

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/6277/BPES/AN

13 DEC 2009

To,

Shri. Rakesh Ramdas Kanani C.A. to
K.P Zaveri HUF & others,
161/4, Laxmi Palace, R.B. Mehta Marg,
Ghatkopar (E),
Mumbai-400 077

करल - 4		
352E	9E	40
2096		

Sub:- Full Occupation permission for commercial building No.1 comprising of basement (Pt) + Gr. + 1st to 7th upper floors on plot bearing C.T.S. No.2826 to 2838 of village Ghatkopar Kirol at M. G. Road, Ghatkopar (W).

Gentleman,

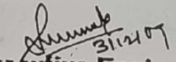
The full development work of commercial building No.1 comprising of basement (Pt) + Gr. + 1st to 7th upper floors on plot bearing C.T.S. No.2826 to 2838 of village Ghatkopar Kirol at M.G. Road, Ghatkopar (W) is completed under the supervision of Shri. M.V. Daisari, Licensed Architect, having Licence No. CA/82/7254 and Licensed Structural Engineer Shri. K.H. Shah having licence No.STR/S/33 may be occupied on the following conditions.

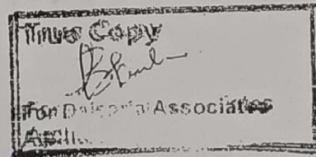
1. That certificate under sec. 270-A of the MMC Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.
2. That the balance IOD conditions and layout terms and conditions shall be complied with before asking occupation permission for building No. 2 from same layout.

A set of certified completion plans is returned herewith in token of approval.

Note :- This permission is issued without prejudice to actions under sections 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


Executive Engineer
(Building Proposals)(E.S.) - II



326 E 40
2096

virtue of being the members of the said Society, they have been holding Office No.11 admeasuring about 150 Sq. Ft. Carpet area situated on the 1st Floor, of the Building known as 'Shop Zone' situated at M.G. Road, Near Bank of India, Ghatkopar (W), Mumbai 400 086, more particularly described in the schedule hereunder written (hereinafter referred to as 'The Said Office') on what is known as 'Ownership Basis'.

AND WHEREAS the Transferors herein have since paid the full and entire consideration thereof to the concerned authorities and is presently holding the said Office admeasuring about 150 Sq. Ft. Carpet areas on ownership basis.

AND WHEREAS the Transferors herein have acquired the said Office from Mr. Stanley X. D'Souza & Mrs. Sylvia Dora D'Souza vide an agreement dated 28/03/2013 has been registered under Pr.No.KRL-3/3018/2013 dated 06/04/2013 vide Receipt No.3268 at the Sub-Registrar Office Kurla-3.

AND WHEREAS the Transferors by virtue of being the member of the said Society viz. Shop Zone Premises Co-Op. Society Ltd., The Transferors further declares that the society being recently formed & have still not issued the Share Certificate to any member.

AND WHEREAS the Transferors have represented to the Transferee that they have been holding the above said Office along with the five shares as stated hereinabove and being the member of the said Society, they are now disposing off their right, title and the membership of the said Society and the Transferee herein has agreed to

Stanley X. D'Souza
Sylvia Dora D'Souza
Parag D. Vora
Vora M.D.

करल - 4
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acquire all the right, title and interest of the Transferors in the membership of the said Society on the following conditions:

NOW THIS AGREEMENTS WITNESSETH AS UNDER:

- 1 The Transferors hereby transfer and assign all their right, title and interest in the said Office No.11, on 1st Floor, of the said Society viz. Shop Zone Premises Co-Op. Society Ltd., and the Transferee herein has agreed to acquire all their right, title and interest in the said Office shares and the membership of the said Society.
- 2 The Transferors hereby transfer all their right, title and interest in the above Office along with the five shares and the membership of the said Society for the total consideration of ₹40,00,000/- (Forty Lakhs Only) and Transferees have agreed to acquire the same on the payment of ₹40,00,000/- being the total consideration to the Transferors. The Transferee shall make the payment of the consideration mentioned as under:



(a) ₹.10,00,000/- (₹ Ten Lakhs Only) as advance payment as part consideration (the payment and receipt of said amount, the Transferors doth hereby admit and acknowledge) on or before the execution of these presents.

(b) ₹.30,00,000/- (₹ Thirty Lakhs Only) to be paid by the Transferee to Transferors on getting a loan from financial institutions. The Transferors shall obtain & furnished to the Transferee all necessary documents for obtaining loan, Transferee shall pay to Transferors at the time of handing over vacant and peaceful possession of the said Office by the

Stanley X. D'Souza
Sylvia Dora D'Souza
Parag D. Vora
Vora M.D.



CHALLAN
MTR Form Number-6

करल - ५

करल - ५
352E B 40
2096

GRN	MH000414229201617E	BARCODE		Date	21/04/2016-11:10:40	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID (If Any)			
	Registration Fee			PAN No. (If Applicable)			
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5			Full Name		Dr Vaibhav R Deogirkar and Oth	
Location	MUMBAI					er	
Year	2016-2017 One Time			Flat/Block No.		Office No.11, Shop Zone,	
Account Head Details		Amount In Rs.		Premises/Building			
0030045501	Stamp Duty	200000.00		Road/Street		1st Floor, M.G. Road, Ghatkopar West,	
0030063301	Registration Fee	30000.00		Area/Locality		Mumbai	
				Town/City/District			
				PIN		4 0 0 0 8 6	
				Remarks (If Any)			
				SecondPartyName=Manish D Vora and O			
				ther~			
Total		230000.00		Amount In Words		Two Lakh Thirty Thousand Rupees Only	
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	69103332016042110737 890000000	
Cheque/DD No				Date		21/04/2016-11:11:39	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scri	

Mobile No. : Not Available



Manish D Vora *Deogirkar* VORA - M-D

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.4,000,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.2,549,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	2826 to 2838, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : , इतर माहिती: अफिस नं.11,1 ला मजला,शोप झोन,शोप झोन प्रिमाईसेस को. ओप. सोसायटी ली. बँक ऑफ इंडिया जबळ,एम. जी. रोड,घाटकोपर पश्चिम,मुंबई 400086 - क्षेत्र 150 चौ. फूट कार्पेट,सीटीएस नं.2826 ते 2838,मीजे घाटकोपर-किरोल,बाधकाम वर्ष 2009 - तळ अधिक 7 मजल्याची इमारत 150.00 चौ.फूट
(5) क्षेत्रफळ	150.00 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- मनीषा डी. बोरा ;वय: 45; पत्ता :-फ्लॉट नं: फ्लॉट नं.8, माळा नं: 1 ला मजला, इमारतीचे नाव: सुवास विल्डिंग, ब्लॉक नं: घाटकोपर पश्चिम , रो ओल्ड माणेकलाल ईस्टेट, महाराष्ट्र, मुम्बई. पिन कोड:- 400086 पॅन नंबर: AABPV4641F 2) नाव:- पराग डी. बोरा ;वय: 39; पत्ता :-फ्लॉट नं: फ्लॉट नं.8, माळा नं: 1 ला मजला, इमारतीचे नाव: सुवास विल्डिंग, ब्लॉक नं: घाटकोपर पश्चिम , रो ओल्ड माणेकलाल ईस्टेट, महाराष्ट्र, मुम्बई. पिन कोड:- 400086 पॅन नंबर: ABOPV7606G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- डॉ.वैभव आर. देवगिरकर ; वय:40; पत्ता:-फ्लॉट नं.सी-16, , कैलास सी.एच.एस. ली, घाटकोपर पश्चिम , भटवाडी, वरचे नगर, MAHARASHTRA, MUMBAI, Non-Government,; पिन कोड:- 400084; पॅन नं:- AEWPD6222P; 2)नाव:- शीतल व्ही. देवगिरकर ; वय:36; पत्ता:-फ्लॉट नं.सी-16, माळा नं: ., इमारतीचे नाव: कैलास सी.एच.एस. ली, ब्लॉक नं: घाटकोपर पश्चिम , भटवाडी, महाराष्ट्र, मुम्बई.; पिन कोड:- 400084; पॅन नं:- AIYPD8786E;
(9) दस्तऐवज करून दिल्याचा दिनांक	22/04/2016
(10) दस्त नोंदणी केल्याचा दिनांक	22/04/2016
(11) अनुक्रमांक,बॅंड व पृष्ठ	3826/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.200,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

सह. दुय्यम निबंधक
कुर्ला - 4 (वर्ग-2)



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह. दुय्यम निबंधक
कुर्ला - 4 (वर्ग-2)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	2016042230
मूल्यांकनाचे वर्ष	2016
जिल्हा	मुंबई(उपनगर)
मूल्य विभाग	103-घाटकोपर - किरोळ - कर्ला
उप मूल्य विभाग	103/496रस्ता : महात्मा गांधी रोड
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#2826

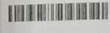
22 April 2016 08:39:1

करल - ५

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वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.



पावती

Original/Duplicate

Friday, April 22, 2016
8:37 AM

नोंदणी क्र. : 39म
Regn.: 39M

पावती क्र.: 4023 दिनांक: 22/04/2016

गावाचे नाव: घाटकोपर
दस्तऐवजाचा अनुक्रमांक: करल5-3826-2016
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: डॉ. वैभव आर. देवगिरकर

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1000.00
पृष्ठांची संख्या: 50

एकूण: रु. 31000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
8:56 AM ह्या वेळेस मिळेल.

Sheel
Joint S.R./Kurla-5

बाजार मूल्य: रु.2549000/-
मोबदला रु.4000000/-
भरलेले मुद्रांक शुल्क : रु. 200000/-

सह दुय्यम निबंधक
कुर्ला-५

- देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000414229201617E दिनांक: 22/04/2016
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: By Cash रकम: रु 1000/-

V. S. Ginnar

26 APR 2016

DELIVERED



25 April, 2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 3826/2016

नोंदणी 63

Regn. 63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.4,000,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	रु.2,549,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	2826 to 2838, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : , इतर माहिती: ऑफिस नं.11,1 ला मजला,शोप झोन,शोप झोन प्रिमाईसम को. ओप. सोसायटी सी. बँक ऑफ इंडिया जवळ,एम. जी. रोड,घाटकोपर पश्चिम,मुंबई 400086 - क्षेत्र 150 चौ. फूट कार्पेट,सीटीएस नं.2826 ते 2838,मीजे घाटकोपर-किरोल,बांधकाम बर्ष 2009 - तळ अधिक 7 मजल्याची इमारत 150.00 चौ.फूट
(5) क्षेत्रफळ	
(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:- मनीश डी. बोरा ;वय: 45; पत्ता :-प्लॉट नं: फ्लॅट नं.8, माळा नं: 1 ला मजला, इमारतीचे नाव: सुवास विल्डिंग, ब्लॉक नं: घाटकोपर पश्चिम , रो ओल्ड माणेकलाल ईस्टेट, महाराष्ट्र, मुम्बई. पिन कोड:- 400086 पॅन नंबर: AABPV4641F 2) नाव:- पराग डी. बोरा ;वय: 39; पत्ता :-प्लॉट नं: फ्लॅट नं.8, माळा नं: 1 ला मजला, इमारतीचे नाव: सुवास विल्डिंग, ब्लॉक नं: घाटकोपर पश्चिम , रो ओल्ड माणेकलाल ईस्टेट, महाराष्ट्र, मुम्बई. पिन कोड:- 400086 पॅन नंबर: ABOPV7606G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- डॉ.वैभव आर. देवगिरकर ; वय:40; पत्ता:-फ्लॅट नं.सी-16, ., कैलास सी.एच.एस. सी, घाटकोपर पश्चिम , भटवाडी, बरवे नगर, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:- 400084; पॅन नं:- AEWPD6222P; 2)नाव:- शीतल व्ही. देवगिरकर ; वय:36; पत्ता:-प्लॉट नं: फ्लॅट नं.सी-16, माळा नं: ., इमारतीचे नाव: कैलास सी.एच.एस. सी, ब्लॉक नं: घाटकोपर पश्चिम , भटवाडी, महाराष्ट्र, मुम्बई ; पिन कोड:- 400084; पॅन नं:- AIYPD8786E;
(9) दस्तऐवज करून दिल्याचा दिनांक	22/04/2016
(10) दस्त नोंदणी केल्याचा दिनांक	22/04/2016
(11) अनुक्रमांक,खंड व पृष्ठ	3826/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.200,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह. दुय्यम निबंधक
कुर्ला - 4 (वर्ग-2)



22/04/2016 8 40:07 AM

दस्त गोपवारा भाग 2

करल5

दस्त क्रमांक:3826/2016

दस्त क्रमांक :करल5/3826/2016

दस्ताचा प्रकार :-करारनामा

करल - ५

३८२६ २९ ५०

२०१६

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1.	नाव:डॉ.वैभव आर. देवगिरकर पत्ता:फ्लॉट नं.सी-16, , कैलास सी.एच.एस. ली, घाटकोपर पश्चिम , भटवाडी, बरवे नगर, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AEWPD6222P	लिहून घेणार वय :-40 स्वाक्षरी:- <i>Vaishnav</i>		
2.	नाव:शीतल व्ही. देवगिरकर पत्ता:फ्लॉट नं. फ्लॉट नं.सी-16, माळा नं. , इमारतीचे नाव: कैलास सी.एच.एस. ली, ब्लॉक नं: घाटकोपर पश्चिम , रोड नं: भटवाडी, महाराष्ट्र, मुम्बई. पॅन नंबर:AIYPD8786E	लिहून घेणार वय :-36 स्वाक्षरी:- <i>Shital</i>		
3.	नाव:मनीश डी. बोरा पत्ता:फ्लॉट नं. फ्लॉट नं.8, माळा नं: 1 ला मजला, इमारतीचे नाव: सुवास विल्डिंग, ब्लॉक नं: घाटकोपर पश्चिम , रोड नं: ओल्ड माणेकलाल ईस्टेट, महाराष्ट्र, मुम्बई. पॅन नंबर:AABPV4641F	लिहून घेणार वय :-45 स्वाक्षरी:- <i>Manish D</i>		
4.	नाव:पराग डी. बोरा पत्ता:फ्लॉट नं. फ्लॉट नं.8, माळा नं: 1 ला मजला, इमारतीचे नाव: सुवास विल्डिंग, ब्लॉक नं: घाटकोपर पश्चिम , रोड नं: ओल्ड माणेकलाल ईस्टेट, महाराष्ट्र, मुम्बई. पॅन नंबर:ABOPV7606G	लिहून घेणार वय :-39 स्वाक्षरी:- <i>Parag D. Bora</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:22 / 04 / 2016 08 : 38 : 19 AM

श्रोळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1.	नाव:भाऊराव रामभाऊ ठोसर वय:66 पत्ता:सी-16, कैलास सी.एच.एस. ली, भटवाडी, घाटकोपर पश्चिम पिन कोड:400084	स्वाक्षरी <i>Bhausa</i>		
2.	नाव:दीपक पाठाडे . . वय:33 पत्ता:के 1/6, बर्वे नगर, घाटकोपर पश्चिम पिन कोड:400086	स्वाक्षरी <i>Deepak</i>		

शिक्रा क्र.4 ची वेळ:22 / 04 / 2016 08 : 39 : 45 AM

शिक्रा क्र.5 ची वेळ:22 / 04 / 2016 08 : 40 : 02 AM नोंदणी पुस्तक

सह. तुरुप निबंधक
कुला

EPayment Details.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	2016042230		22 April 2016 08:39:10 AM			
मूल्यांकनाचे वर्ष	2016		3626 9 10			
जिल्हा	मुंबई(उपनगर)		2016			
मूल्य विभाग	103-घाटकोपर - किरोळी - कुर्ला					
उप मूल्य विभाग	103/496रस्ता : महात्मा गांधी रोड.					
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#2826					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौरस मीटर
	79800	123700	160400	256500	123700	
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र-	16.73चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	6 to 10वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.160400/-	
उदववाहन स्विधा-	आहे	मजला -	Stilt floor Or Ground floor To 4th floor			
मजला निहाय घट/वाढ = 100% apply to rate= Rs.160400/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर) = (((160400-79800) * (90 / 100)) + 79800) = Rs.152340/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 152340 * 16.73 = Rs.2548648.2/-						
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 2548648.2 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2548648.2/-						

Home

Print



सह दुय्यम निबंधक
कुर्ला-५

पत्र - 4	9040
802E	
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9. The Transferors shall release, relinquish, give up and surrender all their right, title and interest in the membership of the said Society, the Share Certificate and the said Office in favour of the Transferee forever on realisation of Full & Final Consideration.

10. The Transferors shall hand over the Original Agreements and/or all other relevant original documents entered into by them with the earlier Vendor, to the Transferee for his record on realisation of the full and final consideration.

11. The Transferors shall execute all the relevant papers and Society Transfer forms required for the effective transfer of the said Office. However in future they undertake to co-operate with the Transferee and will execute all the further papers/ documents/ writings which may be necessary for the effective transfer of the said Office along with the five shares.

12. Both the parties in equal 50% share each will pay the Society Transfer charges/fees payable to the Society. However, the Stamp Duty and Registration charges on the present agreement will be borne and paid by the Transferee alone.

13. Should there be any legal and valid claim in respect of the said Office from any person or persons or any authority pertaining to any period prior to the transfer of the said Office in the name of the Transferee, the Transferors hereby agree to indemnify and keep indemnified the Transferee against such claims by settling such claims from his own funds only and taking all the legal responsibilities upon him.

Rajy D. Verma
Signature
 10/02/2019

पत्र - 4	9940
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14. The Transferee has inspected the documents of title and the said share certificate of the Transferors in respect of the said Office and is satisfied that the Transferors have absolute right and title to the said Office.

15. The Transferors hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said Office and the said shares has/have been made and/or created by the Transferors and/or any one claiming through them prior to this day, in favour of any person other than the said Transferee, the same shall be null & void and not binding upon the said Society and/or the Transferee.

16. The Transferors agree to transfer the said their interest in the said Office to the Transferee and the Transferee are entitled to hold possess, occupy and enjoy the said Office without any interruption from the Transferors or anyone else claiming through him. The Transferors hereby further declare that they have full right and absolute authority to enter into this Agreement and transfer the said Office and they have not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement for Sale as purported to be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour or whereby quiet and peaceful enjoyment possession of the Transferee in respect of the said Office may be disturbed and in the event of it being found that the Transferors was not entitled to enter into this Deed and transfer his right sought or

Rajy D. Verma
Signature
 10/02/2019

करल - ५		
३०२६	५	५०
२०१६		

Agreement For Sale

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 22nd day of April 2016

- : Executed by and Beetween : -

MR.MANISH D. VORA aged 45 years, (PAN - AABPV4641F) & MR.PARAG D. VORA aged 39 years, (PAN - ABOPV7606G) Indian Inhabitant of Mumbai, presently having address at Flat No.8, Suvas Bldg, 1st Floor, Old Maneklal Estate, Ghatkopar (W), Mumbai 400 086, hereinafter referred to as the 'TRANSFERORS' (which expression unless repugnant to the context and meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **ONE PART:**

A N D

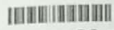
DR. VAIBHAV R. DEOGIRKAR aged 40 years, (PAN - AEWPD6222P) & MRS. SHEETAL V. DEOGIRKAR aged 36 years, (PAN - AIYPD8786E) Indian Inhabitant of Mumbai, presently residing at Flat No.C-16, Kailas CHS Ltd, Bhatwadi, Ghatkopar (W), Mumbai 400 084, hereinafter referred to as the 'TRANSFEEEE' (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **OTHER PART:**

WHEREAS the Transferors are the members of Shop Zone Premises Co-Operative Society Ltd., a Society registered with Dy. Registrar of Co-operative Societies at Mumbai, under Maharashtra Co-operative Societies Act, 1960 under Registration No.MUM/WN/GNL/8335/2012-13 Year 2012, (hereinafter referred to as 'The Said Society') and by



Vora Manish
Deogirkar
Parag D. Vora
Vora M.D.

Vora Manish *Deogirkar* *Parag D. Vora*
Vora M.D.



शुक्रवार, 22 एप्रिल 2016 8:37 म.पू.

दस्त गोषवारा भाग-1

करल5

दस्त क्रमांक: 3826/2016

दस्त क्रमांक: करल5 /3826/2016

बाजार मूल्य: रु. 25,49,000/-

मोबदला: रु. 40,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,00,000/-

करल - ५		
३८२६	४५	५०
२०१६		

दु. नि. सह. दु. नि. करल5 यांचे कार्यालयात

पावती:4023

पावती दिनांक: 22/04/2016

अ. क्रं. 3826 वर दि.22-04-2016

सादरकरणाराचे नाव: डॉ.वैभव आर. देवगिरकर

रोजी 8:35 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकुण: 31000.00

दस्त हजर करणाऱ्याची सही:

V. Srinivas
 सह. दुय्यम निबंधक
 कुर्ला-५ (वर्ग-२)

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

दस्ताचा प्रकार: करारनामा

S. R. Kuria
 सह. दुय्यम निबंधक
 Joint S.R. Kuria-3
 कुर्ला-५ (वर्ग-२)

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

शिक्षा क्रं. 1 22 / 04 / 2016 08 : 35 : 50 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 22 / 04 / 2016 08 : 36 : 59 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला अस्तुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबीतली खरील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील. तसेच सादर हस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचे कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून देणारे

- १) Vota-M.D.
- २) Parag D. Vota.
- ३)

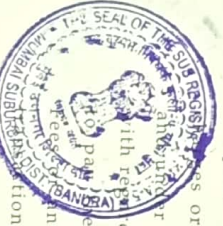
लिहून घेणारे

- १) *V. Srinivas*
- २) *Srinivas*
- ३)



करल - 4	9240
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purported to be transferred hereby and the Transferee is not able to enjoy quiet and peaceful possession of the said Office due to any such reasons the Transferors be liable to compensate, indemnify and/or reimburse the Transferee all the loss or damage which the Transferee may suffer or sustain in this behalf.



17. The Transferors hereby undertake to furnish any other necessary documents, which may be required by the Transferee to make the title of the said Office complete and absolute without claiming any extra fees or compensation. The Transferors also agree to sign any other documents or forms with regard to transfer of Office, and also undertake to pay the Stamp Duty, Registration Fees, Transfer Fee and any other charges & Fees on all the earlier transactions, if any.

18. This Agreement has been executed in Mumbai as the property is situated at Mumbai and the payments are made in Mumbai. Hence it is subject to jurisdiction of Courts of Law at Bombay.

The Schedule of Ghose Property

Office No.11 on the 1st Floor in the Building consisting of Ground + 7 Floors, with Lift, known as 'Shop Zone' belonging to Shop Zone Premises Co-Op. Society Ltd., situated at M.G. Road, Near Bank of India, Chhatkopar (W), Mumbai 400 086, admeasuring 150 Sq. Ft. Carpet Area, constructed on or about 2009 (As per Occupation Certificate) bearing C.T.S. No.2826 to 2838, of Revenue Village Chhatkopar-Kirol, Taluka Kurla in the Registration District of Mumbai Suburban District, Mumbai situated within Municipal limits of 'N' Ward and within the jurisdiction of Sub-Registrar of Assurances, Kurla M.S.D.

Signature
Signature
 Pooja D. Vora.
 Note: 11/9

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals the day and year first hereinabove mentioned.

SIGNED AND DELIVERED by the withinnamed TRANSFERORS
 MR. MANISH D. VORA
 10/09/19/9



MR. PARAG D. VORA
 Pooja D. Vora.

1) Name : DEEPAK V. PARNAD
 Sign : *[Signature]*



2) Name : Neeta M. VORA
 Sign : N.M.VORA

SIGNED AND DELIVERED by the withinnamed TRANSFEREE
 DR. VAIBHAV R. DEOGIRKAR
Signature

MRS. SHEETAL V. DEOGIRKAR
 in the presence of :

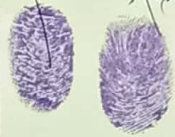
Signature

1) Name : DEEPAK V. PARNAD
 Sign : *[Signature]*

2) Name : BHAVRAO R. THOSAR
 Sign : *[Signature]*

Signature

करल - 4	9240
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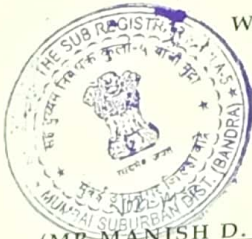
करल - 4
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PART PAYMENT RECEIPT

RECEIVED of and from the withinnamed TRANSFEREE, DR. VAIBHAV R. DEOGIRKAR & MRS. SHEETAL V. DEOGIRKAR a sum of ₹.10,00,000/- (₹ Ten Lakhs Only) being the Part Payment consideration for the sale and transfer of Office No.11, on the 1st Floor, of Shop Zone Premises Co-Op. Society Ltd., known as Shop Zone, situated at M.G. Road, Near Bank of India, Ghatkopar (W), Mumbai 400 086, as under.

Sr. No	Cheque No.	Dated	Drawn on	Amount
01	056829	07/04/2016	Cosmos Bank Ghatkopar (W) Br.	1,11,111/-
02	056831	13/04/2016	- Same as Above -	8,88,889/-
Total ₹:				10,00,000/-

This Receipt is issued subject to realisation of Cheque.



WE SAY RECEIVED:
₹.10,00,000/-
(₹ Ten Lakhs Only)

Parag D. Vora.
(MR. MANISH D. VORA) & (MR. PARAG D. VORA)
TRANSFERORS

WITNESSES:

1. DEEPAK V. PATHADE
(Name)

(Signature)
(Sign)

(Signature)



SHOP ZONE PREMISES CO-OP. SOCIETY LTD.

Regn.No. MUM/WN/GNL/(O)/8335/2012-2013 Dtd. 18-12-2012

Shop Zone, Near Bank of India, M.G. Road, Ghatkopar (W), Mumbai - 400 086.

करल - 4
3520 98 40
2098

20th April, 2016

TO WHOMSOEVER IT MAY CONCERN



This is to certify that Mr. Manish D. Vora & Mr. Parag D. Vora are bonafide member of our society. Their Office No.11 on 1st floor, Unit area is 150 sq.ft. carpet and Building is Ground + 7 floors, with lift, Building constructed in the year 2009.

We further state that there are no outstanding dues of the society as on today. There are no encumbrances on the Unit as per society's records. The society has No Objection to sell the Unit to Dr. Vaibhav R. Deogirkar & Mrs. Sheetal V. Deogirkar.

We say that if you have entered into Registered Agreement with them, then in that event you are hereby requested to please forward the copy of the said registered Agreement to the society so that new member may be admitted as per Bye laws of the society.



For Shop Zone Premises Co-op. Society Ltd.

(Signature)
(Signature)
Secretary / Chairman

