादन

बँकेचे नाव व पत्ता: सेंट्रल बँक

डाडी/धनासंपादन क्रमांक: 0604006, रचकम 30000 रु., दिनांक 18/03/2011

दुय्यम निवधक  
सह दुय्यम निवधक  
मुंबई शहर क्र. १

2012 2012 मॉनरीया



मूल्यांकन पत्रक

मूल्यांकनाचे वर्ष 2011  
 जिल्हा मुंबई (मेन)  
 प्रमुख मूल्य विभाग - 8-ताडदेव डिव्हीजन  
 उपमुख्य विभाग - 8/69-भूभाग : पश्चिमेस जावजी ताराजी रोड, पुर्वेस पश्चिम रेल्वे लाईन, दक्षिणेस मौ. शौकत अली रोड व उत्तरेस जहांगीर वोमन मार्ग यामधील भूभाग  
 मिळकतीचा क्रमांक सि. टी. एस्. नं. 294  
 नागरी क्षेत्राचे नाव मुंबई (मेन)  
 मिळकतीचे वर्गीकरण बांधीय

दिनांक 6/23/2011



बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
76,100	168,700	244,400	300,600

मिळकतीचे क्षेत्र	135.05	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी 3A
मिळकतीचा वापर	निवासी सदनिका		उद्देगहन सविधा	आहे
मिळकतीचे घय	TO 2	(Rule 5)	मजला	19

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* घसारा टक्केवारी  
 = 168,700.00 \* 100.00 / 100  
 = 168,700.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* मिळकतीचे क्षेत्र \* घसारा टक्केवारी  
 = 168,700.00 \* 135.05 \* 110.00  
 = 25,061,228.50

अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदीस्त वाहन तळाचे मूल्य + लगतच्या गाऱ्याचे मूल्य + वरील गजतीचे मूल्य + इतर गजतीचे मूल्य  
 = A + B + C + D + E + F + G + H  
 = 25,061,228.50 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00  
 = 25,061,229.00

सह दुय्यम निबंधक  
 मुंबई शहर क्र. १

बबई - १  
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सह दुय्यम निबंधक  
 मुंबई शहर क्र. १

२५/२ २५/२ मोंपरीया

संप्रत मुद्रांक फ्रँकिंग अल्ट्रा क्वापलेट लेमाखाली तपासले व  
 इशापपएस/ सबबीत प्राधिकृत अधिकारी यांना दूरध्यानीवरून  
 संपर्क साधून, मेळ वरोबर आढळून आला.

1235800

सिंपलिक

सही  
 सह दुय्यम निबंधक  
 मुंबई शहर क्र - 1



दस्तावा प्रकार (Nature of document)	Agreement for Sale
वस्तू नोंदणीत किंवा नोंदणीय (Registrable or Not Registrable)	Registrable / Vin Registrable
नोंदणीय नाव (If Registrable Name of S.R.O.)	Mumbai 1
नोंदणीय क्रमांक (If Registrable No.)	65988
संपत्तीचे वर्णन (Property Description)	1701 19 <sup>th</sup> Flr Valinagar Tower Number 7
विक्रेत्याचे नाव (Seller's Name)	Rajesh Rawji Bhai Kholkhomya Chaur
दस्तावातील दुसऱ्या पक्षाचे नाव (Other Party)	Abu Enterprises
दस्तावाचे ठिकाण व पत्ता (If through Name & Address)	
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.)	1235800
अक्षरी (in words)	
प्राधिकृत अधिकारवादीची पूर्ण स्वाक्षरी व सिल (Authorized Person's full Signature & Seal)	आईडीबीबीआई बँक लि./ IDBI BANK LTD.

प्राधिकृत हस्ताक्षरी / Authorized Signatory

वर्ष - १	
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**AGREEMENT FOR SALE**

THIS AGREEMENT made at Mumbai this 23<sup>rd</sup> day of JUNE in the Christian Year Two Thousand ELEVEN BETWEEN M/S. ABU ENTERPRISES, a firm registered under the Indian Partnership Act, having its address at 32, Dar-us-Salaam, Motlib Street, Agripada, Mumbai - 400 008. hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being and from time to time constituting the said firm, the survivor or survivors of them and the heirs, executors

सह विक्रेत्याचे नाव  
 S.R.K. P.R.U.

आयडीबीबीआई बँक लि./ IDBI BANK LTD. Industrial Development Bank of India Ltd. (Listed in the First Schedule of the Companies Act, 1956) Registered Office: 1, Market Street, Fort, Mumbai - 400 002. D/S/ST/IV/C.R.-1007/02/09/4024-1002

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administrators of such last survivor and its assigns) of the ONE PART; AND SHRI/SMT/MESSRS. 1) RAJESH RAVJIBHAI KHOKHARIYA 2) SHOBHNA RAJESH KHOKHARIYA 3) PRAKASH RAVJIBHAI KHOKHARIYA.

\_\_\_\_\_ of Mumbai Indian Inhabitant, having his/her/their address at FLAT NO. 1901, 19th FLOOR, VALENCIA TOWER 'C' BING, TUKARAM JAYTI MARG, TARDOD MUMBAI - 400 007.

hereinafter referred to as "THE FLAT HOLDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART :

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WHEREAS:

- (a) (i) [1] SHRI. NIRMALSINGH NARAYANSINGH GIDWANI  
[2] SHRI RAMSINGH NARAYANSINGH GIDWANI  
[3] SHRI KAMLESHKUMAR NARAYANSINGH GIDWANI  
[4] SMT. PUSHPA alias REKHA M. JAGTIANI  
[5] SAROJ NARAYANSINGH GIDWANI  
[6] SMT. USHA NARAYANSINGH GIDWANI  
[7] SMT. JAYANTI NARAYANSINGH GIDWANI  
[8] SMT. SITADEVI NARAYANSINGH GIDWANI alias  
MADHU DIALANI  
[9] SMT. CHANDRA daughter of NARAYANSINGH  
GIDWANI and wife of KISHINCHAND ADVANI  
[10] SMT. MAYA K. ADVANI and  
[11] SHRI. RAMESH K. ADVANI

बबई - १	
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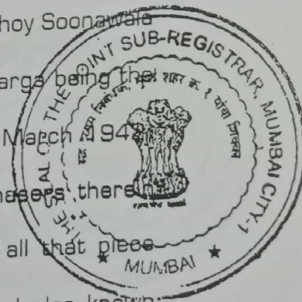
were as joint owners, seized and possessed and/or otherwise well  
and sufficiently entitled to all that piece and parcel of land containing  
an area of 676 sq. yards equivalent to 565.22 sq. mtrs. or thereabouts  
situate at Tukaram Javji Marg, Chikalwadi Lane, Tardeo, Mumbai  
bearing C.S.No.293 of Tardeo Division with building thereon known  
as "Abdulla building" standing thereon, which property is  
particularly described in the First Part of the First Schedule hereunder  
written and for the sake of brevity hereinafter referred to as 'the First  
Property'.



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S.R.K

(ii) By an Agreement of Development-cum-Sale dated 21<sup>st</sup> February 2002, the said Owners thereby grant Development-cum-Sale rights to M/s. Abu Enterprises being the Developers herein in respect of the said First Property more particularly described in the Schedule hereunder written which corresponds with the First Part of the First Schedule, hereunder written on the terms and conditions therein contained.

(b) Subsequently the Developers herein have by virtue of Deed of Conveyance dated 24<sup>th</sup> April 2003 registered under Sr.No.BBE1/2969/1003 and made between [1] Mr.Framroze Hirjibhoy Soonawala [2] Mrs. Firangiz F. Nargulwala and [3] Mrs. Sillo Adi Karga being the Trustees under an Indenture of Settlement dated 31<sup>st</sup> March 1948 as the Vendors therein and themselves as the Purchasers therein purchased and acquired the adjoining property being all that piece and parcel of land or ground situate at Chikalwadi Road also known as Tukaram Javaji Road admeasuring 559.15 sq.mtrs. together with chawl or building thereon which property is more particularly described in the second part of the First Schedule hereunder written and for the sake of brevity hereinafter referred to as the 'Second Property'.



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c) In the above premises the Developers have become seized and possessed of or otherwise well and sufficiently entitled to both the

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(g) Pursuant to the said Application by the Developers for development of the said property described in the First Schedule hereunder written, the Municipal Corporation of Greater Mumbai has approved the plans, specifications, elevations, sections and details of the said building to be property in terms of the said sanctioned plans and has issued its I.O.D. and Commencement Certificate;

(h) The Developers pursuant to the I.O.D. and Commencement Certificate issued by the Municipal Corporation of Greater Mumbai have commenced construction of a building on the said property to be known as "VALENCIA TOWER" in accordance with the sanctioned plans and building permissions;



(i) The Flat Holder has applied to the Developers for allotment to the Flat Holder of a Flat with/without Parking Space in the Building known as "VALENCIA TOWER" to be constructed on the said property described in the First Schedule hereunder written;

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(j) Accordingly, the Developers herein have allotted to the Flat Holder, a Flat bearing No. 1901 on the 19<sup>th</sup> floor of the building to be known as "VALENCIA TOWER" with Parking Space No.      in the said property described in the First Schedule hereunder written;

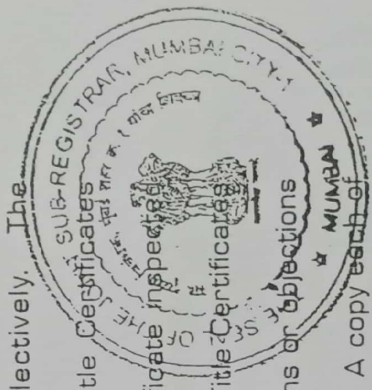
(k) The Flat Holder has taken inspection of the aforesaid

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Agreements, the MHADA N.O.C., Intimation of Disapproval and Commencement Certificate issued by the Municipal Corporation of Greater Mumbai and in token thereof having taken inspection, has executed the present Agreement;

(1) A copy each of the Certificates of title issued by M/s Kishore Thakordas & Co. Advocates & Solicitors in respect of the property described in the First Schedule hereunder written is annexed hereto and marked Annexure "A" Collectively. The Flat Holder further confirms that the copy of the Title Certificate annexed hereto is the True Copy of the Original Certificate inspected by the Flat Holder. The Flat Holder accepts the said Title Certificate and agrees not to raise any further or other requisitions or objections to the title of the said Developers to the said property. A copy each of the Property Register Card in respect of the said property described as First and Second in the First Schedule hereunder written showing the names of the holders of the said property is annexed as Annexure "B" hereto;



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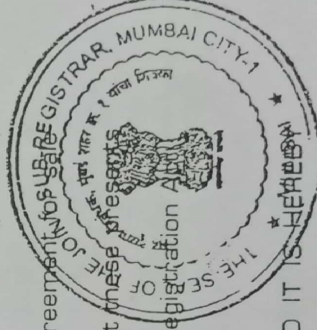
(m) The Flat Holder in view of the said allotment has requested the Developers herein to enter into this Agreement agreeing to sell to the Flat Holder the said Flat No. 1901 on the 19<sup>th</sup> floor, of the building known as "VALENCIA TOWER" with Parking Space No. --- at the price and on the terms and conditions hereinafter contained;

S.R.K  
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(n) Prior to the execution of these presents the Flat Holder has paid to the Developers herein, a sum of (Rs. 10,00,000/-) (Rupees Ten Lakhs only) as an advance money or an Earnest Money or deposit (the payment and receipt whereof the Developers doth hereby admit and acknowledge) towards the sale price of the Flat agreed to be sold to the Flat Holder and the Flat Holder has agreed to pay to the Developers balance of the Sale price in the manner hereinafter appearing;

(o) Under Section 4 of the Maharashtra Ownership Flat Act, 1963, the Developers are required to execute a Written Agreement in favour of the said Flat to the Flat Purchasers, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY

AGREED BY AND BETWEEN THE PARTIES HERETO as follows

2016	90
Subject to	

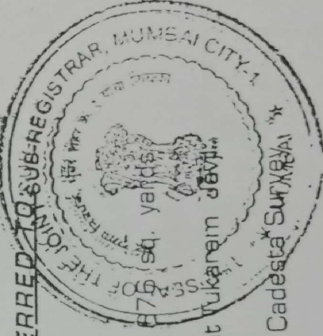
1. The Developers shall, under the normal conditions and subject to the availability of the required building materials construct and complete the said building as per the said plans, designs, and specifications seen and approved by the said Flat Holder, with such variations and modifications as the Developers may consider necessary or may be required by any public authority to be made in them. So long as the area of the said premises (agreed to be acquired by the



onus and responsibility being cast upon the Developers to pay any such tax or service charge including as may be levied on the labour charges it shall be the obligation of the Purchaser to pay the same to the Developers who shall thereafter pay the same to the Concerned Authority.

48. All prevailing costs, charges and expenses including stamp duty and registration Charges of this agreement shall be borne and paid by the purchaser/Flat Holder/alone.

49. The Flat Purchaser is the investor as defined under Article - 5 (g-a)(ii). In the event of assignment/transfer of the said flat within a period 3 years the investor will be entitled to adjust the stamp duty as provided in the said article.



THE FIRST SCHEDULE HEREINABOVE REFERRED TO

FIRST

ALL THAT piece of land containing an area of 870 sq. yards situate at Vikaram Marg, Chikhawadi Lane, Tardeo, Mumbai and bearing Cadastre Survey No.5A/

No.293 of Tardeo Division and bearing Laughtons Survey No.5A/7845, 5/7845 and Collectors New No.C1/13527, C/13527 and Street No.1BB, 1B & E, 3698/3, 3A, D' Ward No. 86 (3A) Street

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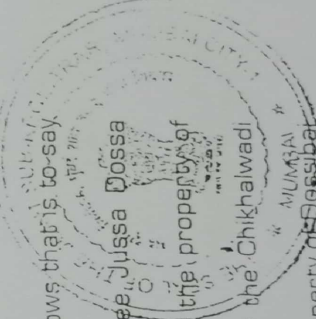
No.35A.

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THE SECOND SCHEDULE HEREINABOVE REFERRED TO :

ALL THAT piece or parcel of land or ground of the Foras Tenure [the cess whereof has been deemed] situate at the South side of Chikhalwadi Road also known as Tukaram Javji Road without the Fort of Bombay in the Registration District and Sub-District of Bombay containing by admeasurement seven hundred and three square yards or thereabouts as per the Conveyance and 664 sq. yards equivalent to 555.19 sq.mtrs. as per the Property Register Card and registered by the Collector of Land Revenue under Collector's Old Nos.23 and 24. New No.B/13527 Old Survey No.152 and New Survey No.4/7045 and Cadastral Survey No.294 [Tardeo Division] together with the chawl or building standing thereon and assessed by the Assessor and Collector of Municipal rates and taxes under "D" ward No.3638 [2] and Street Nos.39-41-43-45 and bounded as follows that is to-say on or towards the East by the property of Mumbhai Jussa Dossa Mitha Socnaki Nagara on or towards the West by the property of Farbonji Pallonji Dhalla on or towards the North by the Chikhalwadi Road aforesaid and on or towards the South by the property of Bessiba Gawasji Jehangir Jassawala.



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hereunto set

**IN WITNESS WHEREOF** the parties hereto have hereunto set their hands and signatures on the day and

and subscribed their respective hands and signatures on the day and the year first hereinabove written.

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THE THIRD SCHEDULE HEREINABOVE REFERRED TO :

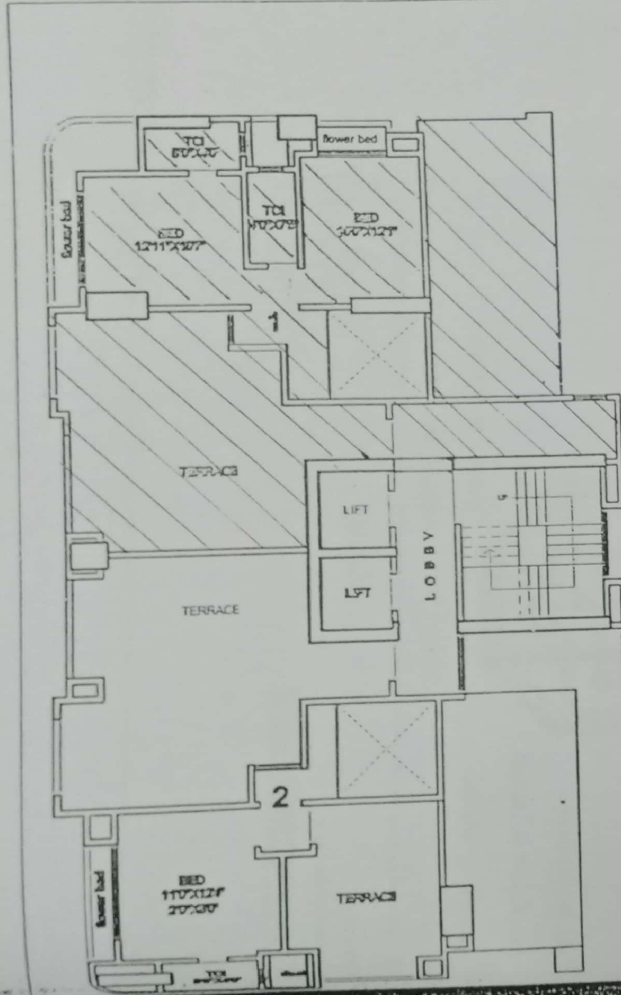
(The List of Amenities To Be Provided in the Building)

1. Marble/Vitrified tiles flooring in entire flat.
2. Kitchen will have a granite platform with stainless steel sink.
3. Designer bathrooms with counter top wash basin and ceramic dado up to full height.
4. Superior quality sanitary fixtures and concealed plumbing.
5. Anodized aluminium sliding windows.
6. Good quality electrical fittings, concealed copper wiring with adequate light and power points.
7. TV, Telephone & Computer point in every flat.
8. Quality flush doors with elegant fittings.
9. Excellent construction with structural safety against earthquake up to Zone III.
10. 4 level car parking with 2 car lifts.
11. Spacious well-decorated lift lobbies on all floors.
12. Impressive entrance hall with security counter and intercom system.
13. Fire protection system like sprinklers and smoke detectors in designated areas.



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REHAB WING - A

REHAB WING - B

PENTHOUSE UPPER FLOOR PLAN

For ABU ENTERPRISES

SIGN OF DEVELOPERS -

SIGN OF THE TENANT/PURCHASER -

*Shobhna R Khokhar*

Partner



Shobhna R Khokhar

*Shobhna R Khokhar*

NET AREA -

NO -

FOR -

ABU ENTERPRISES





