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2093

**SALE DEED**

FOR

**TENEMENT NO. A-3/10**  
PLOT BEARING CTS NO. 4576  
SUNDER NAGAR,  
KALINA, SANTACRUZ (EAST)  
MUMBAI-400 098

TRANSFEROR:  
SMT. MANJU GUPTA

TRANSFEREES  
SMT. NIRMALABEN L. PATEL  
SMT. RASHMITA H. PATEL  
SMT. DHARA P. PATEL

A-3/10

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3298  
2093

**SALE DEED**

FOR

**TENEMENT NO. A-3/10**  
**PLOT BEARING CTS NO. 4576**  
**SUNDER NAGAR,**  
**KALINA, SANTACRUZ (EAST)**  
**MUMBAI-400 098**

**TRANSFEROR:**  
**SMT. MANJU GUPTA**

**TRANSFEREES**  
**SMT. NIRMALABEN L. PATEL**  
**SMT. RASHMITA H. PATEL**  
**SMT. DHARA D. PATEL**

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पावती

Original/Duplicate

Thursday, April 25, 2013  
11:57 AM

नोंदणी क्र.: 39M  
Regn.: 39M

पावती क्र.: 3557 दिनांक: 25/04/2013

गावाचे नाव: कोलेकल्याण  
दस्तऐवजाचा अनुक्रमांक: वदर9-3214-2013  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: निर्मलाबेन एल पटेल

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 780.00  
पृष्ठांची संख्या: 39

एकूण: रु. 30780.00

आपणास हा दस्तऐवज अंदाजे 12:23 PM ह्या वेळेस मिळेल आणि सोबत यंबनेल प्रत व CD घ्यावी.

*S. S. S. S.*  
सह. दु. नि. अधी 3

बाजार मूल्य: रु. 15377500/-

मोबदला: रु. 30000000/-

भरलेले मुद्रांक शुल्क: रु. 1500000/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 30000/- सह दुय्यम निबंधक, अंधेरी-३,  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 922611 दिनांक: 16/04/2013 मुंबई उपनगर जिल्हा.  
बँकेचे नाव व पत्ता: State Bank Of India  
2) देयकाचा प्रकार: By Cash रक्कम: रु 780/-

*निर्मलाबेन एल पटेल*

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 25/04/2013

Handwritten notes or markings in the top right corner, including a small diagram or sketch.





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुद्रांकन अधिनियम 2018

1. दरताचा प्रकार :- करारनामा अनुच्छेद क्रमांक 24
2. सावरकर्त्याचे नाव :- श्रीमती निर्मलाबिन दल पटेल
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- कोळे कल्याण
5. नगरमुद्रापन क्रमांक/सर्व्हे क्र./अंतिम मुख सं क्रमांक :- 4546
6. मूला दरविभाग (झोन) :- 31 उपविभाग 172
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औदयोगिक  
प्रति चौ.मी. दर :- 67,600/- 1,12,700/-
8. दरतात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- जमीन - 114.5 कारभेट / विल्ड अप चौ.मी.दर / फूट  
वाटिका - 97.15
9. कारपाकिंग :- गंधी :- पोटमाठा :-
10. मजला क्रमांक :- 1/2 + 2 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — वसारा :- —
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर ताफ्यातील भागदर्शक सुचना क्र. :- — पयान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या साम्यातील क्षेत्र (जुने क्षेत्र) :- —  
2. नवीन प्रकारची दिलेले क्षेत्र :- —  
3. भाड्याची रक्कम :- —
15. लिंक अॅन्ड लायसन्सचा दर्ज :- 1. — 2. — 3. —  
निवासी/अनिवासी
16. निर्धारित केलेले बाजारमूल्य :- 1,53,77,500/-
17. दरतामध्ये बसविलेली मोबयला :- 3,00,00,000/-
18. देय मुद्रांक शुल्क :- 15,00,000/- भरलेले मुद्रांक शुल्क :- 15,00,000/-
19. देय नोंदणी फी :- 30,000/-



लिपीक

बंदर - ९१	
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S. Chavan  
सह दुय्यम निर्बंधक

U.H. 541h = 160.3

— 97.15

67.15 x 67600 = 45377500

9715 x 112700 = 10948900

15217500




जदर-९१	
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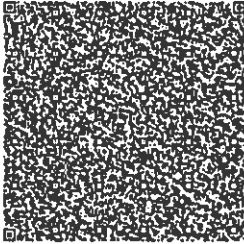
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Maharashtra

## e-Stamp

Issued by :  
Stock Holding Corporation of India Ltd  
Location : SRO-CUSTOM  
Signature :   
Details can be verified at [www.shcilestamp.com](http://www.shcilestamp.com)

Certificate No. : IN-MH18253839877478L  
 Certificate Issued Date : 16-Apr-2013 03:20 PM  
 Account Reference : SHCIL (FI)/ mhshcil01/ SRO-CUSTOM/ MH-MUM  
 Unique Doc. Reference : SUBIN-MHMHSHCIL0119203180395407L  
 Purchased by : Smt Nirmalaben L Patel and Others  
 Description of Document : Article 25(b)to(d) Conveyance  
 Property Description : Ten.A-3/10,Plot of Land-114.5 SM,Stilt,1st-2nd Flr,97.15 SM,BUA  
 SunderNgr,Kalina,K.Kalyan,Santa.M-98  
 Consideration Price (Rs.) : 3,00,00,000  
 (Three Crore only)  
 First Party : Smt Manju Gupta  
 Second Party : Smt Nirmalaben L Patel and Others  
 Stamp Duty Paid By : Smt Nirmalaben L Patel and Others  
 Stamp Duty Amount(Rs.) : 15,00,000  
 (FifteenLakh only)



बदर-९/	
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Please SIGNATURE below this line.....

परमेश्वरिण गणगणित मदी  
R.H. Patel  
Hpt  
Jare

Handwritten signature with arrow pointing to the signature area

0001058106

### Statutory Alert:

- The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
- The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



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THE SUB-REGISTRAR AND  
OFFICE OF THE

DEPUTY REGISTRAR



बदर-१/	
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SALE DEED

Lpk

**THIS SALE DEED** is made and executed at Mumbai on this 23<sup>rd</sup> day of April, 2013 between **SMT. MANJU GUPTA** an adult, Indian inhabitant presently residing at Vision Crest, 2201, 22<sup>nd</sup> floor, D.S. Babrekar Marg, Prabhadevi, Mumbai-400 028 hereinafter referred to as "**the TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns)) of the First Part; **SHRI PRAVIN GUPTA** an adult, Indian inhabitant presently residing at Vision Crest, 2201, 22<sup>nd</sup> floor, D.S. Babrekar Marg, Next to MTNL Exchange, Prabhadevi Mumbai-400 028 hereinafter referred to as "**the CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning

23<sup>rd</sup> 2013. 2013, 2013  
R.H. Patel.  
Share.  
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2013. 2013, 2013.  
R.H. Patel

Share. 1

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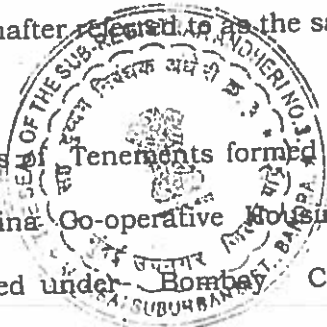
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thereof be deemed to mean and include his heirs, executors, administrators and assigns)) of the Second Part and **SMT. NIRMALABEN L. PATEL, 2. SMT. RASHMITA HITESH PATEL and SMT. DHARA PIYUSHKUMAR PATEL** all adults, Indian inhabitants presently residing at 52, Narayani Muni Nagar, Near Swami Narayan Gurukul, Nani Ved Road, Surat-395004 hereinafter referred to as the "**TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **Third Part**;

**WHEREAS:**

(1) Bombay Housing Board in the year 1958, allotted tenement No. A-3/10 comprising of plot of land measuring about 114.5 sq.mts. together with semi-pacca structure comprising of two room at Plot bearing C.T.S. No. 4576, Sunder Nagar, Kalina, Santacruz (East), Mumbai-400 098 to one Shri Sambhai S. Ngwekar (hereinafter referred to as the said "**Tenement**")

(2) Several allottees of Tenements formed a co-operative society known as Kalina Co-operative Housing Society Limited a society registered under Bombay Co-operative Housing Societies Act, 1925 registered under Registration No. B/4550 dated 20/09/1961, (hereinafter referred to as the said "**Society**") and Shri Sambhai S. Nagwekar was one of the members of the said Society.



सदस्य - १/	
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(3) said Shri Sambhai S. Nagwekar being a member of Kalina Co-operative Housing Society Limited subscribed 5 shares of

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Rs. 50/- each bearing distinctive No. 576, and 511 to 514 as comprised in Share Certificate No. 45 (hereinafter referred to as the said "Shares")

(2) After due process, the said Society transferred the said Tenement to Shri Narayan S. Patkar

(1) Pursuant to an Agreement dated 6/09/1995 entered between Shree Patkar Narayan Sambhaji (therein referred to as the "Transferor") and Smt. Manju Gupta (therein referred to as the "Transferee") former party sold, conveyed and transferred tenement No. A-3/10 comprising of plot of land measuring about 114.5 sq.mts. together with semi-pacca structure comprising of two room at Plot bearing C.T.S. NO. 4576, A/5/19 Sunder Nagar, Kalina, Santacruz (East), Mumbai-400 098, the said Agreement dated 6/09/1995 has been duly registered by executing Declaration dated 13/04/2010, registered under serial No. BDR1/4025-2010 dated 13/04/2010



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(2) Smt. Manju Gupta is a member of Kalina Co-operative Housing Society Limited a society registered under Bombay Co-operative Housing Societies Act, 1925, vide Registration No. B/4550 dated 20/09/1961, (hereinafter referred to as the said "Society").

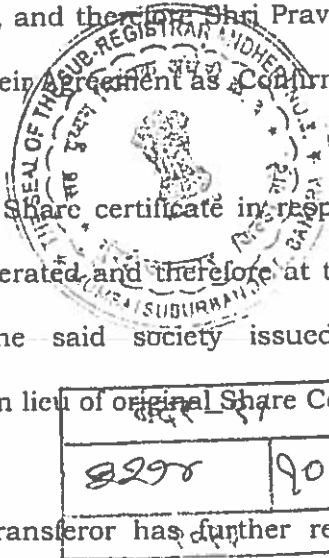
(3) Smt, Manju Gupta hold 5 shares of Rs. 50/- each bearing distinctive No. 576, 511 to 514 as comprised in Share Certificate No. 45 (hereinafter referred to as the said "Shares")

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(4) said Smt. Manju Gupta with the consent of said Society obtained permission for re-development of the said Tenement from Municipal Corporation of Greater Mumbai and after re-development obtained occupancy certificate from Municipal Corporation. The built up area of the row house is 97.15 sq. mtrs. comprising of Stilt + 1<sup>st</sup> floor + 2<sup>nd</sup> floor, Hereinafter the plot area measuring about 114.5 sq.mtrs. and the structure thereon measuring about 97.15 sq. mtrs, built up area (hereinafter collectively referred to as the said "Tenement No. A-3/10, more particularly described in the schedule hereunder written)

(4) the beneficial owner of said Tenement is Smt. Manju Gupta alone, however for the sake of convenience and at her request Shri Pravin Gupta has been admitted as an Associate Member, and therefore Shri Pravin Gupta has been made a party to their Agreement as a Confirming Party

(5) since the original Share certificate in respect of said Shares was mutilated/lacerated and therefore at the request of Smt. Manju Gupta, the said society issued duplicate share certificate No. 45 in lieu of original Share Certificate No. 23



**WHEREAS** the Transferor has further represented to the Transferee as follows:

a) that, Transferor's title in respect of said Tenement are clear, marketable and free of any encumbrances.

25/10/2020 R.H. Patel. Shree. L.P. 9

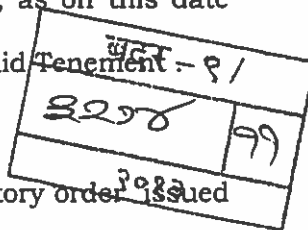
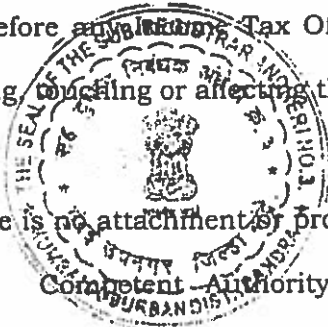
b) that, except the Transferor no other person has any claim, share, right, title, interest in the said Tenement and Transferor is competent and entitled to sell and transfer the same.

c) that, the Transferor has not created any charge, lien, tenancy, license or any encumbrances or liability in respect of the said Tenement, and the Transferor has not done any act whereby the rights in the said Tenement may be prejudiced or jeopardized in any manner whatsoever.

d) that, there are no proceedings pending in any court and/or before any Tribunal, Tax Officer, as on this date concerning, touching or affecting the said Tenement

e) that, there is no attachment or prohibitory order issued by any Competent Authority, Court, Revenue Authorities or by any other Authority prohibiting the Transferor from dealing with, selling and transferring the said Tenement as contemplated by these presents.

f) that, the Transferor has not entered into any arrangement, agreement or commitment in respect of the said Tenement nor created any third party rights in the said Tenement or any part thereof.



27.11.2018. R.H. Patel. Dhara. [Signature]

g) that, the Transferor has applied to the said Society for grant of NOC for sale and transfer of the Tenement and represented that NOC will be received in due course of time.

**AND WHEREAS** relying upon the above representations made by the Transferor which being the essence of this Memorandum of understanding, the Transferee herein have agreed to purchase, acquire and takeover right, title and interest in the said Tenement with the right of occupancy and use thereof free of any encumbrances, on ownership basis for the consideration and on terms and conditions as recorded hereinafter.

The Parties hereto have agreed to the terms and conditions as recorded hereinafter and therefore **THIS SALE DEED WITNESSETH** as follows:

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1. The Transferor hereby sells, transfers and conveys to the Transferee and the Transferee hereby purchase, acquire and takeover from the Transferor all that rights, title and interest in the said Tenement, i.e. Tenement No. A-3/10 comprising of plot of land measuring about 114.5 sq.mts. together with structure comprising of Stilt, First floor and Second floor measuring about 97.15 sq. mtrs. built up area Sunder Nagar, Kalina, Santacruz (East), Mumbai-400 098 and 5 (five) equity shares of Rs. 50/- each bearing distinctive No. 576, & 511 to 514 as comprised in Share Certificate No. 45 issued by the Kalina Co-operative Housing Society Limited, , on ownership

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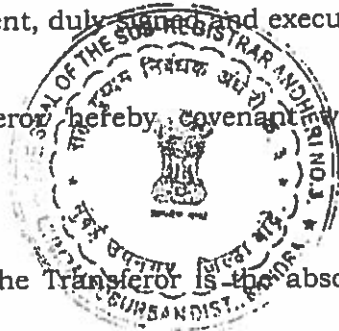
basis for a total consideration of Rs. 3,00,00,000/- (Rupees Three Crores only) free from any claims, encumbrances and charges, if any.

2. On or before execution of this Sale Deed, Transferor acknowledge receipt of a sum of Rs. 3,00,00,000/- (Rupees Three Crores only) received from the Transferees, receipt whereof the Transferor doth hereby acknowledge.

3. In consideration of the sum received as stated hereinabove, the Transferor hereby acquit and discharge the Transferees from the payment thereof, who shall hereafter own and possess the said Tenement as owners thereof without any let or hindrance from the Transferor or any other person on her behalf. The Transferees acknowledge receipt of vacant and peaceful possession of the said Tenement, original agreement for purchase, Share Certificate, Share transfer form and other papers required for transfer of the said Tenement, duly signed and executed by the Transferor.

4. The Transferor hereby covenant with the Transferees as follows:

- a) that the Transferor is the absolute owner of the said Tenement and no other person has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said Tenement, either by way of sale, charge, lien, gift, succession, trust, lease lease, easement or otherwise howsoever and she has



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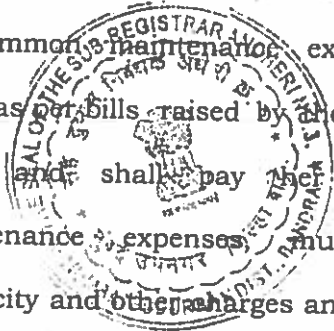
20/11/2020, R.H. Patel. Shree. LpLp

good right, full power and absolute authority to sell and transfer her right, title and interest in the said Tenement to the Transferees.

- b) that the Transferor has paid all the society bills raised upto this date and that there are no claims or disputes pending with the said society, of any nature whatsoever.
- c) the Transferor has not created any charge or encumbrances of whatsoever nature in respect of said Tenement and said Shares. The right, title and interest in the said Tenement are not a subject matter of any litigation nor are they attached in execution of any decree nor the Transferor has created any tenancy or leave and license or any right in favour of anyone in the said Tenement.

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- d) that the Transferor has duly observed and performed the rules and regulations and bye-laws of the said Society and have paid his share of common maintenance expenses and municipal taxes as per bills raised by the said Society upto this date, and shall pay their contribution towards maintenance expenses, municipal taxes, water, electricity and other charges and outgoings till the date of handing over the possession of the said Tenement.



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R.H. Patel.

Shree.

Ltd.

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- e) that the Transferor shall hereafter whenever required to do so, from time to time and at all times, at the cost of the Transferees, execute and sign or cause to be executed and/or signed all such letters, forms, applications, deeds, documents, writings and papers if any for more perfectly securing, assuring and effectually transferring the said Tenement unto and to use of the Transferees forever.
- f) that the Transferor shall indemnify and keep indemnified to the Transferees from and against any claims, demands, costs, charges, expenses that the Transferees may be liable to pay or incur including any third party claims for which the Transferor has executed a separate deed of indemnity.
- g) that the Transferor hereby agree and covenant that from the date hereof till completion of transfer of the right, title and interest in the said Tenement in the records of the Society in favour of the Transferees the Transferor shall not cause or cause to be done or omit to do any act, matter, deed or thing which may in any manner prejudicially effect the right, title and interest in the said shares and the said Tenement.



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agree and covenant

20/11/2018

R.H. Patel

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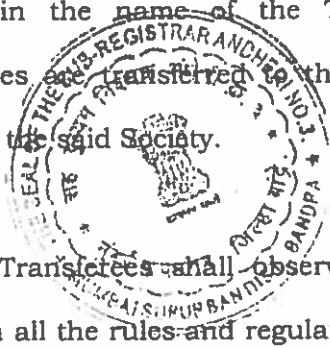
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5. The Transferor agrees and undertakes to appear before the Sub Registrar of Assurances and admit execution of this Sale Deed.

6. The Transferees hereby covenant with the Transferor as follows:

a) From the date hereof, the Transferees shall regularly pay to the said society their proportionate contribution towards municipal taxes, electricity, maintenance and other charges and outgoings payable in respect of the said Tenement notwithstanding the fact that bills for maintenance charges raised by the said society may be in the name of the Transferor until the said Shares are transferred to the Transferees in the records of the said Society.

b) that the Transferees shall observe and perform and abide with all the rules and regulations and bye-laws of the said society which may be in force from time to time.



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7. The transfer fee, voluntary contribution, donation or any amount payable to the said society for transfer of said Tenement and the said Shares in favour of the Transferees shall be paid and borne by the Transferor and Transferees in equal proportion.

2023.08.22, <sup>10</sup> R.H. Patel. Dhara. L. Phle  
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8. Stamp duty, registration charges and expenses incidental thereto if any payable in respect of this agreement or any further agreement or conveyance relating to the said Tenement and the said Shares shall be entirely borne and paid by the Transferees only.

9. The deposits standing to the credit of the Transferor in the books of the said society including sinking fund contribution or any other deposits, in respect of the said Tenement, shall stand transferred to the credit of the Transferees and that the Transferor shall not claim any refund or compensation for the same.

10. Any and all disputes arising out of this indenture shall be subject to Mumbai Jurisdiction only.

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11. The Transferor and Transferees are assessed to Income Tax under following PAN Nos.:

<b>SMT. MANJU GUPTA</b>	<b>AABPG9928L</b>
<b>SMT. NIRMALABEN L. PATEL</b>	<b>ABBPP0792N</b>
<b>SMT. RASHMITA HITESH PATEL</b>	<b>AIDPP0715B</b>
<b>SMT. DHARA PIYUSHKUMAR PATEL</b>	<b>ARMPP5092J</b>

**SCHEDULE REFERRED TO HEREINABOVE**

Tenement No. A-3/10 comprising of plot of land measuring about 114.5 sq.mts. together with structure comprising of Stilt, First floor and Second floor measuring about 97.15 sq. mtrs. built up area Sunder Nagar, Kalina, Santacruz (East),

21/01/2020, R.H. Patel, Dhara. Lpke

Mumbai-400 098 Plot bearing C.T.S. No. 4576 of Kolkalyan Division together with and 5 (five) equity shares of Rs. 50/- each bearing distinctive No. 576, & 511 to 514 as comprised in Share Certificate No. 45 issued by the Kalina Co-operative Housing Society Limited, ,

In witness whereof the Parties hereunto set their respective hands the day and year first hereinabove written:

SIGNED AND DELIVERED by the  
withinnamed "TRANSFEROR"

**SMT. MANJU GUPTA**

in the presence of...

*Manju Gupta*



SIGNED AND DELIVERED by the  
withinnamed "CONFIRMING PARTY"

**SHRI PRAVIN GUPTA**

in the presence of...

*Pravin Gupta*



SIGNED AND DELIVERED by the  
Withinnamed "TRANSFEREES"

**SMT. NIRMALABEN L. PATEL,**

**SMT. RASHMITA HITESH PATEL**

**SMT. DHARA PIYUSHKUMAR PATEL**

in the presence of...

*Nirmalaben L. Patel*



*R.H. Patel*



*Dhara Patel*

*Dhara*



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**RECEIPT**

Pursuant to above Sale Deed, we acknowledge receipt of a sum of Rs. 3,00,00,000/- (Rupees Three Crores only) received from the Transferee, being full consideration for sale of my tenement, as follows:

<u>MODE</u>	<u>DATE</u>	<u>AMOUNT</u>	<u>BANK</u>
PO. NO 922622	17/4/2013	50,00,000/-	S.B.I. BKC. BANDRA
CH. NO 861694	17/4/2013	2,50,00,000/-	HDFC Surat

I say received



**SMT. MANJU A. GUPTA**

Mumbai.

Date: 25.4.2013



बंदर-१/	
३२०४	१९
२०१३	



बंदर-१/	
९२९४	२०
२०१३	



**KALINA CO-OP. HOUSING SOCIETY LIMITED**

A-5/19, SUNDER NAGAR, KALINA, B O M B A Y - 98.  
 (Registered under the Bombay Co-operative Societies Act 1925-Bombay VII of 1925  
 Registration No. B-4550 Dated 20-9-1961)

DUPLICATE vide MC made by  
 held on 21/10/2007

IN LIEU OF ORIGINAL No. 122

dt. 1-9-1963  
 Duplicate 239 dt. 1-10-1995  
 THIS IS TO CERTIFY that the person named in this  
 certificate is the Registered Holder of .....  
 fully paid ORDINARY share/s of Rs. 50/- each shown  
 opposite, subject to the Bye-Laws of the Society.

Name of Holder SHRI S. S. PATKAR

2095	27	18-9/
------	----	-------

*Received on Behalf of  
 Subscribers  
 Housing*

GIVEN under the Common Seal of the  
 Society this 28th day of November 2007

Distinctive No./s. S76 & S11-S14



*[Signature]*  
 CHAIRMAN

*[Signature]*  
 SECRETARY

**MEMORANDUM OF TRANSFERS**

Date	No. of Transfer	To whom transferred	Register Folio	Clerk's Initials	Chairman / Secretary
15/76	81	SHRI N.S. PATKAR	125	Sd/- CHAIRMAN	For Kalina Co-operative Housing Society Ltd Sd/- SECRETARY
10/95	2	SMT MANJU P. GUPTA	125	Sd/- CHAIRMAN	For Kalina Co-operative Housing Society Ltd Sd/- SECRETARY
-9-09		SHRI DRAVIN GUPTA (ASSOCIATE MEMBER)		Sd/- CHAIRMAN	For Kalina Co-operative Housing Society Ltd Sd/- SECRETARY



बदल-१/

3296	22
२०१३	

**BRIHANMUMBAI MAHANAGARPALIKA**  
NO. CE/1730/WS/AH

12 JUN 2006

**FULL OCCUPANCY CERTIFICATE**

To,  
Smt. Manju Gupta,  
A/3/10, Sunder Nagar,  
CTS No. 4576,  
Santacruz [East],  
Mumbai.

Ex. Engineer Bldg. Proposal [W.S.]  
H and K - Wards  
Municipal Off. ce, R. K. Pathar Marg,  
Bandra (West), Mumbai-400 050.


Sir,

The full development work of row house comprising of stilt + 1<sup>st</sup> + 2<sup>nd</sup> (Pt.) upper floors building, on plot No. A-3/10 at Sunder Nagar, City Survey No. 4576 of Village Kole Kalyan, Santacruz [East], completed under the supervision of Architect Shri Sanjiv Yajnik, Architect License No. CA/84/7969, may be occupied on the following conditions :-

- 1) That the certificate under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupations certificate

A set of certified completion plan is attached herewith.

Yours faithfully,

  
12-16/06  
Executive Engineer Building Proposal  
(Western Suburbs) H&K/East Wards



बदर-९१	
३२५५	२९
२०१३	



बदर-१/	
३२९४	२४
२०१३	

Under Bldg. Proposal (W.S.)  
H and K - Wards,  
Municipal Office, R. K. Park Marg,  
Bandra (West), Mumbai-400 060.

To,

Smt. Manju Gupta  
A-31A, Sunder Nagar  
Santacruz (E)

13.0 APR 2004

Sir,

With reference to your application No. 8339 dated 1/10/2003 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Residential CTS No. 4576 at premises at Street A-31A village Kote Kalyan plot No. Sunder Nagar situated at Santacruz (E) Ward H.I.E.

The Commencement Certificate/Building Permit is granted on the following conditions :-

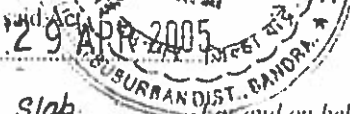
1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. 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 this certificate is not carried out or the use thereof is not in 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 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions 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. S. N. Abhang

Assistant Engineer to exercise his powers and functions of the Planning

Authority under Section 45 of the said Act.

This CC is valid upto



बंदर - १ /
3237 24
२०१३

The Commencement Certificate is

for carrying out the work up to Still Slab  
3' 6" as per approved plan dt 13/12/03

Assistant Eng. Building Proposals

(Western Subs. & K/West & P/Wards)

FOR

MUNICIPAL CORPORATION OF GREATER MUMBAI



बदर-१/	
११११	२६
२०१३	





बदर-९/	
२२१४	१८
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बृहन्मुंबई महानगरपालिका  
 कार्यालय व कार्यालय कार्यालय  
 महानगर कार्यालय कार्यालय  
 महानगर कार्यालय कार्यालय

बृहन्मुंबई महानगरपालिका  
 कार्यालय कार्यालय कार्यालय

HE240475008 01/04/2004 30/09/2004 II 7376 (10) A  
 (प्रमाणित कार्यालय कार्यालय)

THE SECRETARY  
 H/S KALINA CO OP HSG SOC LT  
 SUNDER NAGAR KALINA  
 MUMBAI 400029

अधिकारकर्ता	वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा
वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा
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THE ESTATE MANAGER BOMBAY HOUSING BOARD

वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा
वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा
वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा	वेळीकरा
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H/E WARD PLOT 137 T.P.S.Y. 2ND  
 RD PRABHAT COL S'CRUZ MUMBAI 155



वेळीकरा - १/  
 वेळीकरा re  
 २०१३

वेळीकरा कार्यालय कार्यालय

वेळीकरा



बदर-२/	
२२७४	३०
२०२३	





बदर-१/	
३२७४	३२
२०१३	

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AABPG9928L



नाम /NAME  
MANJU PRAVIN GUPTA

पिता का नाम /FATHER'S NAME  
MANGERAM DOULATRAM AGARWAL

जन्म तिथि /DATE OF BIRTH  
08-06-1960

हस्ताक्षर /SIGNATURE

*Manju Gupta*

*R. Singh*

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)



बदर-९/	
३२९४	३३
२०१३	



५५२ - ९१	
३२५६	३२
२०२३	

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AABPG9926E

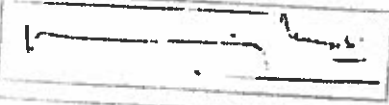


नाम /NAME  
PRAVIN RAJENDRA PRASAD GUPTA

पिता का नाम /FATHER'S NAME  
RAJENDRA PRASAD HARCHANDILAL  
GUPTA

जन्म तिथि /DATE OF BIRTH  
23-10-1953

हस्ताक्षर /SIGNATURE



*Pr Singh*

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)



बदर-९/	
३२९४	३५
२०२३	

DL No. MH01 20100103427  
Valid Till: 08-10-2017 (NT)

DOI: 07-10-1987

DLR 12-10-2012

FORM 7  
7662 29 72

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA


COV DOI  
LMV 30-10-1987  
MCWG 07-10-1987

DOB: 01-08-1947 BG

Name: HARAYANCHAND GANDHI  
S/DAW of: PADAMCHAND GANDHI  
Add: SHANTI BUNGLOW  
NO2, D N ROAD, MUMBAI

PIN: 400008  
Signature & ID of Issuing Authority: MH01 2012191

Signature/Thumb Impression of Holder



राज्यकर विभाग  
INCOME TAX DEPARTMENT

राज्य सरकार  
GOVT OF INDIA

RAJENDRA KRISHNA PANINDRE  
KRISHNA RAGHO PANINDRE

18/12/1972

Permanent Account Number  
AMWPP7530Q

Signature




बदर-९१	
१३११	३६
२०२३	





गुरुवार, 25 एप्रिल 2013 11:57 म.पू.

दस्त गोपवारा भाग-1

वदर9

दस्त क्रमांक: 3214/2013

दस्त क्रमांक: वदर9 /3214/2013

वाजार मुल्य: रु. 1,53,77,500/- मोबदला: रु. 3,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.15,00,000/-

दु. नि. सह. दु. नि. वदर9 यांचे कार्यालयात

पावती:3557

पावती दिनांक: 25/04/2013

अ. क्र. 3214 वर दि.25-04-2013

सादरकरणाराचे नाव: निर्मलाबेन एल पटेल

रोजी 11:56 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 780.00

पृटांची संख्या: 39

दस्त हजर करणाऱ्याची सही:

एकुण: 30780.00

*Sachawan*  
सह. दु. नि. अंधेरी 3

सह. दुय्यम निबंधक अंधेरी क्र. ३,

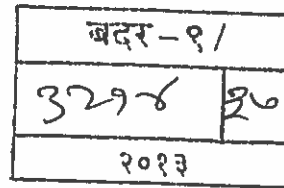
*Sachawan*  
सह. दु. नि. अंधेरी 3  
सह. दुय्यम निबंधक अंधेरी क्र. ३,

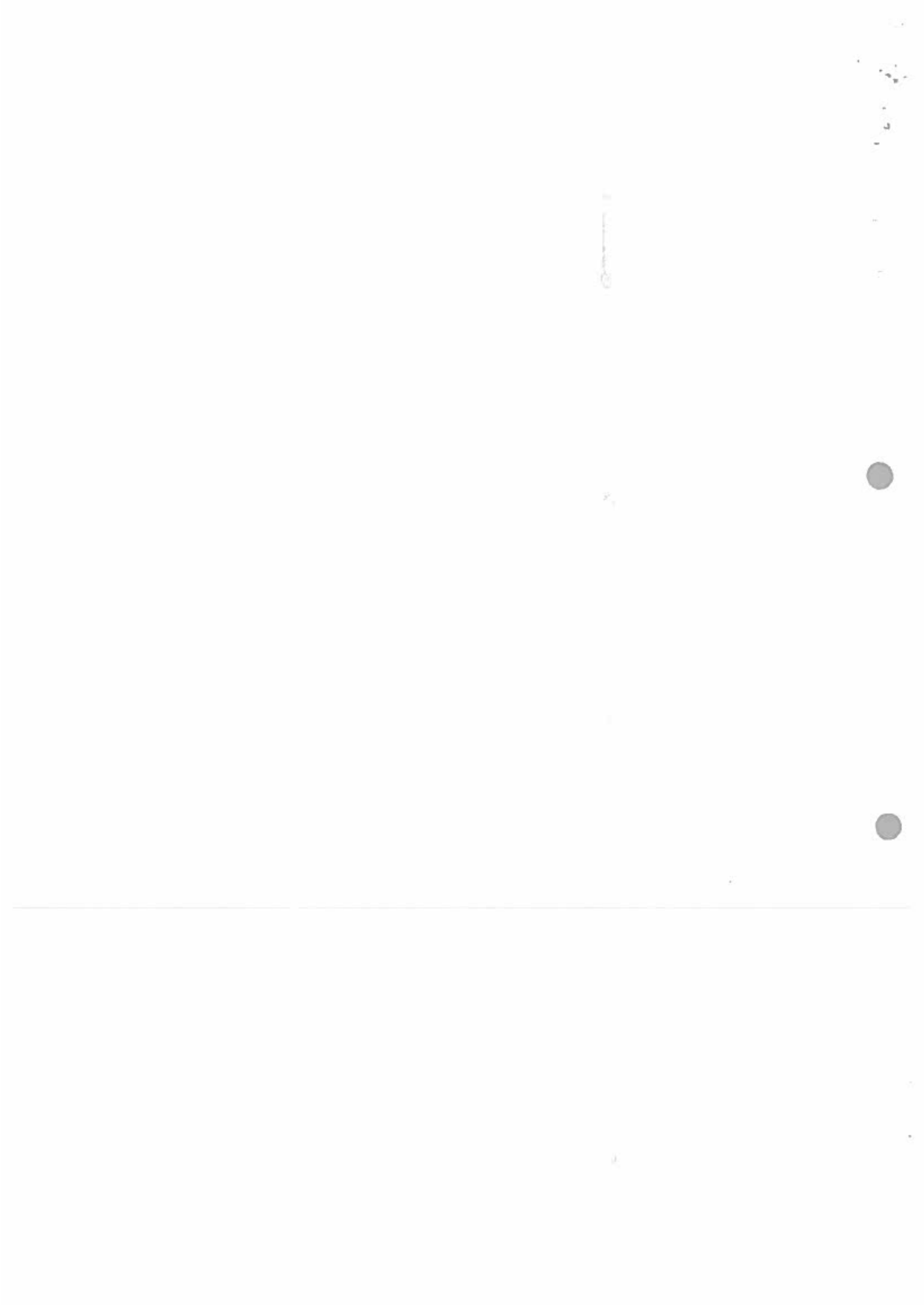
दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 25 / 04 / 2013 12 : 02 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 25 / 04 / 2013 12 : 03 : 50 PM ची वेळ: (फी)





25/04/2013 12 00:50 PM

दस्त गोषवारा भाग-2

बदर9

दस्त क्रमांक:3214/2013

दस्त क्रमांक :बदर9/3214/2013

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निर्मलाबेन एल पटेल पत्ता:प्लॉट नं: 52, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: नारायण मुनी नगर , रोड नं: नारायण गुरुकुलच्या बाजूला एन व्ही रोड सुरत , .. पॅन नंबर:ABBPP0792N <i>Pantel</i>	लिहून घेणार वय :-55 स्वाक्षरी:-		
2	नाव:रश्मीता एच पटेल पत्ता:प्लॉट नं: 52, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: नारायण मुनी नगर , रोड नं: नारायण गुरुकुलच्या बाजूला एन व्ही रोड सुरत , गुजरात, सुरत. पॅन नंबर:AIDPP0815B <i>R.H. Patel</i>	लिहून घेणार वय :-34 स्वाक्षरी:-		
3	नाव:धारा पी पटेल पत्ता:प्लॉट नं: 52, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: नारायण मुनी नगर , रोड नं: नारायण गुरुकुलच्या बाजूला एन व्ही रोड सुरत , गुजरात, सुरत. पॅन नंबर:ARMPP5092J <i>Shree</i>	लिहून घेणार वय :-28 स्वाक्षरी:-		
4	नाव:मंजू . गुप्ता पत्ता:प्लॉट नं: 2201, माळा नं: 22, इमारतीचे नाव: विजन क्रेस्ट , ब्लॉक नं: डी एस बाबरेकार मार्ग , रोड नं: प्रभादेवी मुंबई , महाराष्ट्र, मुंबई. पॅन नंबर:AABPG9928L <i>Lpka</i>	लिहून देणार वय :-53 स्वाक्षरी:-		
5	नाव:प्रवीण . गुप्ता पत्ता:प्लॉट नं: 2201, माळा नं: 22, इमारतीचे नाव: विजन क्रेस्ट , ब्लॉक नं: डी एस बाबरेकार मार्ग , रोड नं: प्रभादेवी मुंबई , .. पॅन नंबर: <i>Pravina</i>	मान्यता देणार वय :-56 स्वाक्षरी:-		

वरील दस्तऐवज करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची रिकॉर्ड नं: 25/04/2013 12:00:50 PM

बदर - ९ /	
3278	36
व त्यांची ओळखी पटविताना	

ओळख:-

खालील इसम भवे निवेदीत कि ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एन सी गांधी वय:67 पत्ता:301 ए अमन चेंबर्स ओपेरा हाउस मुंबई पिन कोड:400004 <i>NS Gandhi</i>		

2 नाव:राजु . पाणींद्रि  
वय:38  
पता:वरील प्रमाणे  
पिन कोड:400004

*Rambh*

स्वाक्षरी



बदर-१/	
3298	39
२०१३	

शिका क्र.4 ची वेळ:25 / 04 / 2013 12 : 07 : 09 PM

शिका क्र.5 ची वेळ:25 / 04 / 2013 12 : 07 : 23 PM नोंदणी पुस्तक 1 मध्ये

*Sndhawan*  
सह. दुय्यम निबंधक अंधेरी क्र. ३,  
सह. दुय्यम निबंधक अंधेरी क्र. ३,

3214 /2013



प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण ३९ पाने आहेत.  
पुस्तक क्र. १/बदर-१/क्रमांक 3298/२०१३  
वर नोंदला दिनांक : 25 APR 2013

*Sndhawan*  
सह. दुय्यम निबंधक अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा