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पावती

Original/Duplicate

Wednesday, June 07, 2023

नोंदणी क्र.: 39म

12:14 PM

Regn.: 39M

पावती क्र.: 11261 दिनांक: 07/06/2023

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल2-10477-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नीरज रतन - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1100.00

पृष्ठांची संख्या: 55

एकूण: रु. 31100.00

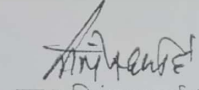
आपणान मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:34 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 18658210.635 /-

मोबदला रु. 29000000/-

मरलेले मुद्रांक शुल्क : रु. 1740000/-



सह दु. निबंधक कुर्ला २

सह दुय्यम निबंधक कुर्ला-२

मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 1100/-

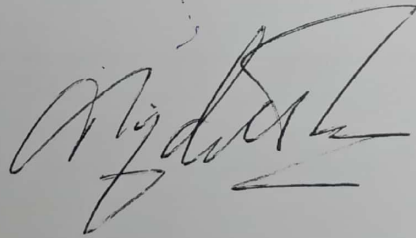
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0606202313793 दिनांक: 07/06/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003110287202324P दिनांक: 07/06/2023

बँकेचे नाव व पत्ता:

**DELIVERED**

IPHFLFhkb

Certified

Adv. Chela Parmar
10/06/2023.Certified **TRUE COPY**

6/7/2023

**PARMAR LEGALISM**

Advocates, Consultants & Attorneys

C-2010, Station Plaza, Station Road,

Bhandup (W), Mumbai - 400 078.

Email: parmarlegalism@yahoo.com

Mob.: 91 9892016032

MAH/2014/2003.

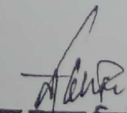


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230607871			07 June 2023, 12:08:17 PM	
मूल्यांकन वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
प्लॉट क्रमांक	120-वांडर - कला				
उप मूल्य विभाग	रस्ता लाल बंधार शाखा मार्ग (मंत्र विद्यालयाच्या हद्दीपासून ते भांडुप यांच्याकडे पर्यंत)				
मालकी क्रमांक	सि.टी.एस. क्र. 592				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
मूली क्रमांक	निचामी मदनिका	चाचालय	दरदर	मि.एम.ए.	मा.समाप्त-मान मूल्य
77410	148970	171310	189700	148970	नामूद मूल्य
बांधीव क्षेत्राची माहिती					
बांधकाम स्वरूप (Built Up)-	116.82 चौरस मीटर	मिळकतीचा वापर-	निवासासाठी	मिळकतीचा प्रकार-	0504
बांधकाम कर निर्धारण-	1-अप सो मी	मिळकतीचा धरा-	0.10.2क	सध्याची मूल्य दर -	Rs. 30250/-
उप मूल्य वर्गीकरण	अप	पत्रला -	5th floor To 10th floor		
प्रकार - Resale First Sale Date - 17/11/2011 Sale-Resale of built up Property constructed after circular dt.02/01/2018					
प्रकृत मूल्य वर 105% लागू करावे = 105% apply to rate = Rs. 156418/-					
प्रमाणित मूल्य (मिळकतीचा प्रतिशत) = 100% मूल्यदर = ((वार्षिक मूल्यदर * खऱ्या मालिकेचा दर) * प्रमाणित मूल्यदर) / 100 = ((156418 * 77410) * 100) / 100 = 77410 = Rs. 156418/-					
A) मूल्य मिळकतीचा मूल्य	= प्रमाणित मूल्यदर * मिळकतीचा क्षेत्र = 156418 * 116.82 = Rs. 18272750.76/-				
E) मिळकतीचा मूल्य वर बांधकाम कर मूल्य	= 10.35% * (148970 * 25/100) = Rs. 385459.875/-				
Applicable Rules	= 10.4.16				
एकूटित मूल्य	= A + B + C + D + E + F + G + H + I + J = 18272750.76 + 0 + 0 + 0 + 0 + 385459.875 + 0 + 0 + 0 + 0 + 0 = Rs. 18658210.635/-				

करल - २

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सह उपनगर निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.

CHALLAN
MTR Form Number-6



MH003110287202324P	BARCODE	Date 05/06/2023-19:24:31	Form ID 25.1
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable)	ADVPR3052M	
Office Name KRL3_JT SUB REGISTRAR KURLA NO 3	Full Name	NIRAJ RATTAN	
Location MUMBAI	Flat/Block No.	H 1003 GREAT EASTERN GARDENS	
Year 2023-2024 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	LBS MARG KANJURMARG WEST
0030045501 Stamp Duty	1740000.00	Area/Locality	MUMBAI
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 0 7 8
		Remarks (If Any)	
		PAN2=AZGPS9661Q-SecondPartyName=SANJEEV RAJU AND OTHERS-CA=29000000	
		Amount In	Seventeen Lakh Seventy Thousand Rupees Only
Total	17,70,000.00	Words	
Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	10000502023060508721 3395637652320
Cheque/DD No.	Bank Date	RBI Date	05/06/2023-19:26:08 Not Verified with RBI
Name of Bank	Bank-Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID : Mobile No 9820101281
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल द्रव्यम निबंधक कार्यालयात नोंदणी करवायाच्या दस्तासाठी लागू आहे. नोंदणी न करवायाच्या दस्तासाठी सदर चलन लागू नाही.

करता - २
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AGREEMENT FOR SALE

करल - २		
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THIS AGREEMENT FOR SALE is made and entered into at MUMBAI this 07th Day of June, 2023 BY AND BETWEEN

- (1) MR. SANJEEV RAJU, age about 43 years,
- (2) MR. RAJU HANUMANTHRAO, age about 75 years, &
- (3) MRS. PREETI SANJEEV, age about 40 years. all adults.

Indian Inhabitants of Mumbai and having address at Flat No. 1003, Tenth Floor, 'H' Building, The Great Eastern Gardens, Royal Fern, LBS Marg, Kanjurmarg (West), Mumbai - 400078, hereinafter referred to as the 'VENDORS' (which expression shall unless it shall be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **FIRST PART;**

AND

MR. NIRAJ RATTAN, aged about 50 years, adult Indian Inhabitant of Mumbai and having address at Flat No. H31, 2nd Floor, Jalvayu Vihar, Type B, A S Marg, Powai, Mumbai - 400076, hereinafter referred to as the 'PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART:**

WHEREAS:

- 1) By virtue of the Agreement for Sale dated 18th May, 2004 and Deed of Apartment dated 22nd December, 2008 executed between **THE GREAT EASTERN SHIPPING COMPANY LIMITED** (therein referred to as "the Promoters / Vendor") and (1) MR. GOVINDARAJAN ANAND, (2) MR.

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SRINIVASAN GOVINDARAJAN AND (3) MRS. VIJAYALAXSHMI GOVINDARAJAN (therein referred to as

"the Flat Purchaser / the Purchaser"), the Purchaser therein had Purchased a Flat Premises No. 1003 of carpet area admeasuring about 97.35 square meters (which is inclusive of the area of balconies) and of sale area of 129.13 square meters i.e. 1390 square feet (inclusive of common passage lift lobbies staircase staircase lobbies and other common area) on 10th Floor of 'H' Building known as **"THE GREAT EASTERN GARDENS, H CONDOMINIUM"**, situated at L. B. S. Marg, Kanjurmarg (West), Mumbai - 400 078, together



with the percentage of undivided interest in general common areas and facilities and also in the restricted common area and facilities and the other premises thereby granted transferred and assured.

2) By virtue of Sale Deed dated 16th November, 2011 executed between (1) **MR. GOVINDARAJAN ANAND**, (2) **MR. SRINIVASAN GOVINDARAJAN** AND (3) **MRS. VIJAYALAXSHMI GOVINDARAJAN** (therein referred to as the "VENDORS" of the ONE PART) and (1) **MR. SANJEEV RAJU**, (2) **MR. RAJU HANUMANTHRAO** and (3) **MRS. PREETI SANJEEV**, (therein referred to as the "PURCHASERS") has purchased a residential premises bearing Flat No. 1003 admeasuring about 97.35 Sq. Mtrs. (Carpet) on 10th Floor of 'H' Building known as **"THE GREAT EASTERN GARDENS, H CONDOMINIUM"** along with the Stilt Parking Space No. H/1003 admeasuring about 10.35 square meters, situated at L. B. S. Marg, Kanjurmarg

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(West), Mumbai - 400 078, and which is more particularly described in the Schedule hereunder written hereinafter referred to as to the "Said Flat") together with percentage of undivided interest in general common areas and facilities and also in the restricted common area and facilities and the other premises hereby granted transferred and assured to the aforesaid are hereinafter collectively referred to as the "Premises".



- 3) By virtue of the Sale Deed dated 16th November, 2011 VENDORS herein have become the absolute owners and jointly seized, possessed of the Said Flat and in said Building namely **"THE GREAT EASTERN GARDENS, H CONDOMINIUM"**.
- 4) The VENDORS are holding 5 shares of Rs. 50/- each aggregating to Rs. 250/- bearing Share Distinctive Nos. **231 to 235** (both inclusive) in respect of the Said Flat under the Memorandum of Transfers of Share(s) dated 30/12/2011 bearing Transfer no. 72 and Register Folio No. 47 transferred by the Condominium in the name of the VENDORS on 30th December, 2011 (For brevity's sake the said five shares are hereinafter referred to as the **"Said Shares"**).
- 5) The VENDORS are the bonafide members of **"THE GREAT EASTERN GARDENS, H CONDOMINIUM"** registered under Maharashtra Apartment Ownership Act, 1970, bearing Registration No. BDR14-05379-2008, dated 20.08.2008.

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b) On coming to know the intention of the VENDORS regarding the sale of the Said Flat, the PURCHASER approached the VENDORS and negotiated for sale and transfer of the Said Flat in his favour and the VENDORS made following representations to the PURCHASER in respect of the Said Flat

- a) The VENDORS are the absolute owners of the Said Flat and as such are jointly entitled to occupy, use and enjoy the Said Flat.



c) Not the VENDORS, no other person, entity or authority has any right, title or interest of whatsoever nature against the Said Flat.

d) The VENDORS have not created any right, title, interest, mortgage, charge or encumbrance whatsoever in respect of the Said Flat whether by way of sale, exchange, mortgage, gift, trust, tenancy, possession, inheritance, lien or any other way in favour of any person, entity or authority.

- d) The VENDORS have full right, full power and authority to enter into this Agreement for Sale and to sell and transfer the Said Flat to the PURCHASER.
- e) There are no suits, litigation, civil or criminal or any other proceedings pending as against the VENDORS in respect of the Said Flat.
- f) There are no attachments or prohibitory orders against the Said Flat and the Said Flat is not subject matter of any lis-

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS

FOLLOWS:		
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The recitals contained herein shall form the integral part of
this Agreement for Sale as if the same are set out and
incorporated herein.

2 The VENDORS hereby agrees to sell, transfer and convey to
the PURCHASER their right, title and interest in the said



residential premises bearing Flat No. 1003 admeasuring
about 7.35 Sq. Mtrs. (Carpet) on 10th Floor of 'H' Building
along with the Stilt Parking Space No. H/1003 admeasuring
10.35 Sq. Mtrs. and 5 shares of Rs. 50/- each
aggregating to Rs. 250/- bearing Share Distinctive Nos. 231
to 235 (both inclusive) in respect of the Said Flat in the
building known as "THE GREAT EASTERN GARDENS, H
CONDOMINIUM"; situated at L. B. S. Marg, Kanjurmarg
(West), Mumbai - 400 078, and more particularly described
in the schedule hereunder written for the consideration of
Rs. 2,90,00,000 /- (Rupees Two Crore & Ninety Lakhs
Only).

3 The PURCHASER shall pay / has paid the said amount of
the consideration to the VENDORS in the following manner
that is to say:-

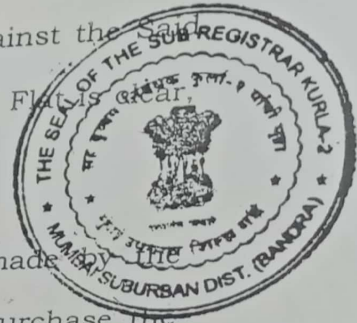
3.1 On or before the execution of this Agreement for Sale, the
PURCHASER has paid VENDORS a sum of Rs.
1,83,15,000/- (Rupees One Crore Eighty-Three Lakhs
Fifteen Thousand Only) by Bank Transfer, being a part

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pendens or easements or attachments either before or after judgments.

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- g) The VENDORS have not received any notice either from Income Tax Authorities or Municipal Corporation of Greater Mumbai or any other statutory body or authorities regarding the acquisition or requisition of the Said Flat.
- h) There are no other encumbrances created against the Said Flat and the title of the VENDORS to the Said Flat is marketable and free from all encumbrances.
- i) Relying upon the aforesaid representations made by the VENDORS, the PURCHASER have agreed to purchase the Said Flat along with the Said Shares on ownership basis and the VENDORS have agreed with the PURCHASER for the transfer of the Said Flat and Said Shares along with the Stilt Parking Space No. H/1003 admeasuring about 10.35 Sq. Mtrs. in the building known as **"THE GREAT EASTERN GARDENS, H CONDOMINIUM"**, situated at L. B. S. Marg, Kanjurmarg (West), Mumbai - 400 078, at or for the lump sum consideration of **Rs. 2,90,00,000 /- (Rupees Two Crore & Ninety Lakhs Only)** on the terms and conditions appearing hereinafter.
- j) The VENDORS and the PURCHASER shall execute necessary instrument for issue and transfer of the Said Flat along with the Said Shares of the said Condominium to the name of the PURCHASER.

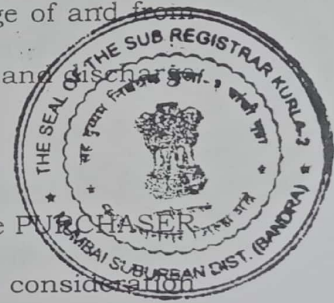


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payment of the consideration amount, (the payment and receipt whereof the VENDORS doth hereby admit and acknowledge of and from the same and every part thereof acquit release and discharge the PURCHASER).

3.2 **On or before the execution** of this Agreement for Sale, the PURCHASER has paid **Rs. 1,85,000/- (Rupees One Lakh Eighty-Five Thousand Only)** by way of Tax Deduction at Source (T.D.S) on the part payment of the Agreement for Sale as per the New CBDT circular directly to the Taxation Authorities. (The payment of TDS and receipt whereof, the VENDORS doth hereby admit and acknowledge of and from the same and every part thereof acquit release and discharge the PURCHASER).



3.3 **After execution** of this Agreement for Sale, the PURCHASER shall make the balance payment of the consideration amount i.e. **Rs. 1,05,00,000/- (Rupees One Crore Five Lakh Only)** to the VENDORS as follows:-

3.3.1 **Rs. 1,00,00,000/- (Rupees One Crore Only)** to the VENDORS herein latest within 15 days from the date of execution of this Agreement for Sale towards by way of **Bank loan**, to be released directly by the bank on completion of all formalities. A grace period of another 15 days may be considered if required.

3.3.2 **Rs. 1,05,000 /- (Rupees One Lakh Five Thousand Only)** by way of Tax Deduction at Source (T.D.S) on the part payment of the Agreement for Sale as per the New CBDT

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circular directly to the Taxation Authorities. The said

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2023	3.3.3 Rs. 3,95,000 /-	

payment shall be paid within 15 days from the date of execution of this Agreement for Sale.

3.3.3 Rs. 3,95,000 /- (Rupees Three Lakh Ninety-Five Thousand Only) shall be paid within 15 days from the date of execution of this Agreement for Sale.

4 On payment of the entire consideration of the Agreement for Sale as stated above, the VENDORS shall hand over quiet, peaceful, physical and vacant possession of the said Flat to the PURCHASER.



The VENDORS at all times agrees to co-operate with the PURCHASER for smoothly transferring all the rights of the said Flat in favour of the PURCHASER.

6 The VENDORS agrees to co-ordinate with the management of the Building for NOC to transfer the all rights, share and interest in the said Flat in favour of the PURCHASER.

7 Forthwith upon receipt of aforesaid entire consideration, the VENDORS shall hand over quiet, vacant and peaceful possession of the Said Flat, to the PURCHASER and execute necessary transfer form and sign other requisite letters and give undertakings etc. as may be required for transfer herein contemplated and also deliver the Original Title Deeds and Share Certificate of the Said Flat to the PURCHASER, without any claim or demand of whatsoever nature against the PURCHASER in that behalf.

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Forthwith upon payment of the aforesaid entire consideration as mentioned hereinabove, the VENDORS transfers their rights, title, interest or claim on the Said Flat and Said Shares, in favour of the PURCHASER and the PURCHASER shall have full rights, authority to enter into any act or any sorts of dealings in respect of the Said Flat and Said Shares. The VENDORS also hereby further assures unto the PURCHASER that they have full rights and absolute authority to enter into this agreement and that if they have



performed or caused to be done performed any act, matter or thing whatsoever hereby they may be prevented from entering into this agreement and/or transferring the Said Flat which is being transferred incidental to the said transfer or whereby PURCHASER upon completion of sale would be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred hereby in their favour or whereby the quiet and peaceful possession of the enjoyment thereof by the VENDORS to the PURCHASER under these presents shall be obstructed on the basis of this agreement and the VENDORS hereby indemnifies the PURCHASER and shall always keep them indemnified against any actions, demands, claims etc. that may be suffered by the PURCHASER on account of the latter's relying upon the assurances and acting in furtherance thereof.

12 The VENDORS declare that they are absolute owners of the Said Flat as well as entitled for membership rights of the Co-operative Society and are holding Five Shares in respect of the

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करल-२		
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the said Condominium and that the PURCHASER further agrees to pay, perform and discharge all claims, demands, contributions, duties and obligations which the Condominium may be lawful and reasonable hereinafter take in respect of the Said Flat from the PURCHASER as the member of the said Condominium.



16 The VENDORS hereby covenant with the PURCHASER that the PURCHASER will henceforth quietly and peacefully possess, use, occupy and enjoy the Said Flat as the Owner thereof without any let, hindrance, denial, interference or objection by the VENDORS or any other person or persons lawfully or equitably claiming through, under or in trust for the VENDORS.

17 The Transfer Fees, Donation, if any, leviable by the Condominium at the time of completion of the transfer of the Said Shares and the Said Flat from the name of the VENDORS to the name of the PURCHASER shall be borne and paid by both, the VENDORS and the PURCHASER equally. The Stamp Duty, Registration charges, Service Fee for Registration of this Agreement (i.e. Agent Fee) & Miscellaneous charges shall be borne and paid by the PURCHASER alone. Advocate's Professional Fee for consultancy and drafting of this Agreement for Sale shall be paid by both, the VENDORS and the PURCHASER equally.

18 It is further agreed by the VENDORS that any tax liability arises such as Income Tax, Capital gain etc in respect of said

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transaction of Said Flat then that will be borne and paid by the VENDORS only.

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19 The said Condominium has granted their 'No Objection' for Sale, Transfer of the Said Flat and/or rights to the shares in respect of the Said Flat together with the benefit of the said previous Agreement and Share Certificate in favour of the PURCHASER herein;

20 The VENDORS shall sign, affirm, execute all deeds, documents, writings, affidavits, undertakings, forms, applications etc. as may be necessary and reasonable required by the PURCHASER from time to time for the purpose of transferring the Said Flat, in favour of the PURCHASER.



21 The PURCHASER shall pay the applicable TAX DEDUCTION AT SOURCE (T.D.S) as per Section 194IA of Income tax Act, 1961, the said amount paid shall be treated as amount paid to the VENDORS out of the consideration amount as agreed above. The PURCHASER shall before the completion of this sale transaction pay the above T.D.S. and provide the Tax Paid Challan to the VENDORS.

22 Any dispute in respect of the Said Flat and this Agreement shall be entertained by the Mumbai Judiciary only. This Agreement is always binding under the Maharashtra Apartment Ownership Act, 1970 and bye-laws of the Condominium.

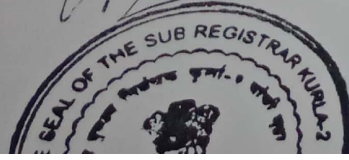
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करल - २		
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Residential		
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THE SCHEDULE OF PROPERTY ABOVE REFERRED TO

Premises bearing Flat No. 1003 admeasuring about 97.35 Sq. Mtrs. (Carpet) on 10th Floor of 'H' Building known as "THE GREAT EASTERN GARDENS H CONDOMINIUM", along with the Stilt Parking Space No. H/1003 admeasuring about 10.35 Sq. Mtrs. situated at L. B. S. Marg, Kanjurmarg (West), Mumbai - 400 078, and with terms and conditions contained therein, lying and being at C.T.S. No. 592, 593, 594, 594/1 to 10, 595, 595/1 to 35 of Village Kanjur, in the Registration District and Sub District of Mumbai City and Mumbai Suburban and Taluka Kurla, more particularly falls within the limits of "S" Ward of Municipal Corporation of Greater Mumbai.

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IN WITNESS WHEREOF, the parties
 subscribed their respective hands/signatures on the day,
 month and the year first, written here in above.

SIGNED SEALED AND DELIVERED BY)
 THE WITHIN NAMED 'VENDORS')
 (1) MR. SANJEEV RAJU)
 PAN - AZGPS9661Q)

Sanjeev



(2) MR. RAJU HANUMANTH RAO)
 PAN - AAAPH7952C)

Raju Hanumanth



(3) MRS. PREETI SANJEEV)
 PAN - AHWPR7662N)
 in the presence of

Preeti



SIGNED SEALED AND DELIVERED BY)
 THE WITHIN NAMED 'PURCHASER')
 MR. NIRAJ RATTAN)
 PAN - ADVPR3052M)
 in the presence of

Niraj Rattan



1. SALONI RATTAN
2. DEVIT RATTAN

Saloni Rattan

Devit Rattan

करल - २		
१०४००	RECEIVED	५५
२०२३		

RECEIPT

OF AND FROM MR. NIRAJ RATTAN, the within named PURCHASER, a sum of 1,83,15,000/- (Rupees One Crore Eighty-Three Lakhs Fifteen Thousand Only) by Bank Transfer, being the part payment towards the consideration for sale and transfer of the Flat No. 1003 on the Tenth Floor of the building known as "THE GREAT EASTERN GARDENS H CONDOMINIUM", situated at L. B. S. Marg, Kanjurmarg (West), Mumbai - 400 078, in the following manner:

Sr. No	Date	From Account No.	To Account No.	Reference No.	Amount (Rs.)
1	25-03-23	50100030940737	14441000010725	0000000244776726	1000
2	25-03-23	50100030940737	14441000010725	0000000245242550	49000
3	26-03-23	50100030940737	14441000010725	0000000154174612	150000
4	06-04-23	1207010409027881	14441000010725	PUNBR52023040613 478050	3265000
5	31-05-23	1207010409027881	14441000010725	PUNBR52023053115 412679	14850000

WE SAY RECEIVED Rs. 1,83,15,000/-



(1) MR. SANJEEV RAJU

[Signature]

(2) MR. RAJU HANUMANTH RAO

[Signature]

(3) MRS. PREETI SANJEEV
THE VENDORS

[Signature]

WITNESSES:

1. *[Signature]*

SALONI RATTAN

2.

[Signature]

DEVIT RATTAN

RECEIPT

करल - २		
२०४००	२०	५५
२०२३		

RECEIVED FROM MR. NIRAJ RATTAN within named PURCHASER, the receipts of Rs. 1,85,000/- (Rupees One Lakh Eighty-Five Thousand Only) by way of Tax Deduction at Source (T.D.S) paid as per the New CBDT circular directly to the Taxation Authorities, on the part payment towards the consideration amount for sale and transfer of the Flat No. 1003 on the Tenth Floor of the building known as "THE GREAT EASTERN GARDENS H CONDOMINIUM", situated at L. B. S. Marg, Kanjurmarg (West), Mumbai - 400 078, in the following manner:

Sr. No.	Date	Amount (Rs.)
1	20-04-23	35000
2	25-03-23	150000

WE SAY RECEIVED RECEIPT OF Rs. 1,85,000/-



(1) MR. SANJEEV RAJU

Sanjeev

(2) MR. RAJU HANUMANTH RAO

Raju

(3) MRS. PREETI SANJEEV

Preeti THE VENDORS

WITNESSES:

1. Saloni Rattan

SALONI RATTAN.

2.

Devit Rattan

DEVIT RATTAN

करल - २		
१०४००	२१	५५
२०२३		

THE GREAT EASTERN GARDENS H CONDOMINIUM

(Registration No. BDR14 - 05379 - 2008 Dated: 20-08-2008)

THE GREAT EASTERN GARDENS, ROYAL FERN, H-BUILDING.
L.B.S. MARG, KANJUR MARG (WEST), MUMBAI - 400 078.

SHARE CERTIFICATE

Authorised share Capital Rs. 17250/- Divided into 345 Shares each of Rs. 50/- Only

(Registered under M.A. Act, 1970)

Certificate No. ५७

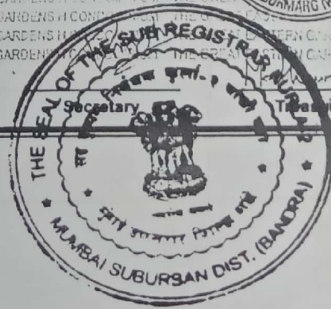
Date: 26/11/2009

THIS IS TO CERTIFY THAT SHRI/SMT/M/S Govindarajan Anand, Srinivasan, Govindarajan, Vijayalakshmi Govindarajan OF FLAT NO. 11003 IN H BUILDING IS/ARE REGISTERED HOLDER/S OF FIVE SHARES OF RUPEES FIFTY EACH NUMBERED FROM 221 TO 225 IN THE GREAT EASTERN GARDENS H CONDOMINIUM, SUBJECT TO THE BYE-LAWS OF THE SAID CONDOMINIUM AND THAT UPON EACH OF SUCH SHARES THAT SUM OF RUPEES TWO HUNDRED FIFTY HAS BEEN PAID.

GIVEN UNDER THE COMMON SEAL OF THE SAID CONDOMINIUM AT MUMBAI ON THIS DAY OF



[Signature]
President



करल - २		
१०५५७	२५	५५
२०२३		

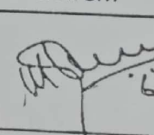
MEMORANDUM OF TRANSFERS OF OFFICERS MENTIONED OVERLEAF

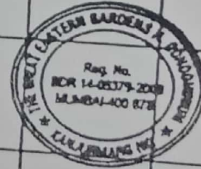
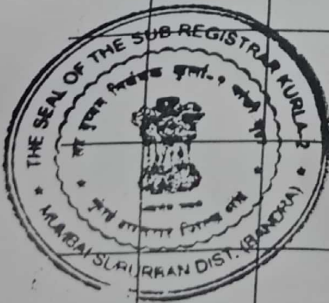
DATE	TRANSFER NO.	NAMES OF TRANSFEREES	REGISTER NO.	INITIALS	ATTACHED SIGNATURE
28/11/22	72	श्री राजेश कुमार श्री राजेश कुमार श्री राजेश कुमार	47		 6/11/22



करल - २		
१०४५५	२२	५५
२०२३		

MEMORANDUM OF TRANSFERS OF SHARE(S) MENTIONED OVERLEAF

DATE	TRANSFER NO.	NAME(S) OF TRANSFEREE(S)	REGISTER FOLIO	INITIALS	AUTHORISED SIGNATORY
30/12/11	72	Mr. Sanjeev Raju. Mr. Raju Hanumanth Rao Mrs Preeti Sanjeev.	47		 6/6/2012



The Great Eastern Gardens Condominium 'H'

Regd. No. BDR 14-05379-2008

Opp. St. Xaviers School, L.B.S. Marg, Kanjurmarg (W), Mumbai - 400 078.

E-mail id : hcondominium@gmail.com

Ref. No.: 322/23-24
Reg No.

Date:
Date: 03/05/2023

TO WHOMSOEVER IT MAY CONCERN

No Objection Certificate

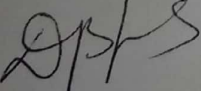
करल - २		
२०४००	२३	५५
२०२३		

MR. SANJEEV RAJU , MR. RAJU HANUMATH RAO AND MRS. PREETI SANJEEV are owners of the flat number 1003, along with Stilt car parking marked as H-1003, on the 10th floor of building H, Royal Fern, Great Eastern Gardens, Kanjurmarg West. They are members of our Condominium and allottee of Five number shares comprised no. 231 to 235 in share Certificate no. 47.

The owner has cleared the Condominium dues up to June 2023 and there is no lien on the flat noted in our records, in respect of the said flat and shares.

Condominium has no objection in owners of H1003 selling the said flat to prospective buyers.

FOR THE GREAT EASTERN GARDENS CONDOMINIUM H

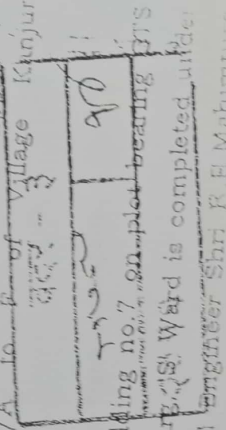

PRESIDENT



2023-24
20800 2E yy
2023

Access Architect, Atul Shah,
Publishing House, 4th floor,
Ballard Estate, MUMBAI 400 032.

Subject: Full O.C.C. to bldg. no.7 comprising of stilt + 14 upper floors on CTS No.592/A to F of Village Kanjur, L.B.S.Marg, 'S' Ward.

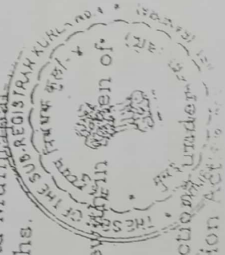


The full development work of building no.7 on plot bearing CTS No.592/A to F of Village Kanjur, L.B.S.Marg, 'S' Ward is completed under the supervision of yourself & Structural Engineer Shri R.F Mahantura holding Licence No.CA/79/5379 & STR/M/63 respectively. may be occupied on the following conditions:-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.

A set of certified completion plans is returned hereby for Municipal approval.

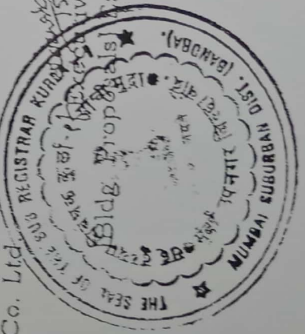
Note: This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act.



Yours faithfully, 2006
[Bldg. Proposals] Eastern Suburbs

15 MAY 2006

Copy forwarded for information to the Owner:
M/s. Great Eastern Shipping Co. Ltd.



SALE DEED

BRIHANMUMBAI MUNICIPAL CORPORATION
ASSESSMENT & COLLECTION DEPARTMENT

Online NOC SX/NDC/05-06-2023/92986 Dt 05/06/2023

करल - २		
२०४५५	२५	५५
२०२३		

Subject :- No dues certificate dt. 05/06/2023 for SACNo SX0503940470047

Sir,

With reference to your request in respect of below mentioned property.

Prop A/C No. :- SX0503940470047

Billing Name & Address :- SANJEEV RAJU ,

FLAT 1003, H WING, GREAT EASTERN GARDENS CONDOMINIUM, 10TH FLOOR,
L.B.S. MARG,, OPP. ST. XAVIERS HIGH SCHOOL, KANJURMARG (WEST),

Assessee Name & Address :- M/S CIBA GEIGY OF INDIA LTD.

S-3888(99FE) L.B.S.MARG BLDG

It is hereby informed that, as per the office records there are no Property tax dues against the property mentioned above upto 31.03.2023 .The above No dues Certificate is subject to general issue bills for current year or amendment on account of revisions in property upto 31.03.2023 whichever is earlier. This certificate may be used as reference document only and is not valid for the use of any official or legal matters. Other departments are requested to confirm the facts with A & C Dept before proceeding further.



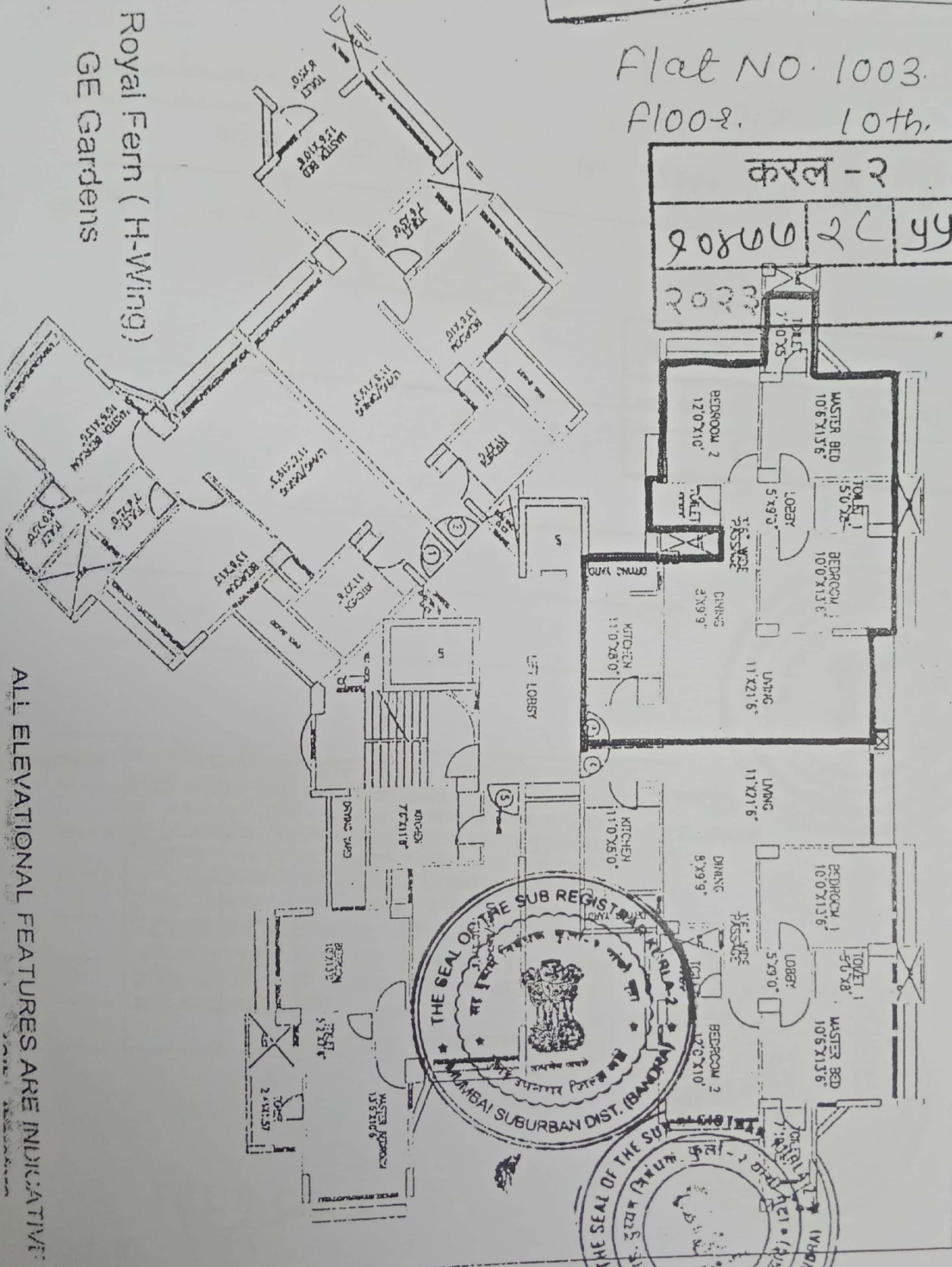
वस्त क्रमांक (14963 12008)

04

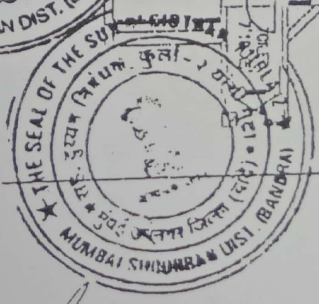
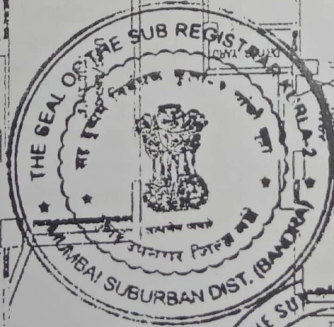
Flat NO. 1003.
Floor. 10th.

Royal Fern (H-Wing)
GE Gardens

करल - 2
२०४७७ २८ ५५
२०२३



ALL ELEVATIONAL FEATURES ARE INDICATIVE



CHALLAN
MTR Form Number-6



MH003110287202324P BARCODE [Barcode] Date 05/06/2023-19 24 31 Form ID 29.1

Department: Inspector General Of Registration Payer Details

Type of Payment: Stamp Duty, Registration Fee TAX ID / TAN (If Any)

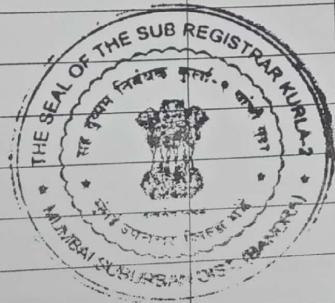
PAN No. (If Applicable): ADVPR3052M

Office Name: KRL3_JT SUB REGISTRAR KURLA NO 3 Full Name: NIRAJ RATTAN

Location: MUMBAI

Year: 2023-2024 One Time Flat/Block No.: H 1003 GREAT EASTERN GARDENS

Account Head Details	Amount In Rs.	Premises/Building
0030045501 Stamp Duty	1740000.00	Road/Street: LBS MARG KANJURMARG WEST
0030063301 Registration Fee	30000.00	Area/Locality: MUMBAI
		Town/City/District
		PIN: 4 0 0 0 7 8



Remarks (If Any): PAN2=AZGPS9661Q-SecondPartyName=SANJEEV RA III AND OTHERS-CA=29000000

Total: 1770000.00 Amount In Words: Seventeen Lakh Seventy Thousand Rupees Only

Payment Details: STATE BANK OF INDIA

Cheque/DD Details:

Bank CIN	Ref. No.	Bank Date	RBI Date
10000502023060508721	3395637652320	05/06/2023-19:26:08	Not Verified with RBI

Name of Bank: STATE BANK OF INDIA

Name of Branch: Not Verified with Scroll

Department ID: Mobile No.: 9820101281

NOTE: This challan is valid for document to be registered in Sub Registrar office only. No other use.

करल - २

२०४०० ५२ ५५

२०२३

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-370-10477	0001688986202324	07/06/2023-12:14:41	IGR198	30000.00
2	(IS)-370-10477	0001688986202324	07/06/2023-12:14:41	IGR198	1740000.00
Total Defacement Amount					17,70,000.00

10477
बुधवार, 07 जून 2023 12:14 म.नं.

दस्त गोपवारा भाग-1

करल 2

दस्त क्रमांक: 10477/2023

दस्त क्रमांक: करल 2 /10477/2023

वाजारा मूल्य: रु. 1,86,58,211/- मोवदला: रु. 2,90,00,000/-

भरलेले मुद्रांक शुल्क: रु.17,40,000/-

दु. नि. गद. दु. नि. करल 2 यांचे कार्यालयान

पावनी:11261

पावनी दिनांक: 07/06/2023

अ. क्र. 10477 वर दि.07-06-2023

सादरकरणाचे नाव: नीरज रतन - -

गेजी 12:13 म.न. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त द्वावाळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण: 31100.00

(Signature)

दस्त हजर करणाऱ्याची मही:

(Signature)
सह मुख्य निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.

(Signature)
सह मुख्य निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करणनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-एक (दोन) मध्ये तमुद न केलेल्या कोणत्याही नागरी क्षेत्रान

शिक्रा क्र. 1 07 / 06 / 2023 12 : 13 : 23 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 07 / 06 / 2023 12 : 14 : 35 PM ची वेळ: (फी)

करल -२		
१०४७७	५३	५५
२०२३		

प्रतिज्ञापत्र

सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत अमलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. वरील दिलेले संपूर्ण जखदूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेशीर बाबीसोबत खालील दस्त निष्पादक व कडुल शासक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्ताक्षरित दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

लिहून देणारे

१) *(Signature)*
२) *(Signature)*
३) *(Signature)*

१) *(Signature)*
२) *(Signature)*
३) *(Signature)*



07/06/2023 12 18:06 PM

दस्तावेज क्रमांक :- करल2/10477/2023
दस्तावेज प्रकार :- करारनामा

दस्तावेजवारी भाग-2

पत्र नं. 2
दस्तावेज क्रमांक: 10477/2023

पत्रकाराचे नाव व पत्ता

- नाम: संजीव राजू - -
पत्ता: प्लॉट नं: १००३, माळा नं: १०, इमारतीचे नाव: एच विल्डिंगा
दि शेट इस्टर्न गार्डन एच कॉलेमिनिप्रम रायल फ्रेन, ब्लॉक नं:
कांजूरमार्ग (प) सु, रोड नं: एच बी एस मार्ग, महााराष्ट्र, मुंबई.
पॅन नंबर: AZGPS9661Q

पत्रकाराच्या प्रकार

निवृत्त देणार
वय :- 43
व्याधती:-
[Signature]

आयाचित्र



उपकरणाचे चित्र



- नाम: राजू हरमन राव - -
पत्ता: प्लॉट नं: १००३, माळा नं: १०, इमारतीचे नाव: एच विल्डिंगा
दि शेट इस्टर्न गार्डन एच कॉलेमिनिप्रम रायल फ्रेन, ब्लॉक नं:
कांजूरमार्ग (प) सु, रोड नं: एच बी एस मार्ग, महााराष्ट्र, मुंबई.
पॅन नंबर: AAAAP7952C

निवृत्त देणार

वय :- 75
व्याधती:-
[Signature]



- नाम: श्रीती संजीव - -
पत्ता: प्लॉट नं: १००३, माळा नं: १०, इमारतीचे नाव: एच विल्डिंगा
दि शेट इस्टर्न गार्डन एच कॉलेमिनिप्रम रायल फ्रेन, ब्लॉक नं:
कांजूरमार्ग (प) सु, रोड नं: एच बी एस मार्ग, महााराष्ट्र, मुंबई.
पॅन नंबर: AHWP7662N

निवृत्त देणार

वय :- 40
व्याधती:-
[Signature]



- नाम: श्रीरज रतन - -
पत्ता: प्लॉट नं: एच ३१, माळा नं: तिसरा मजला, इमारतीचे नाव:
जलवायू विहार टाईप बी, ब्लॉक नं: एच बी एस मार्ग, रोड नं: ए
एस मार्ग, MAHARASHTRA, मुंबई.
पॅन नंबर: ADVPR3052M

निवृत्त देणार

वय :- 50
व्याधती:-
[Signature]



वरील दस्तऐवज करून देणार तयारकीत करारनामा चा दस्तऐवज करून दिल्याचे वाचून करताना.
शिक्का क्र.3 ची वेळ: 07 / 06 / 2023, 12 : 17 : 18 PM

ओळख:- खातील इसम असे निवेदीत करताव की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीय: ओळखतात, व त्यांची ओळख पटविताना

आयाचित्र

ओळखाचा ठसा

- पत्रकाराचे नाव व पत्ता
नाम: डैवीत रतन - -
वय: 21
पत्ता: एच ३१ तिसरा मजला जलवायू विहार टाईप बी ए एस मार्ग पवई आई आई स्वाक्षरी
डी मुंबई
पिन कोड: 400078
[Signature: Davit Ratan]
- नाम: सलोनी रतन - -
वय: 45
पत्ता: एच ३१ तिसरा मजला जलवायू विहार टाईप बी ए एस मार्ग पवई आई आई स्वाक्षरी
डी मुंबई
पिन कोड: 400078
[Signature: Saloni Ratan]



शिक्का क्र.4 ची वेळ: 07 / 06 / 2023 12 : 18 : 02 PM
[Signature]
सहाय्यक उपनिर्देशक मुक्त कुर्त्या-२
मुंबई उपनगर विरहा.



पत्र - २		
२०४७७	५४	५५
२०२३		

Registered
001

Kurla - 1

मूल्यांकन पत्रक

दिनांक 11/17/2011

मूल्यांकनाचे वर्ष 2011
जिल्हा मुंबई(उपनगर)
प्रमुख मूल्य विभाग - 120-कांजूर - कुला
उपमूल्य विभाग - 120/548-भुभाग: उत्तरेस गाव सीमा, पूर्वेस रेल्वे लाईन, दक्षिणेस गावाची सीमा व पश्चिमेस लाल बहादूर शास्त्री मार्ग

मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 592
नागरी क्षेत्राचे नांव मुंबई(उपनगर)
मिळकतीचे वर्गीकरण बांधीय

2011	5
2011	9
2011	9

बाजार मूल्य दर तक्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
29,500	59,000	70,800	98,400	59,000

मिळकतीचे क्षेत्र	116.82	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका	(Rule 5)	उद्वाहन सविधा	आहे
मिळकतीचे वय	0 TO 2		मजला	10

(Rule 5 or 8)

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसा टक्केवारी
	=	59,000.00 * 100.00 / 100
	=	59,000.00

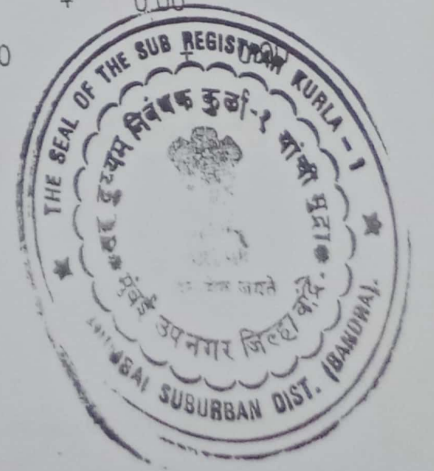
(Rule 19 or 20)

A) मुख्य मिळकतीचे मूल्य	=	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र	* मजला निहाय धट/वाढ
	=	59,000.00 * 116.82	* 105.00 / 100
	=	7,236,999.00	

(Rule 17(1))

बंदिस्त वाहन तळाचे क्षेत्र	=	11.15 चौरस मीट
बंदिस्त वाहन तळाचे मूल्य	=	11.15 * (25.00 / 100) * 59,000.00
	=	164,462.50

एकत्रित अंतिम मूल्य	=	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्छीचे मूल्य + वरील गच्छीचे मूल्य + इमारती शोवतीच्या खुल्या जागेचे मूल्य
	=	A + B + C + D + E + F + G + H
	=	7,236,999.00 + 0.00 + 0.00 + 0.00 + 164,462.50 + 0.00 + 0.00
	=	7,401,462.00



MUNICIPAL CORPORATION OF GREATER MUMBAI
No: CE/902/BPES /AS 15 MAY 2006

To,
Ms Access Architect, Atul Shah,
Asst Publishing House, 4th floor,
Calicut Street, Ballard Estate, MUMBAI : 400 038.

Subject : Full O.C.C. to bldg. no.7 comprising of stilt + 14 upper floors on CTS No.592/A to F of Village Kanjur, L.B.S.Marg, 'S' Ward.

Sir,
The full development work of building no.7 on plot bearing CTS No.592/A to F of Village Kanjur, L.B.S.Marg, 'S' Ward is completed under the supervision of yourself & Structural Engineer Shri R.H.Mahimtura holding Licence No.CA/79/5379 & STR/M/63 respectively, may be occupied on the following conditions:-

- 1: That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.

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

Note : This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act.

Yours faithfully, बदर-१४

336e 12

sd/ 2006.

Executive Engineer

[Bldg. Proposals] Eastern Suburbs.

15 MAY 2006

Copy forwarded for information to the **Owner:**
M/s. Great Eastern Shipping Co. Ltd.

sd/ 15/5/06
Executive Engineer

[Bldg. Proposals] Eastern Suburbs

