

13. That it is hereby agreed and undertaken by DONOR herein that she is conveying her 50% Share in the right, title, interest and claims on the said flat unconditionally and as per her free will and without any mental and psychological pressure and coercion or any undue influence operating on her from any person whatsoever.

14. That it is also hereby agreed by DONOR herein that neither she nor her legal heirs have done any act, deed or thing whereby she is in any way prevented from releasing and relinquishing her 50% Share in the rights of the said flat in any manner whatsoever.

15. That the DONOR herein and her other legal heirs do also hereby undertake to convey to any of the Statutory Authorities regarding the said gift of their Share in the right, title and interest in the said flat.

16. That the Stamp Duty of Rs. 200/- (Rupees Two Hundred Only) and Registration Fees of Rs. 200/- (Rupees Two Hundred Only) shall be borne and paid solely by the DONEE herein.

The DONOR herein hereby gifts the said property as appearing in the Schedule hereunder written to the DONEE without any consideration and out of her natural love and affection.

Upon execution of this agreement/deed the shares in the said property will be as follows:

MR. VIVEK S. MAHAJAN (100% shares in said Flat)



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SCHEDULE

100% share in the right, title and interest of Flat No.407, B Wing, admeasuring 448 Sq. Pts. Carpet Area, on 4th Floor, Building No.2A, Bhoomi Green Co.Op.Hsg.Soc.Ltd., Raheja Estate, Kulupwadi Road, Borivall (East), Mumbai-400066, constructed on land bearing C.T.S. No.520A, 520B, 520C, at village- Kanheri, within the registration of Mumbai suburban district That the said Building consists of Ground (Stilt) Plus 8 upper floors with lift. The said building was constructed in the year 2003/2004.

Office of the
 Sr. Eng. Bldg. Prop. - W. N. P. & S. Ward
 Dr. Babasaheb Ambedkar, Marathi Bhavan
 Vadvali, Mumbai - 400 001
 Maharashtra Regional and Town Planning Act, 1966
 NO. CHER. A-2049/BP (WS) (MUMBAI)

15 OCT 2001

COMMENCEMENT CERTIFICATE

To,
M/s. Tropica Properties
Pvt. Ltd.

Sic

With reference to your application No. 361 dated 10.10.2001 for Development Permission and grant of Commencement Certificate under sections 45 & 46 of the Maharashtra Regional and Town Planning Act 1966, in copy of which Building permission under section 346 of the Bombay Municipal Corporation Act 1925 and a building to the development work of Proposed Bldg. No. 520A, 520B, 520C at premises of Street Village Kanheri situated at Borivli (East) Plot No. _____ Ward _____



The Commencement Certificate/Building Permit is granted on the condition that the land vacated in consequence of the endorsement of the certificate shall form part of the public street.

1. That no new building or part thereof shall be occupied or used or permitted to be used by any person until occupancy permission is obtained.
2. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
3. This permission does not entitle you to develop land which does not vest in you.
4. This commencement Certificate is renewable every year but shall not be extended beyond three years provided further that such lapses shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
5. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - (a) The development work in respect of which permission is granted under the certificate is not carried out or the use thereof is not accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
6. The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri P. P. Manojkumar Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is restricted for work upto Stilt slab level only.

For and on behalf of Local Authority
 Greater Mumbai Mahanagarपालिका
[Signature]
 8224/99
 2003

Ass. Engineer, Building Proposal (West Zone)
 TROPICA WARD
 FOR

THE SCHEDULE HERETINABOVE REFERRED TO:

All that self contained Flat on ownership basis viz. Flat No.407, 'B' wing, Building No.2A, Fourth floor, Bloomi Green Co-operative Housing Society Ltd., situated at Rahija Estate, Kurlwad Road, Borivali (East), Mumbai 400 066, admeasuring 448 sq.ft. Carpet area Registration District and Sub-District of Mumbai City and Mumbai Suburban on part of land bearing C. T. S. No.520A, 520B, 520C of Kanneri Village, Taluka Borivali, Mumbai Suburban District.

SIGNED AND DELIVERED)

by the withinnamed the TRANSFERORS)

MR. AJAY S. SALVI & *Salvi*)



MRS. SHARMILA A. SALVI)

in the presence of *S.A. Salvi*)



SIGNED AND DELIVERED)

by the withinnamed the TRANSFEREES)

MR. VIVEK S. MAHAJAN & *Mahaajan*)



MRS. JAYSHREE VIVEK MAHAJAN)

in the presence of *Mahaajan*)



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Totale, Kulpwad Road, Borivali (East), Mumbai 400 066 and more particularly described in the schedule hereunder written along with five shares of Rs.50/- each of the society free from all encumbrances at or for the price of Rs.49,00,000/- (Rupees Forty nine lacs only) being the full consideration payable by the Transferees to the Transferors in the following manner:

- a) Rs.13,00,000/- (Rupees Thirteen lacs only) being the **Part Consideration** amount paid by the Transferees to the Transferors on or before the execution of this Agreement the receipt whereof the Transferors doth hereby admit, acknowledge and confirm at the foot of this agreement.
- b) Rs.12,00,000/- (Rupees Twelve lacs only) being the **Part Consideration** amount to be paid by the Transferees to the Transferors on or before 11.12.2010
- c) Rs.24,00,000/- (Rupees Twenty four lacs only) being the **Balance Consideration** amount to be paid by the Transferees to the Transferors on or before 24.12.2010 against the vacant and peaceful possession of the said Flat, provided the Transferors produce all the necessary title documents and NOC required by the Transferees for availing housing loan.

In performing their part of the contract both parties shall be entitled to specific performance of this Agreement together with all claim costs, charges and expenses and losses from



3. It has been expressly agreed by the parties herein, that the time should be essence of the Contract, as far as (i) the payment of above given balance consideration and (ii) for handing over vacant and peaceful possession of the said Flat to the Transferees with clear and marketable title free from all encumbrances.
4. It is agreed that the Transferees herein shall be entitled to receive peaceful vacant possession of the said Flat and all other title deeds from the Transferors on the day of the payment of the balance consideration amount stated in clause 2(c) hereinabove.
5. It is agreed that if the Transferees fail to make the payment of consideration price within the stipulated time aforesaid, the Transferees shall be liable to pay to the Transferors the interest at the rate of 18% per annum on the delayed

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

a) By an Agreement dated 13th day of May, 2003 registered before the Sub-Registrar of Assurances vide Sr. No. BDR-6/42/25/2003 Dated 19/05/2003 made & entered into between Bhoomi Constructions, a partnership firm, registered under Indian Partnership Act, having its office at Bhoomi Green, Near Rabeja Green, Rabeja Estate, Off. W. E. Highway, Borivli (East), Mumbai 400 066, therein referred to as "the Builders" of the First Part and the 1) MR. AJAY S. SALVI & 2) MRS. SHARMILA A. SALVI (the Transferors herein), therein referred to as "the Purchasers" of the Second Part, the latter have purchased and acquired a residential Flat on ownership basis i.e. Flat No.407, measuring 445 sq.ft. Carpet area in "B" wing, Building No.2A, Fourth floor, in the building then known as Bhoomi Green (and now known as Bhoomi Green Co-operative Housing Society Ltd.) situated at Rabeja Estate, Kulkarni Road, Borivli (East), Mumbai 400 066, at Kaveri Village, Taluka Borivli, District Mumbai, more particularly described in the schedule written hereunder (hereinafter referred to as "the Flat") at or for the price and upon the terms and conditions mentioned therein and paid the full consideration therefore and took possession of the said Flat.



b) That the various Purchasers of the said Flat had formed a Co-operative Housing Society namely Bhoomi Green Co-operative Housing Society Ltd., registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. MUM/WR/HSG/TC/12251/2003-2004/YEAR 2003 (hereinafter called "the said Society") and the said 1) MR. AJAY S. SALVI & 2) MRS. SHARMILA A. SALVI (the Transferors herein), become 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. from 231 to 235 vide Share Certificate No.3/47 (hereinafter called "the said Shares").

*Salvi
Sharmila*

c) That the Transferors herein had taken loan from ICICI Bank, vide loan A/c No.LBMUM/00000407842 (hereinafter referred to as "the said Bank") and have cleared/repaid the said loan of Rs.3,37,019.69/- of the said Bank.

*Mahajan
Mahajan*

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IDBI BANK

BRANCH: **1814**

ACCOUNT NO: **0581220010008**

DATE: **25/11/10**

Particulars	Debit	Credit
By Balance b/d		2,27,000/-
To Balance c/d	2,27,000/-	
Total	2,27,000/-	2,27,000/-

Signature: *Vivek S. Mahajan*

Signature: *Jayshree*

Signature: *Ajay S. Salvi*

Signature: *Sharmila A. Salvi*

Signature: *Mahajan*

Signature: *Mahajan*



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on the 25th day of November, 2010 BETWEEN 1) MR. AJAY S. SALVI & 2) MR. SHARMILA A. SALVI both adult, Indian Inhabitants of Mumbai, owners of Flat No.407, 'B' wing, Building No.2A, Fourth floor, Bhoomi Green Co-operative Housing Society Ltd., situated at Raheja Estate, Kurlawadi Road, 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 AND 1) MR. VIVEK S. MAHAJAN & 2) MRS. JAYSHREE VIVEK MAHAJAN both adult, Indian Inhabitants of Mumbai, having address at Flat No.B-408, Bhoomi Green Co-operative Housing Society Ltd., situated at Raheja Estate, Kurlawadi Road, 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.

Salvi

Mahajan

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For IDBI Bank Ltd.

Authorised Signatory
Director
Branch: **1814**
Mumbai
Date: **25/11/10**

IDBI BANK LTD
Mumbai
Office: **1814**

NOV 24 2010
163703
RD 2276001-08534

A T O C

Office of the
Ex. Eng. Bldg. Prop. (W/O) P. A. S. Wani
Dr. Babasaheb Ambedkar Marathi Bhavan
Tandriwadi (West), Mumbai-400067

BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/A-2242/BP(MB)2/AR OF

123 MAY 2003

Tropicana Properties Ltd.

Sub : Permission to occupy the completed residential building No. 2A on plot bearing C.I.S. No. 520A, 520B and 520C of Village Kamheri situated at Borivli (East).

Ref : Your Arch's letter dated 3.4.2003.

The development work of residential building No. 2A comprising of plots 'A', 'B' and 'C' - Stilt + 8 upper floors bearing C.I.S. No. 520A, 520B and 520C of Village Kamheri situated at Borivli (East) is completed under the supervision of M. S. Patil, Licenced Surveyor having Lic. No. K/1/2003/2004/2005 and Licenced Structural Engineer, having Lic. No. K/1/2003/2004/2005 and Lic. Site Supervisor, Shri Bhushan C. Patil, having Lic. No. K/1/2003/2004/2005. The building may be occupied on the following conditions:



That the certificates U/S 270A of D.M.A. issued from A.E.W.W.R/Central and a certificate of completion shall be submitted to this office.

A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,

P. S. Wani
23/5/03
Ex. Engineer (Bldg. Prop.)
(Western Suburbs) R. Wards.

557-18
9905E 193
9090

TRUE COPY
S. P. KHERR
B. E. C.
Commissioner
City, Mumbai

Office of the
Ex. Eng. Mgr. Town (W/S) P. & S. Ward
Dr. Balasubrah Anandkar Marol Bhdi
Coast Road (West) Mumbai-400 049

A, B, C wing

BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/A-2849/BP(VS)/AR OF

12 3 MAY 2003

To,
M/s. Tropicana Properties Ltd.
Owner.

Sub : Permission to occupy the completed
residential building No. 2A on plot bearing
C.T.S. No. 520A, 520 and 520C of Village
Kanhari situated at Borivli (East).

Sir,

Ref : Your Arch's letter dated 3.4.2003.

The development work of residential building No. 2A comprising of
wings 'A', 'B' and 'C' - Stilt + 8 upper floors on plot bearing
C.T.S. No. 520A, 520B and 520C of Village Kanhari situated at
Borivli (East) is completed under the supervision of Shri S.P.
Kher, licenced Surveyor having Lic. No. K/171/LS, Shri Hiren M.
Tanna, licenced Structural Engineer, having licence No. STR/T/25
and Lic. Site Supervisor, Shri Bhuvan C. Mehta, having licence
No. H/221/SS-1, may be occupied on the following conditions.

1. That the certificates U/s 270A of B.M.C. Act shall be ob-
tained from A.E.N.W./Central and a certified copy of the same
shall be submitted to this office.

A set of plan duly signed is returned herewith in token of
approval.

Yours faithfully,

S. P. Kher
23/5/03
Ex. Engineer Bldg. Proposal
(Western Suburbs) - R - Wards.

TRUE COPY

S. P. Kher
S. P. KHER
B. E. (CIVIL)
Construction House-3,
828, Linking Road,
Khar, Bombay-400 052

Sub: No objection certificate for Loan A/c No. PHR064700277061, bearing property address - Flat No B/407, B Wing, 4th Floor, Bhoomi Green, Raheja Estate, Kurlapwadi, W E Highway, Borivali East Mumbai 400066 Maharashtra

To,
BHOOMI GREEN CHSL

23-11-2022

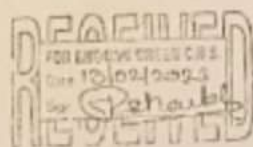
Dear Sir/Madam

We wish to inform you that all dues against the Loan A/c no. PHR064700277061, availed by Mr Vivek Shankarrao Mahajan & Mrs Jayshree Vivek Mahajan, are cleared & the mentioned loan stands closed in Bank records.

Axis Bank has no charge, lien or claim whatsoever in respect of the property details mentioned:
Flat No B/407, B Wing, 4th Floor, Bhoomi Green, Raheja Estate, Kurlapwadi, W E Highway, Borivali East Mumbai 400066 Maharashtra

Regards,

Authorised Signatory
Axis Bank Ltd.



Received letter in original

Share Certificate No. B/47 Member's Regn. No. _____ No. of Shares 5 (Five)



Bhoomi green

CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. : MUM / WR / HSG / TC / 12258 / 2003-2004 YEAR 2003)
Raheja Estate, Kulupwadi Road, Near National Park, Borivali (East), Mumbai - 400 066.

SHARE CERTIFICATE

(Registered under the Maharashtra Co-operative Societies Act, 1960)

This is to certify that Mr./Mrs./Kum. Ajay S. Salvi & Sharmila
A Salvi

_____ of flat No. B/407
is / are the Registered Holder/s of 5 (Five) fully paid-up
shares Numbered 231 to 235 both inclusive, of
Rupees 50/- each in the above named Bhoomi green

CO-OP. HSG. SOCIETY LTD., Raheja Estate, Kulupwadi Road, Near National Park, Borivali (east), Mumbai - 400 066.

Subject to the Byo-laws thereof.

Rs. **250/-**

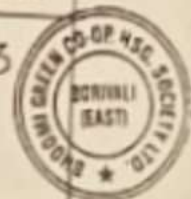
Member of Committee

Given under the Common Seal of the said
Society at Borivali (East), Mumbai - 400 066.

This Fifth Day of JUNE 2007
Hon. Secretary Chairman

MEMORANDUM OF TRANSFERS OF THE WITHIN-MENTIONED SHARES.

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
MCM dated 13/01/2011	I	047	<p>MR VIVEK S. MAHAJAN AND MRS JAYSHREE VIVEK MAHAJAN</p> <p><i>Maha</i> Chairman</p> <p><i>Chand</i> Secretary</p> <p><i>Raj</i> Authorised M. C. Member</p>	313
MCM dated 24/06/2018	II	313	<p>MR. VIVEK S. MAHAJAN</p> <p><i>Maha</i> Chairman</p> <p><i>Chand</i> Secretary</p> <p><i>Raj</i> Authorised M. C. Member</p>	386
			<p>Chairman</p> <p>Secretary</p> <p>Authorised M. C. Member</p>	
			<p>Chairman</p> <p>Secretary</p> <p>Authorised M. C. Member</p>	
			<p>Chairman</p> <p>Secretary</p> <p>Authorised M. C. Member</p>	





CHALLAN
MTR Form Number 6

CRN	34011024122017000	BARCODE	3 0011 00000000000000000000	Date	13/03/2018-17:55:13	Form No	34
Department	Vehicle - General CE (Light/Duty)		Payer Details				
Vehicle Class	Light Duty		TAXID (R No)	AALP/1000000000			
Type of Payment	Registration Fee		PNR No. (if Applicable)	AALP/1000000000			
Office Name	SPS 2, JT DUB REGISTRAR DORVAL/2		Full Name	MR VIVEK D SHARMA			
Location	142, DAI		Flat/Block No.	Flat No. 607, E Wing, 4th Floor, Building No. 3A,			
Year	2017-2018 One Time		Previous Building	Shanti Condo CHSL			
Account Head Details		Amount in Rs.	Road/Street	Ashoka Green, Full green Road, Sector 1, Gurgaon			
000045801	Stamp Duty	200.00	Area/Locality	Mumbai			
000000001	Registration Fee	200.00	Town/City/District	Mumbai			
			Pin	400 000			
			Remarks (if Any)	PUC No. AADPG70054 - Shared Party Vehicle - MTR JYD/00000000000000000000			
			Words	Four Hundred and Twenty Only			
Payment Details		000 000 000	FOR USE IN RECEIVING BANK				
Cheque/DD No.		000 000 000	Bank Code	00000000000000000000	00000000000000000000	00000000000000000000	
Name of Bank		000 000 000	Branch Code	00000000000000000000	00000000000000000000	00000000000000000000	
Name of Branch		000 000 000	Branch Name	000 000 000			

DEFACED
₹ 400.00
DEFACED

NOTE:- This challan is valid for document to be used only in office only. Not valid for use in any other place. कर्ता के द्वारा जारी किया गया है।



Challan Defaced Details

Sr. No.	Remarks	Challan No.	Defacement Date	Defacement Time	Defacement Location
1	000-000-0000	00004230000000000000	14/03/2018-00:00:00	00:00:00	00000000000000000000
2	000-000-0000	00004230000000000000	14/03/2018-00:00:00	00:00:00	00000000000000000000
Total Defacement Amount					00000000000000000000

2430 3 30
2018



GIFT DEED

THIS DEED OF GIFT : made at Mumbai the 14th day of March, 2018, by **MRS. JAYSHREE VIVEK MAHAJAN**, age 52 years, PAN No. AADPG7G55J, an adult, Indian Inhabitant, residing at Flat No.408, B Wing, 4th Floor, Building No.2A, Bhoomi Green Co.Op.Hsg.Soc.Ltd., Raheja Estate, Kulupwadi Road, Borivali (East), Mumbai-400066, herein after referred to as "**THE DONOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, administrators, legal representatives, executors and assigns) on the ONE PART AND **MR. VIVEK S. MAHAJAN**, age 58 years, PAN No. AAUPM3800C, an adult, Indian Inhabitant, residing at Flat No.408, B Wing, 4th Floor, Building No.2A, Bhoomi Green Co.Op.Hsg.Soc.Ltd., Raheja Estate, Kulupwadi Road, Borivali (East), Mumbai-400066, herein after referred to as "**THE DONEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, legal representatives, executors and assigns) on the OTHER PART:

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WHEREAS:

1. By Agreement for Sale dated 13th May, 2003, duly stamped and registered with the Sub-Registrar of Assurances under document No. BDR-6/04225/2003 dated 19/05/2003, made and entered into by and between Bhoomi Constructions, hereinafter referred to as "the Builders" on the One Part and Mr. Ajay S. Salvi and Mrs. Sharmila A. Salvi the Other Part, the said Mr. Ajay S. Salvi and Mrs. Sharmila A. Salvi purchased from the said builders Flat No.407, B Wing, 4th Floor, Building No.2A, Bhoomi Green Co.Op.Hsg.Soc.Ltd., Raheja Estate, kulupwadi Road, Borivali (East), Mumbai-400066, hereinafter referred to as "the said Flat", and more particularly described in the SCHEDULE hereunder written, at or for the price and upon the terms, conditions and covenants therein contained;



Bhoomi Green Co-Op. Housing Society Ltd.

Tel: 022 40103507

(Regd. No. MUM / WH / HSG / TC / 12258 / 2003 - 2004 YEAR 2003)
Rahja Estate, Kulpwad Road, Near National Park, Borivali (E), Mumbai - 400 066.
email: bhoomi@bhoomi.com

TO WHOM SO EVER IT MAY CONCERN

March 09, 2016.

This is to certify that Mr. Vivek Shankarrao Mahajan & Mrs. Jayshree Vivek Mahajan are the Members Bhoomi Green Co-Op. Hsg. Soc. Ltd., & jointly holding flat No. B-407, the details of their Flat B-407 are as under.

The particulars are as under:

Address	Bhoomi Green CHSL, Rahja Estate, Kulpwad, Borivali (East), Mumbai 400 066
Flat No.	B-407
Floor	Fourth
Building No.	2A
Revenue Village	Karneri
CTS No.	520 A
Year of Construction	2003 / 2004
Municipal Ass. Year	2004
Area of flat	505 Square Built up Feet (448sqft Carpet Area)
Location	Borivali East,
Building is Stilt / Lift	Ground (Stilt) + 8 floors with lift



This letter is issued at the request of Mrs. Jayshree Vivek Mahajan for registration of Agreement in the name of her Husband Mr. Vivek Shankarrao Mahajan for Gift Deed purpose only.

For Bhoomi Green CHS Ltd.

Hon. Secretary



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