

450/13547
Friday, July 07, 2023
1:31 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 14853 दिनांक: 07/07/2023

गावाचे नाव: लोअर परेल
दस्तावेजाचा अनुक्रमांक: बबई3 -13547-2023
दस्तावेजाचा प्रकार: ऑनलाईन टू सेल
मादर करणाऱ्याचे नाव: कपिल महेश कोठारी

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1100.00
पृष्ठांची संख्या: 55

एकूण: रु. 31100.00

आपणाय मूळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे
1:50 PM ह्या वेळेस मिळेल.

वाजारा मूल्य: रु. 156661311.912 /-
मोवदला रु. 185000000/-
भरलेले मुद्रांक शुल्क : रु. 11100000/-

DELIVERED

मह. दुसरे निबंधक, मुंबई-3

सह दुसरे निबंधक,
मुंबई शहर क्र. ३,

- 1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004823353202324E दिनांक: 07/07/2023
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 1100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0707202304450 दिनांक: 07/07/2023
विक्रेते नाव व पत्ता:

LzLoV

7/7/2023

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202306196527				19 June 2023,03:37:10 PM
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	12-लोअर परेल डिव्हिजन				
उप मूल्य विभाग	भुभाग: मुळ मूल्यदर विभाग क्र.12/ 89 मधील खालील मिळकती.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#913				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	158440	343010	394460	428760	343010
मोजमापनाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	322.53चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	3 to 5वर्षे 3 Ist floor And Above	बांधकामाचा दर -
	रस्ता सन्मुख -	Sale Type - First Sale			
	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ	= 120% apply to rate= Rs.411612/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((411612-158440) * (95 / 100)) + 158440) = Rs.398953/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 398953 * 322.53 = Rs.128674311.09/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	41.82चौरस मीटर = 41.82 * (333781.5 * 25/100) = Rs.3489690.81/-				
F) लागतच्या गच्चीचे क्षेत्र लागतच्या गच्चीचे मूल्य	153.51चौरस मीटर = 153.51 * (398953 * 40/100) = Rs.24497310.012/-				
Applicable Rules	= .10,4,16,15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती गोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ. = A + B + C + D + E + F + G + H + I + J = 128674311.09 + 0 + 0 + 0 + 3489690.81 + 24497310.012 + 0 + 0 + 0 + 0 =Rs.156661311.912/-				



Home Print

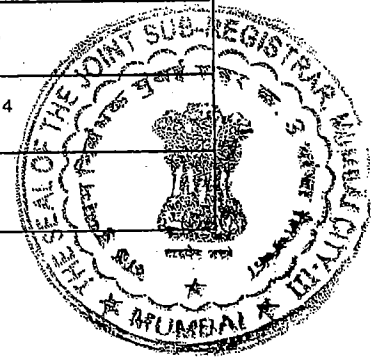
बबई - ३		
93480	9	44
२०२३		

Ram
Aggoukar

Mamta K

K. K. K.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0707202304450	Date 07/07/2023
Received from KAPIL MAHESH KOTHARI, Mobile number 0000000000, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.	
Payment Details	
Bank Name BARB	Date 07/07/2023
Bank CIN 10004152023070704160	REF No. 1360201714
This is computer generated receipt, hence no signature is required.	



Mamta Aggarwal

K. K. Kulkarni
Mamta K

वर्क - ३	
१३५४०	५५
२०२३	

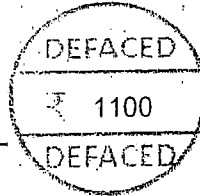


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

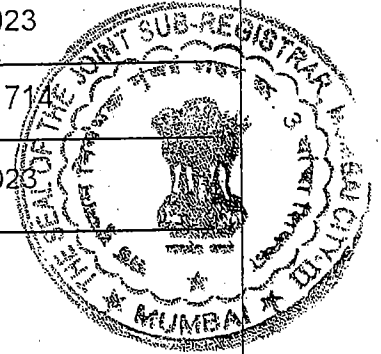
PRN 0707202304450 Receipt Date 07/07/2023

Received from KAPIL MAHESH KOTHARI, Mobile number 0000000000, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 13547 dated 07/07/2023 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.



Payment Details

Bank Name BARB	Payment Date 07/07/2023
Bank CIN 10004152023070704160	REF No. 1360201714
Deface No 0707202304450D	Deface Date 07/07/2023



This is computer generated receipt, hence no signature is required.

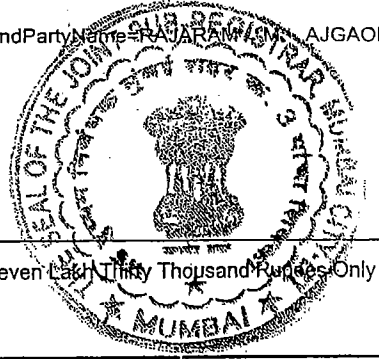
ववई - ३		
93480	3	44
२०२३		



CHALLAN
MTR Form Number-6



GRN	MH004823353202324E	BARCODE	Date		06/07/2023-18:28:02	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				BBE3_JT SUB REGISTRAR MUMBAI CITY 3			
Location				MUMBAI			
Year				2023-2024 One Time			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				AFLPK0889H			
Full Name				KAPIL MAHESH KOTHARI AND ANR			
Flat/Block No.				FLAT NO B 5902 59TH FLOOR OMKAR 1973			
Premises/Building				TOWER B CHS LTD			
Account Head Details		Amount In Rs.		Road/Street			
0030045501 Stamp Duty		11100000.00		PANDURANG BUDHKAR MARG WORLI			
0030063301 Registration Fee		30000.00		Area/Locality			
				MUMBAI			
				Town/City/District			
				PIN			
				4 0 0 0 3 0			
				Remarks (If Any)			
				PAN2=AAAPA9416G-SecondPartyName=RAJARAM AJGAONKAR			
				AND ANR-			
				Amount In			
				One Crore Eleven Lakh Twenty Thousand Rupees Only			
Total		1,11,30,000.00		Words			
Payment Details				FOR USE IN RECEIVING BANK			
BANK OF BARODA				Bank CIN			
Cheque-DD Details				Ref. No.			
				02003942023070601573			
Cheque/DD No.				Bank Date			
				RBI Date			
				06/07/2023-18:30:14			
Name of Bank				Bank-Branch			
				BANK OF BARODA			
Name of Branch				Scroll No., Date			
				Not Verified with Scroll			



Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mamta K
K. K. K.

ववई - ३		
93480	४	५५
२०२३		

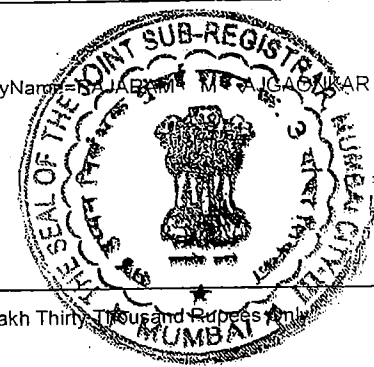
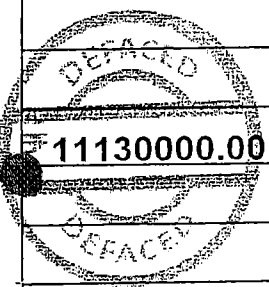


CHALLAN
MTR Form Number-6



GRN	MH004823353202324E	BARCODE	[Barcode]		Date	06/07/2023-18:28:02	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
			PAN No.(If Applicable)	AFLPK0889H				
Office Name	BBE3_JT SUB REGISTRAR MUMBAI CITY 3		Full Name	KAPIL MAHESH KOTHARI AND ANR				
Location	MUMBAI							
Year	2023-2024 One Time		Flat/Block No.	FLAT NO B 5902 59TH FLOOR OMKAR 1973				
			Premises/Building	TOWER B CHS LTD				

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	11100000.00	Road/Street	PANDURANG BUDHKAR MARG WORLI
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 3 0
		Remarks (If Any)	PAN2=AAAPA9416G~SecondPartyName=KAPIL MAHESH KOTHARI AND ANR
			AND ANR~
		Amount In Words	One Crore Eleven Lakh Thirty Thousand Rupees Only
Total	1,11,30,000.00		



Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942023070601573	1343193034
Cheque/DD No.		Bank Date	RBI Date	06/07/2023-18:28:02	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF BARODA		
Name of Branch		Scroll No. , Date	1, 07/07/2023		

Department ID: [Blank]
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 सहायक न्यायाधीश कार्यालय मुंबई न्यायालय क्षेत्रातील आहे. याचा उपयोग केवळ न्यायालय क्षेत्रातील कागदांसाठीच करता येईल.

Mobile No: 0000000000
 93480 4 44
 2023

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-450-13547	0002485405202324	07/07/2023-13:31:18	IGR184	30000.00

Page 1/2 Print Date 07-07-2023 01:35:43

Mantak *K. K. K.* *Amul Aggarwal*

GRN : MH004823353202324E Amount : 1,11,30,000.00 Bank : BANK OF BARODA Date : 06/07/2023-18:28:02

2	(iS)-450-13547	0002485405202324	07/07/2023-13:31:18	IGR184	11100000.00
Total Defacement Amount					1,11,30,000.00



मस - ३		
१३५४४०	६	५५
२०२३		



बका - ३		
९३५००	६	५५
२०२३		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai on this 7th day of July in the Christian Year Two Thousand and Twenty-Three (2023).

BETWEEN

(1) MR. RAJARAM M. AJGAONKAR (having PAN No. AAAPA9416G) and (2) MRS. SONIA R. AJGAONKAR (having PAN No. AAAPA9415F) both adults of Mumbai Indian Inhabitants, having their address at Mandar, next to State Bank of India, Juhu Tara Road, Mumbai - 400 049 and hereinafter referred to as "THE TRANSFERORS" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors and administrators) of the ONE PART;

AND

(1) MR. KAPIL MAHESH KOTHARI (having PAN No. AFLPK0889H) and (2) MRS. MAMTA KAPIL KOTHARI (having PAN No.

Initials of:

(1) Mr. Rajaram M. Ajgaonkar

(2) Mrs. Sonia R. Ajgaonkar
Transferors

(1) Mr. Kapil Mahesh Kothari

(2) Mrs. Mamta Kapil Kothari
Transferees

Ajgaonkar
Ajgaonkar

K. K. K.
Mamta K

AMKPK4104F) both adults, Indian Inhabitants, having their address at B/1102, Tower No.1, Vikas Paradise, L.B.S. Road, Mulund (West), Near Santoshi Mata Mandir, Mumbai – 400 080 and hereinafter referred to as “THE TRANSFEREES” (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors and administrators) of the OTHER PART.

WHEREAS: -

A. By virtue of Agreement for Sale dated 24th September, 2015 duly registered with the Sub-Registrar of Assurances at Mumbai under No. BBE-5/3355/2015 executed by and between Omkar Realtors and Developers Private Limited the Promoters therein (hereinafter referred to as “The Promoters”), of the One Part and the Transferors herein, being the Purchasers therein, of the Other Part, the Promoters therein sold to the Transferors herein residential flat No. 5901 on 59th floor of Sale Tower “B” in building known as “Omkar 1973” Worli admeasuring 663.51 sq. mtrs. (Carpet Area) with exclusive beneficial use of attached open to sky area and other areas admeasuring 704.29 sq. mtrs. constructed on the plot of land bearing C.S. no. 2/914, 4/914, 914, 3/914, 1/914, 915, 1A/913(Part), 913(part) and 286(part) of Lower Parel Division within Registration District and sub District of Mumbai City lying, being situate at Worli situate at Pandurang Budhkar Marg, Worli, Mumbai – 400030 (hereinafter the flat No. 5901 totally admeasuring 1367.8 sq. mtrs. is referred to as “THE LARGER FLAT”) for the consideration and on the terms and conditions as more particularly set out therein.

The vacant, physical and peaceful possession of the said larger flat was handed over by the said Promoters to the Transferors on 15th March, 2016 as is confirmed by the said Promoter's letter dated 15th March, 2016. A copy of the said Letter dated 15th March, 2016 is annexed hereto as ANNEXURE “A”.

Initials of:

RA

(1) Mr. Rajaram M. Ajgaonkar

Ajgaonkar

(2) Mrs. Sonia R. Ajgaonkar
Transferors

K. Kothari

(1) Mr. Kapil Mahesh Kothari

Mamta K

(2) Mrs. Mamta Kapil Kothari
Transferees



- C. Occupation Certificate bearing no SRA/ENG/2162/GS/ME/AA/18 dated 24th January, 2018 was issued by the Slum Rehabilitation Authority granting permission to inter alia use and occupy the said larger flat. A copy of the said Occupation Certificate is annexed hereto to as **ANNEXURE "B"**.
- D. By a Letter dated 20th July 2019, the said Promoters allotted to the Transferors herein total 8 car parkings bearing nos. P07-050, P07-051, P07-052A, P07-052B, P07-053A & P07-053B, P07-054A & P07-054B on Podium level P07 (The said 8 car parkings are referred to hereunder as **"THE SAID 8 CAR PARKINGS"**). A Copy of the said letter dated 20th July, 2019 is annexed herewith as **ANNEXURE "C"**.
- E. The said larger flat was, as per the plans annexed to the Occupation Certificate (Annexure B hereto) bifurcated/divided into 3 (Three) flats bearing flat nos. B-5901, B-5902 and B-5903. The area of the bifurcated flat no. B-5902 is 268.78 sq. mtrs. i.e. 2893.15 sq. ft. along with the attached open to sky area and other area admeasuring 153.51 sq. mtrs. i.e. 1652.38 sq. ft. aggregating to total 422.29 sq. mtrs. i.e. 4545.53 sq. ft. (the bifurcated/divided flat no. B-5902 is hereinafter referred to as **"THE SAID FLAT"**).
- F. Accordingly, the Transferors herein are seized and possessed of and/or otherwise well and sufficiently entitled to the said flat, flat No. B-5901 and flat No. B-5903 and the said 8 car parking spaces.
- G. All the flat Purchasers in the said Sale Tower "B" have formed a Co-operative Housing Society viz. Omkar 1973 "B" Tower Co-operative Housing Society Limited. (hereinafter referred to as **"THE SAID SOCIETY"**) registered under Maharashtra Co-

Initials of:

(1) Mr. Rajaram M. Ajgaonkar

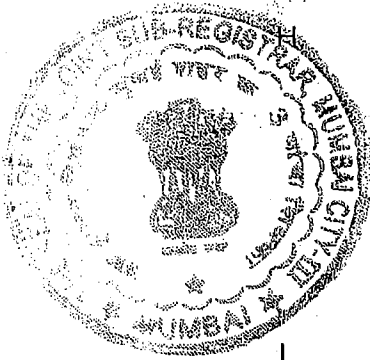
(2) Mrs. Sonia R. Ajgaonkar
Transferors

(1) Mr. Kapil Mahesh Kothari

(2) Mrs. Mamta Kapil Kothari
Transferees

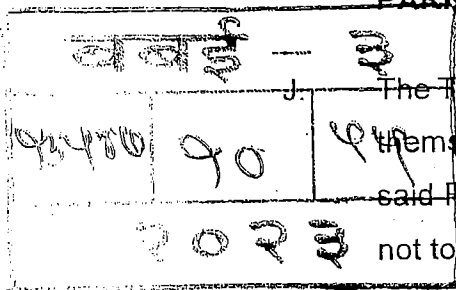
2023 - 3		
93480	e	44
2023		

operative Societies Act 1963 bearing registration No. MUM/SRA/HSG/(TC)/13192/2020 dated 16-7-2020 and the Transferors herein are admitted as members of the said Society. The Society is yet to issue the shares in favour of the Transferors for each of the three flats viz. B-5901, B-5902 and B-5903 (hereinafter the shares to be issued by the said society in favour of the Transferors for flat No B-5902 shall be referred to as "THE SAID SHARES").



In these circumstances, the Transferors herein are members of the said Society and the Owners of the said Shares to be allotted by the said Society and are consequently entitled to use, occupy, possess and enjoy the said Flat and the said 8 Car Parking Spaces.

- Pursuant to the negotiations that ensued between the Transferors and the Transferees, Transferors are desirous of selling the said Shares to be allotted by the said Society and the said Flat and 3 Car Parking Spaces bearing Nos. PO7-051, PO7-052A and PO7-052B out of said 8 car parkings, to the Transferees herein at the price of Rs.18,50,00,000/- (Rupees Eighteen Crores Fifty Lakhs only), subject to deduction of tax at source @ 1.00% and on the terms and conditions mentioned hereunder (the said 3 car parkings bearing Nos. PO7-051, PO7-052A and PO7-052B are jointly referred to as " THE SAID 3 CAR PARKINGS") .



The Transferees have undertaken the due diligence and satisfied themselves with and accepted the title of the Transferors to the said Premises and the Transferees hereby agree and undertake not to raise any requisitions with regard thereto.

THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED DECLARED AND CONFIRMED BETWEEN THE PARTIES HERETO AS UNDER.

Initials of:

RA

(1) Mr. Rajaram M. Ajgaonkar

SRA

(2) Mrs. Sonia R. Ajgaonkar
Transferors

K. Kothari

(1) Mr. Kapil Mahesh Kothari

Mamta K

(2) Mrs. Mamta Kapil Kothari
Transferees



1) It is agreed and declared that the recitals contained above shall constitute also as an operative part of this agreement as if the same were specifically set out herein and incorporated verbatim.

2) The Transferors hereby warrant the correctness of the statements made in the foregoing recitals and conscientiously believe those to be true. The Transferees have agreed to enter into this agreement and to undertake various obligations hereunder on the strength of the Transferors' warranties.

3) The Transferors have agreed to sell, transfer and assign to the Transferees and the Transferees have agreed to purchase and acquire from the Transferors the shares pertaining to Flat No. B-5902 to be issued by Omkar 1973 "B" Tower Co-operative Housing Society Ltd. together with the consequential right to use, occupy, possess and enjoy the flat bearing the flat No. 5902 on 59th floor of Sale Tower "B" in the building known as "Omkar 1973 Worli" admeasuring 268.78 sq. mtrs. i.e. 2893.15 sq. ft. along with the attached open to sky area and other area admeasuring 153.51 sq. mtrs. i.e. 1652.38 sq. ft. aggregating to total 422.29 sq. mtrs. i.e. 4545.53 sq. ft. along with 3 parking spaces bearing nos. PO7-051, PO7-052A and PO7-052B constructed on the plot of land bearing Cadastral Survey Nos. 286 (pt.), 793 (pt.), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 4/914, 915, 1629 (pt.), 6/1629 7E, 1629 (Crest Scheme Plot No. 250 B) of Lower Parel Division in the Registration District and Sub-District of Island City of Mumbai and lying, being and situate at Pandurang Budhkar Marg, Worli, Mumbai- 400025 and more particularly described in the SCHEDULE hereunder written together with all the deposits, advance maintenance fees, CAM and other amounts standing to the credit of the Transferors at or for the lump-sum consideration amount of **Rs. 18,50,00,000/- (Rupees**

93480 - 99		
93480	99	44
2023		

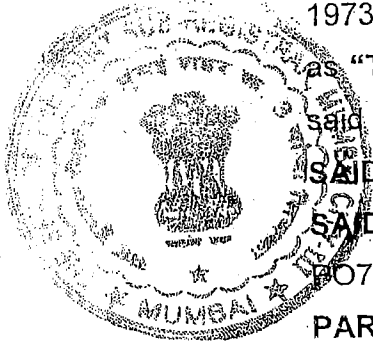
Initials of:

(1) Mr. Rajaram M. Ajgaonkar

(2) Mrs. Sonia R. Ajgaonkar
Transferors

(1) Mr. Kapil Mahesh Kothari

(2) Mrs. Mamta Kapil Kothari
Transferees



Eighteen Crore Fifty Lakhs Only) which is at request of the Transferors herein to be paid only to the account of Mr. Rajaram Ajgaonkar, the first named Transferor (hereinafter the Omkar 1973 Tower "B" Co-operative Housing Society Ltd. is referred to as **"THE SAID SOCIETY"**, the said Shares to be issued by the said Society in relation to flat no. B-5902 are referred to as **"THE SAID SHARES"**, the said flat no. B-5902 is referred to as **"THE SAID FLAT"**, the said 3 parking spaces bearing Nos. PO7-051, PO7-052A and PO7-052B are referred to as **"THE SAID 3 CAR PARKINGS"**; the said flat and the said 3 car parkings are jointly referred to as **"THE SAID PREMISES"** and the said shares and the right to use, occupy, possess and enjoy the said premises together are referred to as **"THE SAID SHARES AND THE SAID PREMISES"**).

4) The total agreed consideration of Rs.18,50,00,000/- (Rupees Eighteen Crores Fifty Lakhs Only) shall be paid as under: -

a. Rs.1,21,00,000/- (Rupees One Crore Twenty-One Lakhs only) being part consideration paid prior to execution hereof by Transferees to Transferors as per receipt annexed hereto as **ANNEXURE "D"** (payment and receipt whereof the Transferors hereby admit, acknowledge and forever acquit and release the Transferees therefrom and every part thereof).

वसुधै - कुर्वतु		
934800	92	44
२०२३		

b. Rs.18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand only) being 1% TDS paid prior to the execution hereof by the Transferees to the credit of Mr. Rajaram Ajgaonkar, the first named

Initials of:

(1) Mr. Rajaram M. Ajgaonkar

(2) Mrs. Sonia R. Ajgaonkar
Transferors

(1) Mr. Kapil Mahesh Kothari

(2) Mrs. Mamta Kapil Kothari
Transferees



Transferor at the request of and directed by the Transferors. Details of payment are more particularly shown in the receipt annexed hereto as ANNEXURE "D" (payment and receipt whereof the first named Transferor hereby admits, acknowledges and forever acquits and releases the Transferees therefrom and every part thereof).

c. Rs.3,25,50,000/-

(Rupees Three Crores Twenty-Five Lakhs Fifty Thousand only) being further part consideration paid simultaneously on execution hereof by the Transferees to the Transferors as per receipt annexed hereto as ANNEXURE "D" (payment and receipt whereof the Transferors hereby admit, acknowledge and forever acquit and release the Transferees therefrom and every part thereof).

d. Rs.13,85,00,000/-

(Rupees Thirteen Crores Eighty Five Lakhs Only) being the balance consideration to be paid by the Transferees from their own funds or via bank loan on or before 31st July, 2023, time being of the essence of this Agreement and against payment whereof the Transferors shall put the Transferees in vacant and peaceful possession of the said premises.

३२५०००० - ३		
३२५००	९३	५५
३२५३		

Initials of:

RA

(1) Mr. Rajaram M. Ajgaonkar

SRA

(2) Mrs. Sonia R. Ajgaonkar
Transferors

K. Mahesh

(1) Mr. Kapil Mahesh Kothari

Mamta K

(2) Mrs. Mamta Kapil Kothari
Transferees

5) It is agreed that the certificate of Tax Deducted at Source shall be provided by the Transferees to the Transferors within the prescribed period as per the Income Tax Act.



6) The sale will be completed on or before 31st July, 2023 ("TRANSACTION COMPLETION DATE"), time being of the essence, upon the receipt of the entire sale consideration by the Transferors as aforesaid, by executing a Deed of Transfer in favour of the Transferees herein and by the Transferors handing over to the Transferees the peaceful vacant and physical possession of the said Premises along with copies of the bills / online bills / receipts relating to electric supply, and shall execute the letter/NOC for transfer of the electricity meter in the name of the Transferees. The said Transaction Completion Date may mutually be extended by the parties hereto by recording the same in writing. It is expressly agreed and clarified that any extension of the transaction completion date shall only be by way of executing an amendment to this Agreement duly signed by the parties.

7) The Transferors agree to obtain the NOC from the Society for transfer of the said premises and also the NOC to mortgage (hereinafter referred to as "THE SAID SOCIETY NOCs").

8) The Transferors, only upon having obtained the said Society NOCs, will have the right to terminate this Agreement for Sale by giving 7 (Seven) days' notice-to-cure to the Transferees on the occurrence of any of the following events: -

दास		
93486	98	96
2023		

The Transferees fail to pay the balance amount in accordance with Clause 4(d) above and complete the transaction on or before 31st July, 2023 or such other date mutually extended, if any, by the Parties in writing, time being of the essence. In such event, the Transferors will be entitled to retain and forfeit a sum of Rs. 50,00,000/- (Rupees Fifty

Initials of:

RA
(1) Mr. Rajaram M. Ajaonkar

SRA
(2) Mrs. Sonia R. Ajaonkar
Transferors

K. Kothari
(1) Mr. Kapil Mahesh Kothari

Mamta K
(2) Mrs. Mamta Kapil Kothari
Transferees



Lakhs only) towards liquidated damages and refund to the Transferees the balance amount, paid by the Transferees to the Transferors, without any interest thereon, simultaneously upon the execution and registration of a Deed of Cancellation recording the formal cancellation of this Agreement for Sale by the Transferees. The original Deed of Cancellation duly registered, shall be retained by the Transferors.

- b. In the event, the Transferees fail to execute and register the Deed of Cancellation within 15 (fifteen) days from the date of termination in accordance with Clause 8 (a) above, the Transferors shall be entitled to forfeit the entire amount paid by the Transferees to the Transferors and the Transferors will not be liable to refund the same.
- c. On non-compliance with the notice to cure within the timeline stipulated in Clause 8 (a) above, this Agreement for Sale shall stand terminated and cancelled automatically without any further acts of the parties hereto.

6103-13	
9344 44	44
2023	

- 9) Notwithstanding anything stated herein, it is further clarified and the Transferees expressly agree and acknowledge that this Agreement for Sale does not create nor is it intended to create any right, title and interest in the said shares and the said premises until the payment of the full and final consideration by the Transferees within the time stipulated herein.
- 10) The Transferors hereby state, represent, declare and assure that:
 - i. The Transferors shall hand over the certified true copy of the said Agreement for Sale dated **24th September, 2015**, the copy of registration receipt thereof and all other documents relating to the said flat as required by Transferees together with originals of the present Agreement for Sale against the

Initials of:

RA

(1) Mr. Rajaram M. Ajgaonkar

SRA

(2) Mrs. Sonia R. Ajgaonkar
Transferors

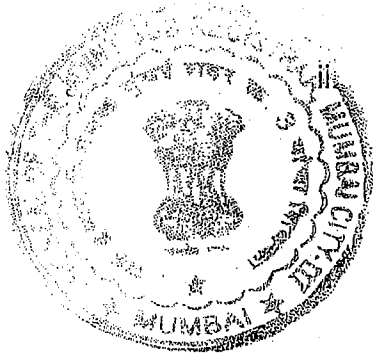
K. K. K.

(1) Mr. Kapil Mahesh Kothari

Mamta K

(2) Mrs. Mamta Kapil Kothari
Transferees

proper acknowledgment to facilitate disbursement of loan to be taken by the Transferees.



The Transferors shall pay all the bills in respect of the utilities available in the said premises including but not limited to Electricity, gas, wifi etc. till the Transferees are put in possession of the said premises, to the said Promoter/Society/Utility Provider. The property taxes upto 31st July, 2023 shall be paid by the Transferors. The property taxes for the period commencing from 01st August, 2023 shall be borne by the Transferees irrespective of the date of completion of the transaction in terms of this Agreement. The Transferors shall indemnify and keep indemnified the Transferees against all losses, actions, suits, proceedings, valid claims, demands, fines, penalties, expenses made against or in respect of the said Premises relating to the period prior to the date hereof.

- iii. The Transferors will indemnify and keep indemnified the Transferees against all valid losses, actions, suits, proceedings, claims, demands, fines, penalties, expenses made against or other liabilities of whatsoever nature suffered by or brought against or incurred by the Transferees by reason or virtue of any non-performance or non-observance by the Transferors of any of the terms, conditions, agreements, covenants as incidental to all beneficial right, title and interest in the said shares including exclusive use and occupation of the said premises relating to the period prior to the date hereof.

वस - ३		
१३५००	१६	५५
२०२३		

- iv. The Transferors have full right and absolute authority and are entitled to deal with the said shares and the said premises and that neither the said premises nor any part or portion thereof is the subject matter of any decree or order or

Initials of:

RA

(1) Mr. Rajaram M. Ajgaonkar

SRA

(2) Mrs. Sonia R. Ajgaonkar
Transferors

K. Mahesh

(1) Mr. Kapil Mahesh Kothari

Mamta K

(2) Mrs. Mamta Kapil Kothari
Transferees



attachment before or after judgment of any court of law and/or any authority or authorities including under the provisions of the Income Tax Act and that there are no proceedings pending including under Section 281 of the Income Tax Act.

- v. That the Transferors have not received any notice, order or circular from any person or authority or Government or Semi-Government or public bodies whereby or by reason or means whereof the Transferors have been prohibited or prevented or restrained from transferring the said shares and the said premises, or any part of portion thereof.
- vi. The Transferors have not created any charge; claim or lien on the said shares and the said premises or any part thereof which are hereby agreed to be sold and the same are free from all claims, charge, lien, mortgage and encumbrances of whatsoever nature.
- vii. The Transferors have represented that there is no subsisting oral or written agreement for re-sale, lease, license, exchange, assignment, gift, transfer or disposal of the said shares and the said premises in favour of any person or authority.
- viii. To the best of the Transferors' knowledge, neither the government nor any public authority has issued any order under Direct or Indirect Tax or under any other Act, statute or law restraining the Transferors from selling or disposing of the said shares and the said premises.
- ix. To the best of the Transferors' knowledge, no attachment or other prohibitory order is issued by any Court or any government or other authority restraining the Transferors from selling and disposing of the said shares and the said premises.

Initials of:

RA

(1) Mr. Rajaram M. Ajgaonkar

SRA

(2) Mrs. Sonia R. Ajgaonkar
Transferors

K. K. Kothari

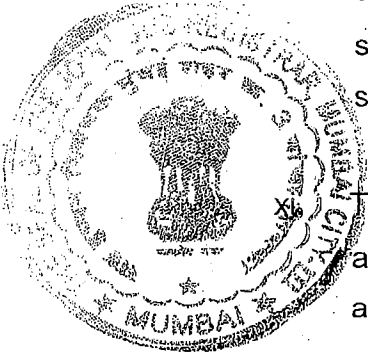
(1) Mr. Kapil Mahesh Kothari

Mamta K

(2) Mrs. Mamta Kapil Kothari
Transferees

93480			96	44
2023				

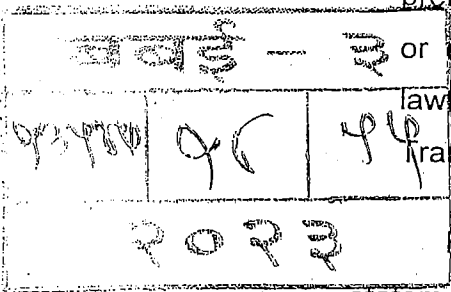
x. To the best of the Transferors' knowledge, there are no suits or litigation, civil or criminal or any other proceeding whatsoever pending in respect of and relating to the said shares and the premises or affecting the said shares and the said premises.



xii. The Transferors have not received at any time any notice from any authority for acquisition or requisition of the said shares and the said premises.

xiii. The Transferors are not subject to any order or judgment given by any court or government agency and have not been a party to any undertaking, assurance given to any court or government agency which is still in force nor are there any facts or circumstances which would be likely to result in them becoming subject to such an order or judgment or being required to be a party to any such undertaking or assurance which affects the rights of the Transferors to the said shares and the said premises.

xiii. The Transferors hereby further covenant with the Transferees that the Transferees shall, after making the balance payment, quietly and peacefully possess and occupy and enjoy the said premises without any hindrance, denial, demand, interruption or eviction by the Transferors or any person or persons lawfully or equitably claiming through under or in trust for the Transferors.



Relying on the aforesaid representations, assurances, statements and declarations of the transferors, the transferees have agreed to enter into this Agreement.

11) The Transferors hereby covenant with the Transferees that THEY, the Transferors, shall and will unless prevented by fire or

Initials of:

AA

(1) Mr. Rajaram M. Ajgaonkar

SRA

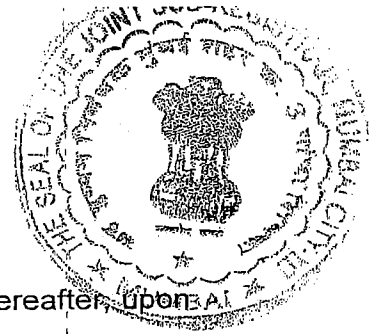
(2) Mrs. Sonia R. Ajgaonkar
Transferors

K. Mahesh

(1) Mr. Kapil Mahesh Kothari

Mamta K

(2) Mrs. Mamta Kapil Kothari
Transferees



force majeure from time to time and at all times hereafter, upon every reasonable request and at the cost of the Transferees or any person or persons having or lawfully or equitably claiming through under or in trust for the Transferees, their respective heirs, executors and administrators, produce or cause to be produced to the Transferees or their solicitors or agents or at any trial, hearing, commission or examination or otherwise as occasion shall require (i) The original Agreement for Sale dated 24th September, 2015, registered under Sr. No. BBE-5/3355/2015 (ii) Original possession letter dated 15th March, 2016, (iii) Original parking allotment letter dated 20th July, 2019 (jointly referred to as "said Title documents") which relate to the said shares and the said premises and the possession of which is retained by the Transferors for the purpose of showing their title to the said shares and the said premises described in the Schedule hereunder written or any part thereof and will permit the same to be examined inspected or given in evidence AND will also at the like request and cost of the Transferees or any such other person or persons as aforesaid deliver or cause to be delivered to it such attested or other copies or abstracts of or extracts from the said Title documents respectively or any of them as it may require AND shall and will in the meantime unless prevented as aforesaid keep the said Title documents safe, unobliterated and uncanceled PROVIDED ALWAYS and it is hereby declared that in case the Transferors or their heirs, executors and administrators or their successors and assigns shall deliver the said title documents or any of them to any future transferees of any hereditaments to which the same may relate or to any other person or persons for the time being entitled to the custody of the said title documents, case the Transferors shall thereupon at their own costs and charges procure such transferees, person or persons to enter into a covenant with the Transferees or their heirs, executors and assigns similar in all respects to the Covenant hereinbefore contained and therein

Initials of:

RA

(1) Mr. Rajaram M. Ajgaonkar

SRA

(2) Mrs. Sonia R. Ajgaonkar
Transferors

X-VM

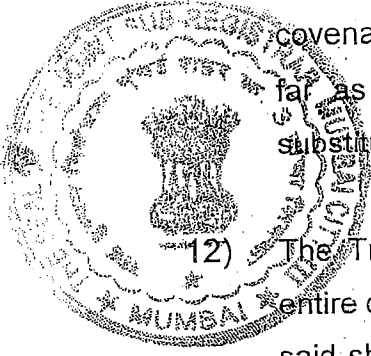
(1) Mr. Kapil Mahesh Kothari

Mamta K

(2) Mrs. Mamta Kapil Kothari
Transferees

803 - 3	
23000	44
2023	

such case and immediately thereupon the said last mentioned covenant shall cease and become void and be null and void so far as regards the said title documents to which the said substituted covenant shall relate.



12) The Transferors do hereby covenant that on payment of the entire consideration, the Transferees shall be entitled to have the said shares issued directly in the name of the Transferees and hold the possession, occupation and use of the said shares and the said premises and the Transferees shall hold the same unto and to the use and benefit of the Transferees, their respective heirs, executors, administrators and assigns forever without any claim, charge, right, interest, demand or lien of the Transferors or any person or persons claiming though or under them or in trust for them subject to payment by the Transferees of all taxes, assessments, charges, duties or calls made by the said Society, Association, Government, revenue or local authorities hereafter in respect of the said shares and the said premises.

13) The Transferors hereby covenant with the Transferees that the Transferors shall from time to time and at all times whenever called upon by the Transferees or their Advocate or Attorneys do and execute or cause to be done and executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the Transferees in the said shares and the said premises agreed to be hereby sold unto and to the use of the Transferees as shall or may be reasonably required, but at the cost of the Transferees.

आवक - ₹	
₹ 20	₹ 40
२०२४३	

The Transferors and the Transferees hereby agree that the transfer fees for transfer or by any other name the same is called and payable to the said Society for effectively transferring the said Shares and the said Premises and other rights of whatsoever nature attached to it, will be paid by the Transferees and Transferors equally.

Initials of:

RJ

(1) Mr. Rajaram M. Ajgaonkar

SRA

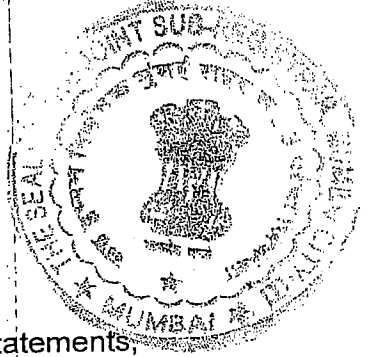
(2) Mrs. Sonia R. Ajgaonkar
Transferors

K. K. K.

(1) Mr. Kapil Mahesh Kothari

Mamta K

(2) Mrs. Mamta Kapil Kothari
Transferees



- 15) The Transferors are aware that relying on the statements, representations and declarations made in this Agreement including in the recitals and after investigating the Transferors' title to the said shares and the said premises through their Advocates and solicitors and accepting the same, the Transferees have agreed to purchase the said shares and the said premises.
- 16) The Transferors declare that the Transferors shall Indemnify and keep indemnified for all times, the Transferees against all and any dispute, claim, demand, action or proceedings that may be raised preferred, made or taken against the Transferees for any acts, deeds or things done wrongfully or illegally, by the Transferors prior to the date of handing over possession of the said premises to the Transferees.
- 17) The Transferees do hereby covenant with the Transferors that after being put in the possession of the said premises in pursuance of this Agreement, they shall pay their share of taxes and outgoings including property tax, in respect of the said premises and shall also become a member of the said society and shall carry out the terms and conditions and also abide by the rules and regulations of the said Society.
- 18) The Stamp duty and Registration Charges on this Agreement and the Transfer Deed to be executed hereinafter shall be borne and paid by the Transferees only.
- 19) This Agreement is executed in Mumbai and the Premises is situated in Mumbai. Hence, in case of any disputes or differences, the courts in Mumbai shall have the exclusive jurisdiction.

Initials of:

RA

(1) Mr. Rajaram M. Ajaonkar

SRA

(2) Mrs. Sonia R. Ajaonkar
Transferors

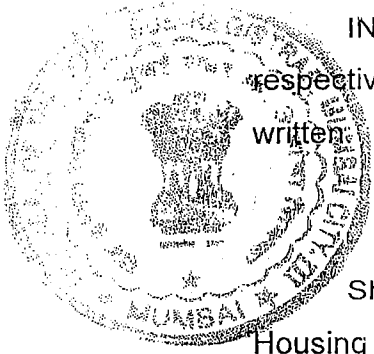
K. V. K.

(1) Mr. Kapil Mahesh Kothari

Mamta K

(2) Mrs. Mamta Kapil Kothari
Transferees

934800	29	414
2003		



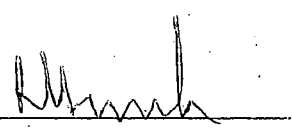
IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto the day, month and the year hereinabove written.

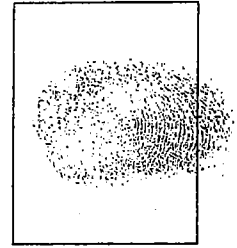
THE SCHEDULE OF THE PROPERTY

Shares to be issued by Omkar 1973 "B" Tower Co-operative Housing Society Ltd. together with the consequential right to use, occupy, possess and enjoy the Flat No. B-5902 on the 59th floor admeasuring 268.78 sq. mtrs. i.e. 2893.15 sq. ft. along with the attached open to sky area and other area admeasuring 153.51 sq. mtrs. i.e. 1652.38 sq. ft. aggregating to total 422.29 sq. mtrs. i.e. 4545.53 sq. ft. together with 3 car parkings bearing Nos. PO7-051, PO7- 052A and PO7-052B of the said Tower B in the building known as "Omkar 1973 Worli" constructed on land bearing Cadastral Survey No.286 (pt.), 793 (pt.), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 4/914, 915, 1A/913 (part), 913 (part) and 266 (part) of Lower Parel Division in the Registration District and Sub-District of Island City of Mumbai and lying, being and situate at Pandurang Budhkar Marg, Worli, Mumbai- 400025.

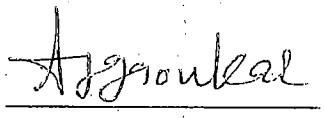
SIGNED AND DELIVERED by the)
 by the within named TRANSFERORS)
 (1) MR. RAJARAM AJGAONKAR)

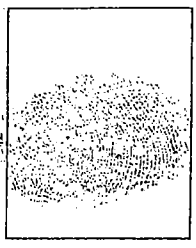
) PHOTO LEFT HAND THUMB IMPRESSION

Signature: 



(2) MRS.SONIA R. AJGAONKAR)

Signature: 



93470 | 22 | 84
 2022

in the presence of

1. Sai Bhosale S Bhosale
2. Akanksha Dalvi Dalvi



SIGNED AND DELIVERED

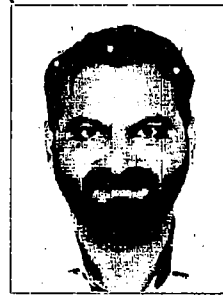
by the within named TRANSFEREES

(1) MR. KAPIL MAHESH KOTHARI

Signature: K. Kapil

PHOTO

LEFT HAND
THUMB
IMPRESSION



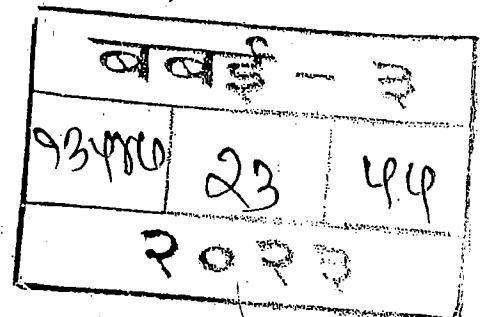
(2) MRS. MAMTA KAPIL KOTHARI

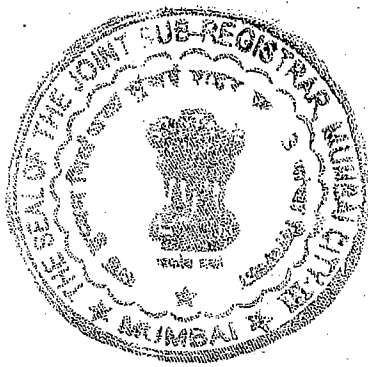
Signature: Mamta K



in the presence of

1. Sai Bhosale S Bhosale
2. Akanksha Dalvi Dalvi





पत्र - ३		
५५४०	२४	५५
२०२३		

Annexure "A"

omkar



LETTER OF POSSESSION

Date: 15th March, 2016

To,

Rajaram Ajgaonkar and Mrs. Sonia R. Ajgaonkar

Mandar, Next to State bank of India,

Juhu Tara Road, Mumbai - 400-049



Ref: Agreement for Sale dated 24th September, 2015 (Agreement) in respect of sale of Flat bearing No. 5901 on 59th floor in Tower B of the salable building known as "Omkar 1973", Worli admeasuring about 7,142.02 sq. ft (663.51 sq. mt) of Carpet area situated at Worli bearing C.S. No. 286(pt), 1629(pt), 913, & 793(pt) of Lower Parel Division, Worli Mumbai - 400 030, (hereinafter referred to as the "Premises").

Sub: Possession of Premises

Dear Madam/Sir,

वसुधै - कु		
93400	24	44
2023		

With the reference to the above, we hereby place on record that on the date hereof we have handed over to you quite, vacant and peaceful possession of the said Premises.

We further record that you have examined and inspected the said Premises and are fully satisfied that the amenities provided in the said Premises are as per the Agreement for Sale dated 24th September, 2015.

We hereby further record that by handing over possession of the said Premises to you we have complied with our all obligations under the said

Omkar Realtors & Developers Pvt. Ltd.

Omkar House, Off Eastern Express Highway, Opp. Sion, Mumbai-400 022 India

T +91 22 66254100 F +91 22 24334066 www.omkar.com Email: contact@omkar.com CIN: U71901MH2005PTL18718

MA SPA

Mamta K



अवधि - ३		
१३५००	२९	५५
२०२३		

omkar

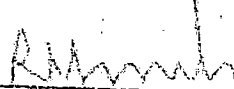
Agreement and you have confirmed the same and agreed not to raise any issue or claim or dispute of any nature whatsoever in future with respect to the same.

Thanking you,

Yours Faithfully,

Omkar Realtors & Developers Pvt. Ltd.

Authorised Signatory



We confirm the above and have taken possession of said Premises.

ववई - ३		
९३४७०	२६	५५
२०२३		

RA SRA

~~R. V. Kulkarni~~
Mamta K

Annexure "B"



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2162 /GS/ML/AP

Date : 24 JAN 2018

To,

Shri. Anand V. Dhokay of
M/s. Anand V. Dhokay Architects & Designer,
F-63, Palm Acres,
Mahatma Phule Road, Mulund (E).,
Mumbai - 400 081.



Sub :-Part Occupation Permission from 54th part to 60th floor of Tower 2 of proposed sale building in S.R. Scheme on plot bearing C.S.No.286(pt), 793(pt), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 4/914, 915, 1629(pt), 6/1629 7E, 1629(Crest scheme plot no. 250B) of Lower Parel Division, Pandurang Budhkar Marg, Worli, Mumbai - 400 025 for "Mahalaxmi Co-op. Hsg. Society Ltd."

Ref : Your letter dated 06/11/2017.

Gentleman,

With reference to above, the part development work from 54th part to 60th upper residential floors of Sale Tower 02 consisting of 17 Sale Residential Tenements of sale building under S. R. Scheme on the plot bearing C.S. No. C.S.No.286(pt), 793(pt), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 4/914, 915, 1629(pt), 6/1629 7E, 1629(Crest scheme plot no. 250B) of Lower Parel Division, Pandurang Budhkar Marg, Worli, Mumbai - 400 025 for "Mahalaxmi Co-op. Hsg. Society Ltd." which is completed under the supervision of Architect Shri. Anand V. Dhokay, License No. CA/87/10855, Structural Engineer Mr. Sameer Shah of M/s. Buruhappold Engineering, Lic No. STR/S/196 and Site Supervisor Shri. Kishor Parmar, Lic. No. P/458/SS-I may be occupied (Bare Shell) on the following conditions:-

1. The certificate under Section 270 A of BMC Act shall be submitted.

RA SRA

K. W. K.

Mamta Jc



SRA/ENG/2162/GS/ML/AP

2. That you shall comply the balance conditions of LOI/IOA before full OCC to sale building.
3. That the developer shall take due precautions while completing the remaining work of sale residential tenements and abide by the indemnity bond indemnifying SRA regarding any complaints from the occupants due to the ongoing work.
4. That the developer shall complete the balance work including finishing items as per approved plan for the floors approved hereunder as per the agreement between developer & purchaser and SRA & its officers shall be indemnified on all accounts in this regards before handing over of physical possession to the purchaser.
5. That the developer will provide copies of approved plans to the purchaser and undertaking to that effect will be submitted by the purchaser that he will carry out work as per approved plans.

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

Note: This permission is issued without prejudice to action under section 305, 353 A of BMC Act.

Yours faithfully,

-sd-

Executive Engineer-I
Slum Rehabilitation Authority

Copy to :

- ✓ 1. M/s. Omkar Realtors & Developers Pvt. Ltd.
2. Asst. Municipal Commissioner, (G/South Ward)
3. A.A.&C (G/South Ward)
4. A.E.W.W. (G/South Ward)

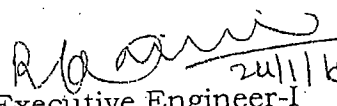
For information please.		
93400	20	44
२०२३		

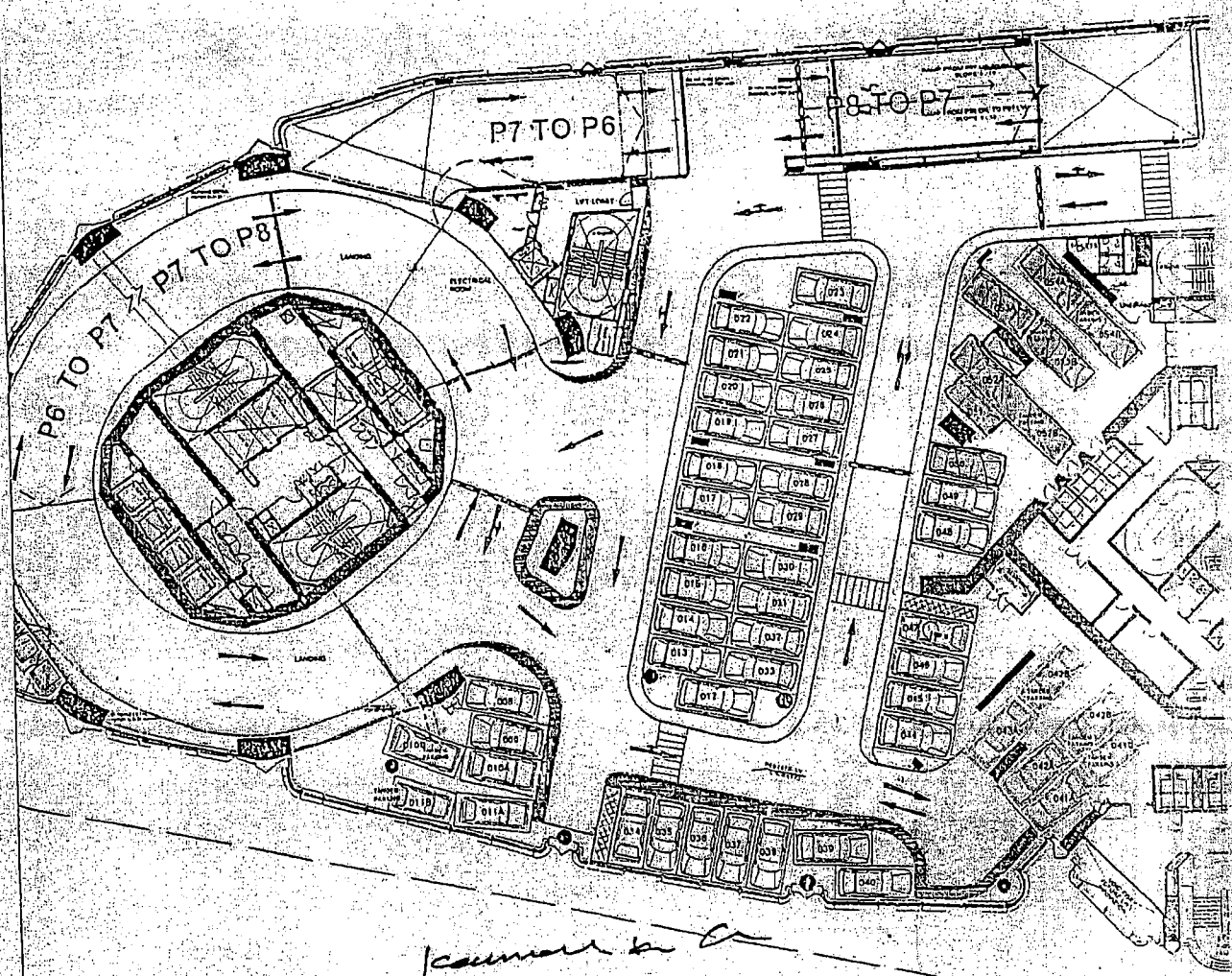
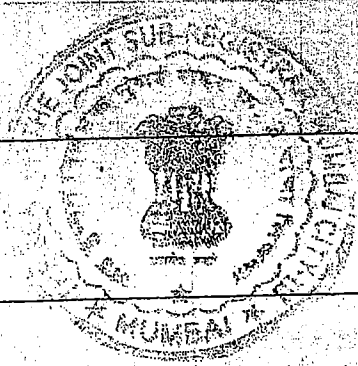
BA

SRA

K. W. J.

Mamta J.


21/1/23
Executive Engineer-I
Slum Rehabilitation Authority



Handwritten signature or note

ववई - ३		
१३५१०	३०	५५
२०२३		

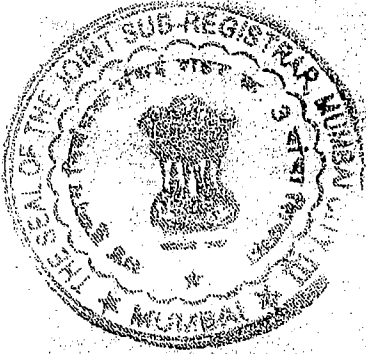
RA

SPH

Handwritten signature

Mamta J

PODIUM



Date: 20.07.2019

To,

Mr. Rajaram Moreshwar Ajgaonkar.
Mrs. Sonia Ajgaonkar.
Mandar, Juhu Tara Road,
Juhu.
Mumbai - 400 022.

Sub.- Allotment of Car Parking in respect of 5901 on 59th Floor, Tower/Wing "B"
("said Tower/Wing) in building known as "Omkar 1973 Worli" situated
Lower Parel Division, Worli, Mumbai ("said Flat").

Dear Sir,

We have to inform you that under the Agreement for Sale dated 24/09/2015 we
have agreed to allot you 8 number of Car Parking/s against your said Flat and that
accordingly you are hereby permitted to park your light motor vehicle(s) in car parking
space (s) No. P07-050, P07-051, P07-052A, P07-052B, P07-053A & P07-053B, P07-054A &
P07-054B on Podium level P07, of the aforesaid Tower/Wing.

अवकाश - ३		
93480	39	44
२०२३ Thanking you,		

The said car parking space(s) is/are earmarked with red colour boundary line on the

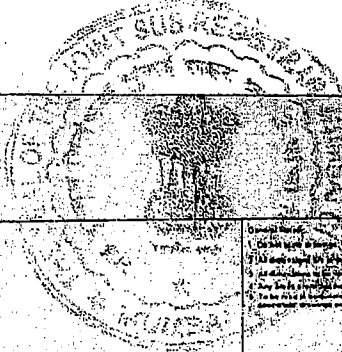
Yours truly,

For Omkar Realtors & Developers Pvt. Ltd.

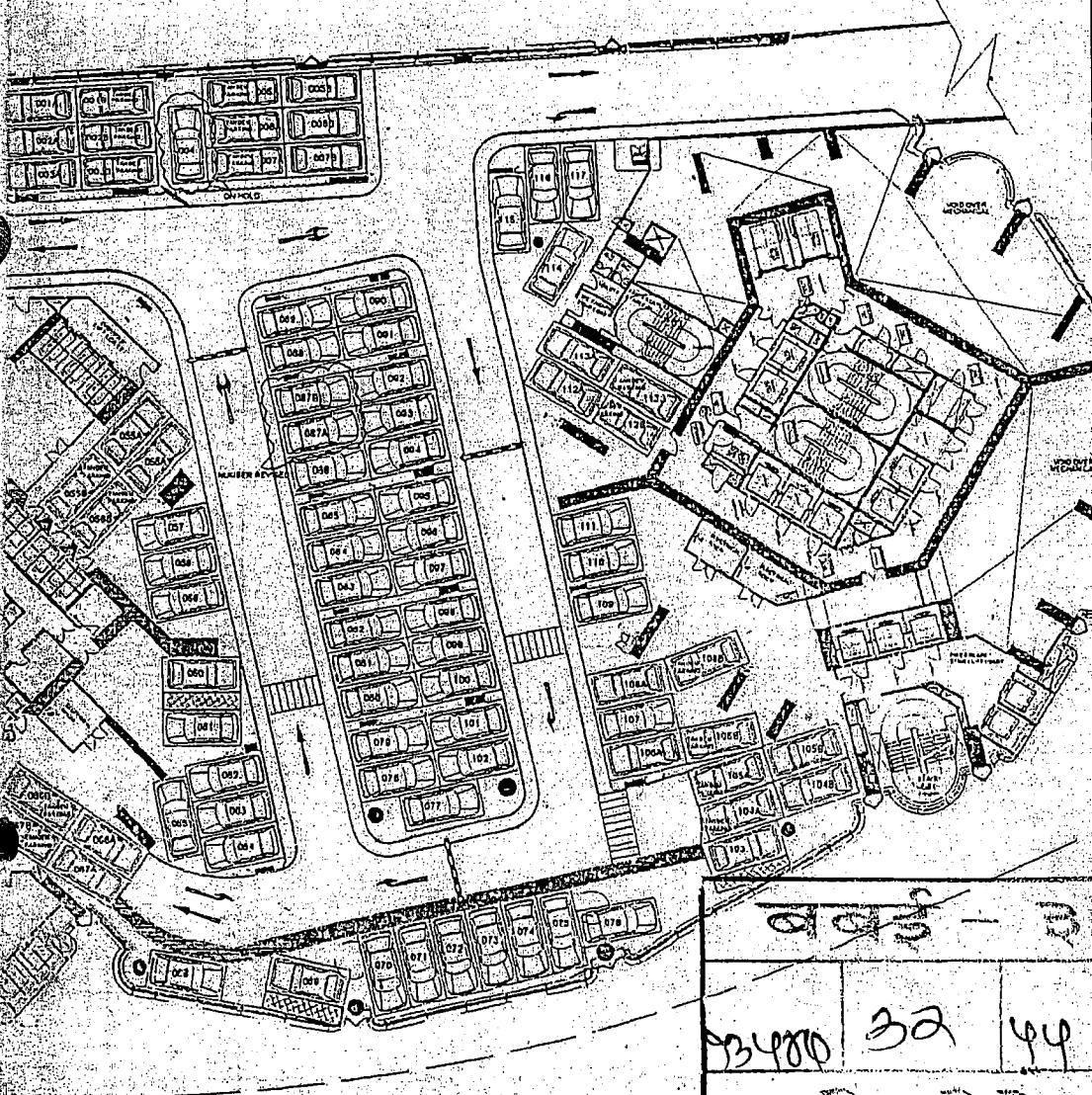
(Authorized Signatory)

Encl: Plan.

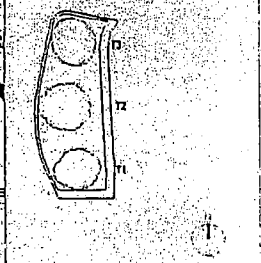
RA SPA Mamta K



General Note:
 1. The site layout is subject to Government approval.
 2. All work shall be completed within the stipulated time.
 3. The contractor shall be responsible for all work necessary for the site to be completed on time.
 4. The contractor shall be responsible for all work necessary for the site to be completed on time.



NO.	DATE	BY	FOR



dha design
 LDA DESIGN

वर्क - 3
 33400 32 44
 7073

BIG CAR = 139 Nos (INCLUDING HANDICAPPED PARKING)
 SMALL CAR = 03 Nos
TOTAL CAR = 142 Nos

NOTE
 parking demarcation to be done as per drawing and parking numbering to follow later. Any discrepancies in the parking demarcation should be brought to our notice immediately.

Foster + Partners
 DSR DESIGN ASSOCIATES PVT. LTD.
 Architects & Interior Designers

omkar
 Mumbai

World Residential Towers
 Mumbai, India
 PARKING NUMBERING
 PODIUM P07

RA SPA ~~K...~~ Mamta K

07/04/17 SK
 PARKING NUMBERING P07 00



ANNEXURE "D"
RECEIPT

RECEIVED from the within named Transferees, a sum of Rs.4,65,00,000/- (Rupees Four Crores Sixty-Five Lakhs Only) being the part consideration to be by them paid to the first named Transferor as under:

Date	Cheque / Demand Draft No.	BANK BRANCH	AMOUNT PAID BY	AMOUNT (in Rupees)
25.05.2023	000082	IDFC First Bank, Vashi Branch	MR. KAPIL MAHESH KOTHARI	21,00,000/-
24.06.2023	000084	IDFC First Bank Ltd, Vashi Branch	MR. KAPIL MAHESH KOTHARI	50,00,000/-
24.06.2023	000085	IDFC First Bank Ltd, Vashi Branch	MR. KAPIL MAHESH KOTHARI	50,00,000/-
03.07.2023	577478	IDFC First Bank Ltd, Vashi Branch	MR. KAPIL MAHESH KOTHARI	3,25,50,000/-
		TDS		18,50,000/-
	TOTAL			4,65,00,000/-



SAY RECEIVED

MR. RAJARAM AJGAONKAR

ववई - ३		
१३५१०	३३	५५
२०२३		

WITNESSES :

1. Sai Bhosale
2. Akanksha Dalvi

S. Bhosale
Dalvi

omkar



Date: 12.06.2021

To,

Mr. Rajaram Moreshwar Ajgaonkar.

Mrs. Sonia Ajgaonkar.

Mandar, Juhu Tara Road,

Juhu.

Mumbai-400022.



Ref.: Your letter dated 21st April' 2021. For Flat no. B5901 on 59th floor, Tower B in "Omkar1973 Worli". Under the agreement for Sale dated 24/09/2015 at Sub-Registrar of Assurances Mumbai, Vide Registration no.BBE5-3355-2015("Said Agreement")

Dear Mr. Ajgaonkar,

Your Flat no. B-5901 is already divided into three flats as per typical floor.

The areas as below:-

Flat no.	Useable Carpet area
B-5901	5688.88
✓ B-5902	4545.53
B-5903	4531.43

Please find attached herewith the copy of plan.

This plan and letter can be used for further registration or change of property tax in any government authority.

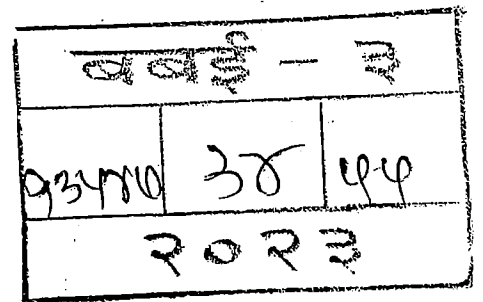
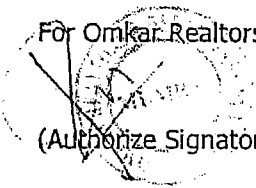
The above is issued on your request.

Thanking you,

Yours Truly,

For Omkar Realtors & Developers PVT.LTD.

(Authorize Signatory.)



OMKAR 1973 TOWER' B' CHS LTD

REGN NO. MUM/SRA/HSG/(TC)/13192/2020

Omkar 1973, Pandurang Budhkar Marg, Worli, Mumbai-400030

Email : accounts.1973b@silagroup.co.in

TAX INVOICE

BILL FOR THE PERIOD OF 1-Apr-23 To 30-Jun-23

B-5902 RAJARAM MORESHWAR AJGAONKAR MRS. SONIA R.
AJGAONKAR

BILL NO. : CAM/2324/Q1/132.

FLAT NO.: B-5902 AREA: 4545.50 SQ.FEET DUE DATE: 31-May-23

BILL DATE: 2-5-2023

Sr.	PARTICULARS	GST%	AMOUNT
1	NON-TAXABLE - CAM EXPENSES		1,15,910.25
2	TAXABLE COMMON ADMINISTRATIVE SERVICE CHARGES	18 %	3,000.00
3	TAXABLE-MAINTENANCE CHARGES	18 %	35,182.17
4	TAXABLE-SINKING FUND	18 %	27,273.00
5	TAXABLE-REPAIR FUND	18 %	61,364.25
6	MAJOR REPAIR FUND	18 %	5,727.33
7	EDUCATION & TRAINING FUND	18 %	30.00
	Output - CGST @9% on Rs. 1,32,576.75		11,931.91
	Output - SGST @9% on Rs. 1,32,576.75		11,931.91
	ROUND OFF		0.18
	TOTAL		2,72,351.00
	PRINCIPAL ARREARS:	INTEREST(GST Incl.)	
	INTEREST ARREARS:	ARREARS	
		Less: ADVANCE	
		GRAND TOTAL	₹ 2,72,351.00

Amount in Words : Rs. Two Lakh Seventy Two Thousand Three Hundred Fifty One Only

E.& O.E.

NOTE:

1. Payment should be made in favour of Omkar 1973 Tower' B' CHS LTD & A/c PAYEE ONLY.
2. Payment must be made on or before due date of every month. No post dated cheques are accepted.
3. Interest @21.00% p.a. will be charged on delayed payments.
4. Members are requested to write their name, wing, flat, bill no., date on the reverse of the chq. In case of Online Transfers, Members are requested to email Details of NEFT / RTGS along with flat no
5. Receipt will be issued with the next month bill.

Remark: Being Society Maintenance charges for the period of 1-4-2023 to 30-6-2023

SOCIETY'S GSTIN: 27AABAO4758R1ZR

FOR OMKAR 1973 TOWER' B' CHS LTD

MEMBER'S GSTIN: 27AAPA9416G1Z1

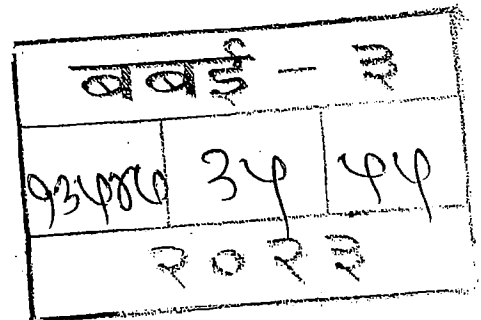
SAC : 999599

Bank & Branch : IDFC First Bank 10091175050, Worli

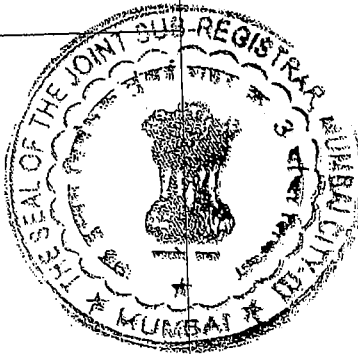
A/c No. : 10091175050 IFS Code : IDFB0040102

AUTHORISED SIGNATORY

This is a Computer Generated Invoice no signature required.



Debit Note

Omkar 1973 Tower' B' CHS LTD Omkar 1973, Pandurang Budhkar Marg Worli, Mumbai-400030 GSTIN/UIN: 27AABAO4758R1ZR State Name : Maharashtra, Code : 27 E-Mail : accounts.1973b@silagroup.co.in	Debit Note No.	Dated			
	OTSD/1/132	2-May-23	Other References		
Original Invoice No. & Date.					
					
Consignee (Ship to) B-5902 Rajaram Moreshwar Ajgaonkar Mrs. Sonia R. Ajgaonkar Mumbai GSTIN/UIN : 27AAAPA9416G1Z1 State Name : Maharashtra, Code : 27					
Buyer (Bill to) B-5902 Rajaram Moreshwar Ajgaonkar Mrs. Sonia R. Ajgaonkar Mumbai GSTIN/UIN : 27AAAPA9416G1Z1 State Name : Maharashtra, Code : 27					
SI No.	Particulars	Quantity	Rate	per	Amount
1	OTD-B-5902 Rajaram Moreshwar Ajgaonkar Mrs. Sonia R. Ajgaonkar				47,728.00
Total					₹ 47,728.00
Amount Chargeable (in words) INR Forty Seven Thousand Seven Hundred Twenty Eight Only					E. & O.E
Remarks: Being Debit note towards OTD first installment raised @ Rs 3.5 Per sq Ft per month for April to June 2023 as per MC meeting dated 14th April 2023. Due date for payment of same is 31st May 2023.		Company's Bank Details A/c Holder's Name: Omkar 1973 Tower' B' CHS LTD Bank Name : IDFC First Bank 10091175050 A/c No. : 10091175050 Branch & IFS Code: Prabhadevi & IDFB0040102 SWIFT Code :			
Company's PAN : AABAO4758R		for Omkar 1973 Tower' B' CHS LTD _____ Authorised Signatory			

₹ 47,728.00
31/05/23
2023

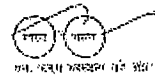
YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0084 3893
Name: M/S OMKAR REALTORS & DEVELOPERS PVT LTD
Address : 59TH FLR, 5902, OMKAR 1973 TOWER B,
 PANDURANG BUDHKAR MARG, NEAR SHANI
 MANDIR, WORLI, MUMBAI, 400030

Email Id : ra*****am@r**ar.com

YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161
 WHATSAPP: 7045116237
 IN CASE OF FIRE/ ACCIDENT: 022 2577 4399
 EMAIL: customercare@tatapower.com
 WEBSITE: customerportal.tatapower.com



TATA
TATA POWER
 Lighting up Lives!

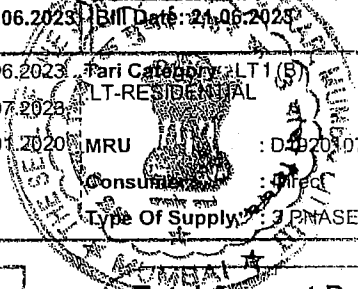
The Tata Power Company Ltd., Commercial Department,
 Senapati Bapat Marg, Lower Park, Mumbai-400 013

Regular Bill

Bill Month: JUN-2023

Bill Period: 20.05.2023 to 19.06.2023 | Bill Date: 21.06.2023

Bill No. : 92253101067	Metered Units : 0	Discount Date : 29.06.2023	Pari Category : LT1 (S)
Meter No. : LSW009784	Billed Units : 0	Due Date : 12.07.2023	LT-RESIDENTIAL
Meter status : OK	Supply Zone : M City MC01	Supply Date : 22.01.2020	MRU : D-4920107
	Dispatch Zone : M City MC01		Consumer : MPEC
	Nxt. Mtr. Rdg. Dt. : 19.07.2023 (Tent.)		Type Of Supply : 3 PHASE LT



Current Bill Amount
Rs. 600.00

Net Other Charges
Rs. 0.00

Past Dues
Rs. 0.00

Total Amount Before Due Date*
Rs. 600.00*

Amount By Discount Date
Rs. 594.00

Amount After Due Date
Rs. 608.00

Security Deposit Available
Rs. 1,120.00

Security Deposit Due
Rs. 40.00

*Due date is applicable for current bill only.

For Advertisement enquiries please contact M/S. "GAJANAN IMAGING PRINT SOLUTIONS" email: gajananimagingprints@gmail.com



My TATA Power

Introducing My TATA Power App & Web Platform

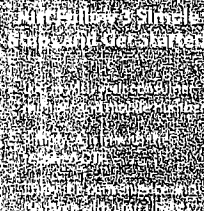
Secure Billing and Payments
Easy bill payments with multiple payment options

Smart Calculator
No more guess work, now easily calculate your billing & consumption

Monitor and Compare Usage
Analyze your hourly consumption & even compare your usage with peers

Manage Outages
Be informed of planned outages and report easily for quick resolution

Virtual Assistant, to Guide You
Now you can get your queries addressed 24*7 with the advanced chatbot



Scan the QR Code and Download the App NOW!



Your nearest offline payment centres: Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS)

Rao Road, Opp Jain Temple Ganesh Galli Lalbaug Parel Mumbai 400012.

Handwritten notes: 93400 36 44

MESSAGE TO CONSUMER

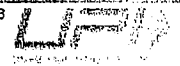
Dear Consumer, You can now update your contact details (Mobile no. & E-mail Id) registered with us through the My Account-Profile section post logging into the Customer Portal <https://customerportal.tatapower.com> & My Tata Power App. For first-time registration, kindly connect with us.

Handwritten signature: Nitesh Kane
 Nitesh Kane
 Chief - Distribution
 Mumbai Operations

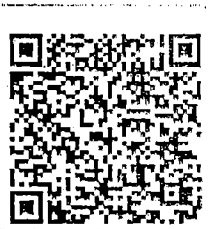
RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited.
 Account No: 110000XXXXXXX (here XXXXXXXX denotes 12 digit consumer pin).
 IFSC Code: KKBK0000958, Account Type: Current Account

P1.08.38.20.06.2023

MC///0000



THE TATA POWER COMPANY LIMITED			
Consumer Name: M/S OMKAR REALTORS & DEVELOPERS PVT LTD		Consumer No: 9000 0084 3893	
Bill No. : 92253101067	Bill Date : 21.06.2023	Bill Amount : Rs.600.00	
Cheque No. :	Discount Date : 29.06.2023	Amt by Disc Dt. : Rs.594.00	
Cheque Date :	Due Date : 12.07.2023	Amt After Due Dt. : Rs.608.00	



Payment should be made by crossed cheque/DD in favour of "Tata Power CA.NO. 9000 0084 3893"
 For multiple payments, write CA no & break-up of amount on back side of cheque.
 Please dont issue postdated or outstation cheques. Pls attach payment slip(s).



Meter No. LSW009784

Closing Rdg.(a) 0.00

Opening Rdg.(b) 0.00

Difference(c = a-b) 0.00

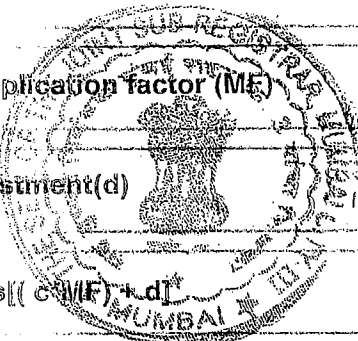
Multiplication factor (Mf) 1.00

Adjustment(d)

Units((c * Mf) + d) 0

Total Metered Units: 0

Total Billed Units: 0



1	Energy Charges	0.00
2	Fixed Charges	600.00
3	Fuel Adjustment Charges*	0.00
4	Regulatory Asset Charges	0.00
5	Wheeling Charges TPC-D @ Rs. 1.68 /kWh	0.00
6	Green Power Tariff	0.00
7	Electricity Duty @ 16 %	0.00
8	Tax on Sale of Electricity @ Rs. 0.2604	0.00
9	Adjustments	0.00
10	Total (1 to 8)	600.00
11	Delayed Payment Charges	0.00
12	Interest on Arrears	0.00
13	Outstanding Amount (Pay immediately)	0.00
14	Advance Payment Available	0.00
15	Other Charges	0.00
16	Additional charges for Consumer Funded Job	0.00
17	Moratorium Amount	0.00
18	Discount for digital payment	0.00
19	Tax collection at source	0.00
20	Net Bill Amount (9 to 19)	600.00
21	Discount (if paid on / before (29.06.2023)	(cr) 6.00
22	Bill Amount by Discount Date	594.00
23	Security Deposit (SD) Due (Invoice no.: 5540130105)	40.00
E. & O.E.		

Sanctioned load (kW) : 40.00
 Connected Load (kW) : 40.00
 Last Bill amt. : Rs.606.00
 Last payment received : Rs.600.00
 Payment received on : 25.05.2023
 Payment received mode : Cheque

ELECTRICITY TARIFF SCHEDULE w.e.f 01.04.2023

LT 1 (B) :LT-RESIDENTIAL	Energy Charges (₹ /kwh)	RA Charges (₹ /kwh)	CSS Charges (₹ /kwh)	Wheeling Charges (₹ /kwh)	Fixed/ Demand Charges(₹)	ED %	TOSE (₹ /kwh)
000-100 Units	3.05	0.00	0.00	1.68	150.00	16.00	0.2604
101-300 Units	5.65	0.00	0.00	1.68	150.00	16.00	0.2604
301-500 Units	9.30	0.00	0.00	1.68	150.00	16.00	0.2604
Above 500	9.95	0.00	0.00	1.68	150.00	16.00	0.2604

For making bill payment through cheque, please ensure to submit cheque two working days in advance, so that payment will be realized on discount/ due date. Cash Payment can be accepted limited to 5,000/-

CONSUMPTION PATTERN: UNITS - KWH

36	40
2023	

Month	Total Metered Units	Total Billed Units
MAY 2023	0	0
APR 2023	0	0
MAR 2023	0	0
FEB 2023	0	0
JAN 2023	0	0
DEC 2022	0	0
NOV 2022	0	0
OCT 2022	0	0
SEP 2022	0	0
AUG 2022	0	0
JUL 2022	0	0
JUN 2022	0	0
MAY 2022	0	0
APR 2022	0	0
MAR 2022	0	0

IMPORTANT NOTICE

The payment of the bill is due on the date specified in the bill. If the bill is not paid by the due date, the consumer will be liable to pay interest on the outstanding amount. The interest will be charged at the rate of 18% per annum. The consumer is advised to pay the bill on time to avoid any inconvenience. The bill is valid for 30 days from the date of issue. If the bill is not paid by the due date, the consumer will be liable to pay a penalty of Rs. 5000/-.



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक GS0800710970368	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL15899390 202220BIL15899391	देयक दिनांक 01/10/2022
पसकाराचे नाव व पत्ता : Rajaram Moreshwar Ajaonkar and Sonia Rajaram Ajaonkar Flat No. 5902,, 59th floor,, Omkar 1973 Tower B, Pandurang Budkar Marg,, Worli,, Mumbai-400018		प्रेषक - Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013. ईमेल - aacgs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2422 6907	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमतेचे वर्णन, करदात्याची नावे. 286(PT)793, LOWERPAREL, 765 WORLI ROAD, RCC BUILDING OMKAR DEVELOPER PVT LTD			
प्रथम करनिर्धारण दिनांक: 07/03/2017	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 33279415	
एकूण भांडवली मूल्य: ₹ Three Crore Thirty Two Lakh Seventy Nine Thousand Four Hundred Fifteen Only (अक्षरी)			
दि.31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाकी ₹ 0		
देयक कालावधी: 01/04/2022	ते 31/03/2023		

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			18304			18304
जल कर			42099			42099
जल लाभ कर			11482			11482
मलनिःसारण कर			27123			27123
मलनिःसारण लाभ कर			7153			7153
म.न.पा. शिक्षण उपकर			6656			6656
राज्य शिक्षण उपकर			5824			5824
रोजगार हमी उपकर			0			0
वृक्ष उपकर			333			333
पथ कर			8320			8320
एकूण देयक रक्कम			127294			127294
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			127294			127294
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ One Lakh Twenty Seven Thousand Two Hundred Ninety Four Only			₹ One Lakh Twenty Seven Thousand Two Hundred Ninety Four Only		
अंतिम देय दिनांक			31/12/2022			31/12/2022

"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTGS0800710970368, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती वसविणे व ती गोळा करणे, याचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे 'प्रपत्र-ब' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.



सादरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यामापेक्षे जारी करण्यात येत आहे.

महेश पाटील
करनिर्धारक व संकलक



User Category :- RnR

E & OE

करदात्यांस सूचना

करदेयकात दर्शविलेल्या एक, अनेक अथवा सर्व करांविरुद्ध वृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 217 अन्वये अपिल करण्यासाठी, देयक वजाविल्यापासून एकविसा दिवसांची मुदत आहे.

देय दिनांकापर्यंत थकबाकीसह चालू देयकाचे अधिदान न केल्यास महानगरपालिका अधिनियम कलम 202 अन्वये दरमहा २% शास्ती आकारण्यात येईल. संबंधित करांच्या पूर्ण रकमेचा भरणा होईपर्यंत उपरोक्त शास्ती देय असेल.

आभाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र भालमत्तास भालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सवलत अनुक्रमेण आहे.

अदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी सुमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची भालमत्ता अधिकृत असल्याचे सूचित करत नाही.

करदात्यांस अधिकाधिक तत्पर सेवा पुरविण्याच्या अनुषंगाने, करदात्यांस आवाहन करण्यात येते की, त्यांनी आपली माहिती महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावरील Property Tax (New) ह्या पर्यायाची निवड करून देयकावरील 15 अंकी लेखा क्रमांक नोंदविल्यानंतर KYC Form मध्ये आवश्यक तपशील भरून अद्ययावत करावी. तसेच, पत्रव्यवहाराच्या पर्यायीत बदल कृपया ताबडतोब Change in Billing Name & Address या पर्यायाची निवड करून अद्ययावत करावा.

अधिदान महानगरपालिकेने विहित केलेल्या निवडक 10 दिवसांन्यतिरिक्त रोज सकाळी 8.00 ते रात्री 8.00 या वेळेत विभाग कार्यालयातील नागरी सुविधा केंद्रावर स्वीकारले जाईल. सुंदईवाहेरील धनादेशांमध्ये महापालिकेने मंजूर केलेल्या दराने (त्यावरील सेवाकरासह) सेवाशुल्क अंतर्भूत करावे. देयकावर दाखवलेल्या थकबाकीत आदेशिका शुल्क (प्रोसेस फी) किंवा दंड (जर असेल तर) यांचा अंतर्भाव केलेला नाही. देयकाचे अधिदान महापालिकेच्या कुठल्याही केंद्रावर अथवा, ई-पेमेंटच्या माध्यमातून स्वीकारले जाईल. ह्या संबंधीची अधिक माहिती, महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावर उपलब्ध आहे. Whatsapp ChatBot No 89992 28999

करांच्या दराचा तक्ता

सन 2022-2023 या वर्षासाठी लागू केलेले करांचे दर

कराचे नाव	करांची वर्गवारी		
	तक्ता क्र.1 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.2 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.3 मधील वापरकर्ता प्रवर्ग
सर्वसाधारण कर(अग्निशमन करासहीत)	0.110	0.270	0.500
जल कर	0.253	0.620	1.148
जल लाभ कर	0.069	0.170	0.315
सलनिसारण कर	0.163	0.400	0.740
सलनिसारण लाभ कर	0.043	0.105	0.195
महापालिका शिक्षण उपकर	0.040	0.100	0.190
ग्राम्य शिक्षण उपकर	0.035	0.080	0.148
राज्यात हमी उपकर	0.000	0.020	0.042
वृक्ष उपकर	0.002	0.005	0.010
गंध कर	0.050	0.130	0.230

तक्ता क्र.1 ते 3 यावरील माहिती महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावर उपलब्ध आहे.

संबंधित गुजर कॅटेगरी सोबतचा तक्ता :-

Sr.No.	Legend	Specification
1	r	Residential units up to 46.45 m ² (500.00 Sq.ft.)
2	R	Residential units above 46.45 m ² (500.00 Sq.ft.)
3	nR	Residential unit not intended to be used for Residential Purpose. E.g.Porch, Refuge area etc.
4	C	Commercial
5	L	Land
6	I	Industrial

वृहन्मुंबई महानगरपालिका आपातकालीन व्यवस्थापन कक्ष व मध्यवर्ती तक्रार नोंदणी विभाग संपर्क क्र. 1916,22694727
कोविड-19 साधीदरम्यान वेधर व गरजू व्यक्तींच्या मदतीसाठी दुरध्वनी सेवा क्र. 1800 22 1292
महान व गरजू मुलांच्या मदतीसाठी 24 तास तात्काळ सेवा दुरध्वनी क्र.1098

Though Hon.HC in W.P.No.2592/2013 has struck down 20,21 & 22 of the CV Rules, the present bill has been raised on protective basis.

RECEIPT NO.: 0218794

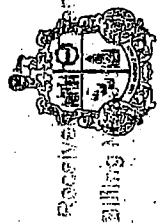
As Inward and Collection Dept. KVI

BRIHANMUMBAI MAHANAGAR PALIKA

WARD

20220814 1538391 01/10/2022 16:17:53

Receipt No: 2022ACR08950012



Address: ...

Account No: 560600710070368

State Code	PAY No.	GST No.	UIN No.	Place of Supply	Registered
------------	---------	---------	---------	-----------------	------------

Bill No.	Bill Dt.	Amount	FD+VAT+Excise+Surcharge	Total	Early Blvd	Net	Cash/
202208141538391	01/10/2022	127294	0	127294	0	127294	127294
202208141538391	01/10/2022	127294	0	127294	0	127294	127294



Net Amount: 254588

Total In Words: Two Lakh Fifty Four Thousand Five Hundred Eighty Eight Only

Advance Payment

Remark: Full Payment

Type of Collection

Note: All amount in Rupees

Net Amount	254588	IGST	0	Gross Value	254588
------------	--------	------	---	-------------	--------

HSN/SAC NO.: 500111

MCGM PAN NO.: AAALM0424

MCGM GST NO.: 27AALM04241ZA

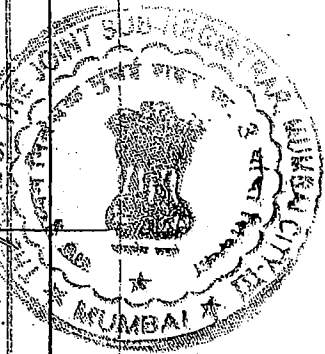
IP: 102.231.100

Created By: JMWNTJSEJQVE

Printed By: Pramita Aish Sekhal

Printed On: 29/10/2022 16:1

254588	0	254588
--------	---	--------



Cheque Received Subject to Realisation



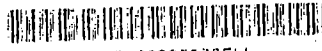
भारत सरकार

Government of India

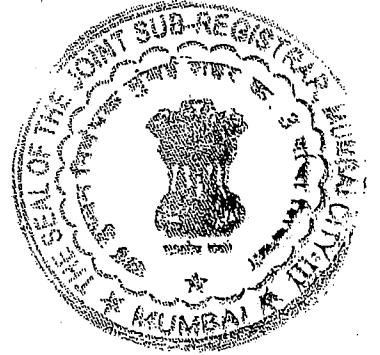
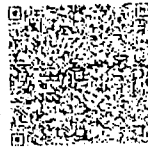
नोंदविण्याचा क्रमांक / Enrollment No 2017/78103/31893

To
राजराज मंत्रेश्वर भाऊरावकर
Rajaram Mureshwar Bhauravkar
S/O. Mureshwar Bhauravkar
Mandar
Juna Tara Road
Near SBI Bank
Mumbai
Juna Mumbai Member
Mandrasatra 400049
982009859

Ref: 280/24M/311778/396444/F



BB100925533FH



बवई - ३		
93480	82	44
२०२३		

आपला क्रमांक / Your No.

5306 8961 7695

माझे माझी ओळख



भारत सरकार
Government of India



राजराज मंत्रेश्वर भाऊरावकर
Rajaram Mureshwar Bhauravkar
जन्म तारीख : 00/06/1969
पत्ता : Mandar



5306 8961 7695

माझे माझी ओळख

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

RAJARAM MORESHWAR AJGAONKAR

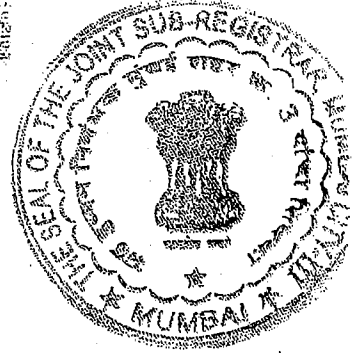
MORESHWAR RAJARAM AJGAONKAR

07/02/1958

Permanent Account Number

AAAP89416G

Signature
Signature





Signature

बबई - ३		
१३५४०	४३	४५
२०२३		



भारत सरकार
GOVERNMENT OF INDIA

संविदा राजाराम अजाणकर
Soniya Rajaram Ajaonkar
जन्म तारीख: 08/07/1927
FEMALE



9717 0314 2704
VID: 9111 1927 2064 2045

माझे आधार, माझी ओळख

Ajaonkar


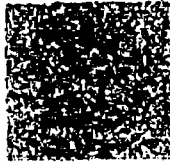
बबई - ३		
९३५००	४४	५५
२०२३		



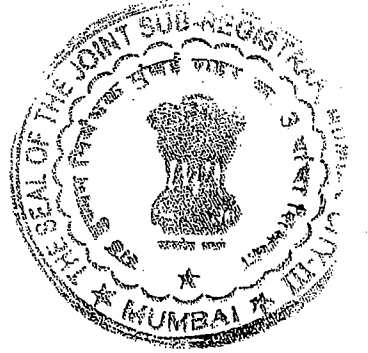
जॉइंट सब-रजिस्ट्रार प्राधिकरण
JOINT SUB-REGISTRAR AUTHORITY OF MUMBAI

पत्ता:
W/O. नारायण भा. अजिंक्य, 117, एन. एच. रोड
महाराष्ट्र, 400049

Address:
W/O. Narayan Bha. Ajinkya, Mumbai City
Building: P. B. Road, Near Hotel, Mumbai City
Mumbai, Mumbai
Mumbai - 400049



ववई - ३		
३२१००	४५	५५
२०२३		



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SONIA RAJARAM AJGAONKAR

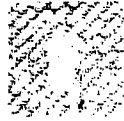
DNYANDEO GOVIND KHANOLKAR

07/02/1963

Permanent Account Number

AAAPA9415F

Ajgaonkar
Signature



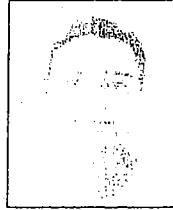
280*20*16

Ajgaonkar

बबई - ३		
१३५००	४६	५५
२०२३		



भारत सरकार
GOVERNMENT OF INDIA



कपिल महेश कोठारी
Kapil Mahesh Kothari

जन्म तिथि / DOB: 28/01/1980

पुरुष / MALE

Mobile No.: 9920969920

8132 7344 1340



मेरा आधार, मेरी पहचान



बचत - ३		
९३५४०	४०	५५
२०२३		

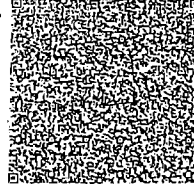


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
बी/1102, टवर नं. 01, विकास पॅरडाइस, एन बी एस रोड,
मुलुंड (वेस्ट), सन्तोशी माता मंदिर के पास, मुंबई, मुंबई,
महाराष्ट्र - 400080

Address:
B/1102, Tower No.01, Vikas Paradise, L B S
Road, Mulund (West), Near Santoshi Mata
Mandir, Mumbai, Mumbai, Maharashtra - 400080

QR Code with Photograph



Generation Date: 20/01/2018



K. Kothari

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFLPK0889H

नाम / Name
KAPIL MAHESH KOTHARI

पिता का नाम / Father's Name
MAHESH MULJI KOTHARI

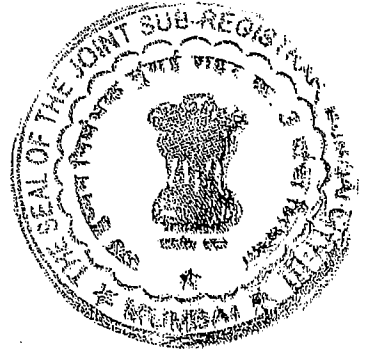
जन्म की तारीख / Date of Birth
28/01/1980

A PAN Application Debitably Signed. Card Not Valid unless Physically Signed

K. Kothari



12042018



K. Kothari

बबइ - ३		
१३५४४०	१८	५५
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAMTA KAPIL KOTHARI

NARENDRA MATHURADAS KATIRA

13/05/1981
Permanent Account Number
AMKPK4104F

Mamta K
Signature



21072004



Mamta K

ववड - ३		
१३५४००	०९	९५
२०२३		



भारत सरकार
GOVERNMENT OF INDIA



ममता कपिल कोठरी
Mamta Kapil Kothari
जन्म तिथि / DOB: 13/05/1981
महिना / FEMALE
Mobile No.: 9920699920



5684 3588 1375

मेरा आधार, मेरी पहचान



बवई - ३		
३५४००	५०	५५
२०२३		



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
B-1102, टावर नं. 01, विकास पैराडिस, एल. बी. एस.
रोड, मुलुंद (वेस्ट), सन्तोशी माता मंदिर के पास, मुंबई, मुंबई,
महाराष्ट्र - 400080

QR Code with Photograph



Address:
B-1102, Tower No.01, Vikas Paradise, L B S
Road, Mulund (West), Near Santoshi Mata
Mandir, Mumbai, Mumbai, Maharashtra - 400080



1947
1800 300 1947

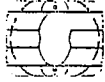
help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Mamta K.

DL No. M. 04 20130...0753 DO. 25-09-2010
Valid Till 30-09-2013 (NT)

FORM 7
RULE 16 (2)



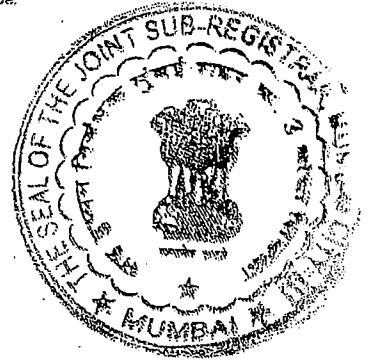
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
CC : DU
LMV : 25-09-2013
MCWG : 25-09-2013

DOB : 31-05-1975 BG :

Name : SACHIN RANE
V/D/W of JANARDAN RANE
Add : GANESH DARSHAN 2ND FLR RM NO.27
RD NO.21 KISAN NGR NO.2 WIE THANE

PIN : 400604
Signature & ID of Issuing Authority: MH04 2013517

Signature/Thumb
Impression of Holder



बळई - ३		
३३४४०	५९	५५
२०२३		

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH04 20150037373 DOI 08-09-2015
Valid Till : 31-03-2034 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

CCV DOI
LMV 08-09-2015

FORM 1
RULE 14 (2)

DOB 01-04-1984 BG

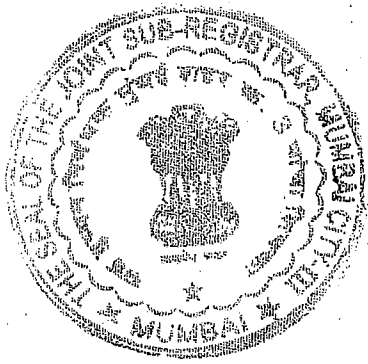
Name DINESH KHEMAN
S/D/W of BALARAM KHEMAN
A/cd. B/110 SAI DWARKA CHS NAVGHAR RD
DHAYANDER (E) THANE

PAN 495105
Signature & ID of Issuing Authority *[Signature]* MHU-2015530C

Signature/Thumb Impression of holder



वर्क - ३		
१३५४०	५२	५५
२०२३		



१०९ - ३		
३४००	५३	५५
२०२३		

450/13547

शुक्रवार, 07 जुलै 2023 1:33 म.नं.

दस्त गोषवारा भाग-1

ब्रवई3

दस्त क्रमांक: 13547/2023

दस्त क्रमांक: ब्रवई3 /13547/2023

वाजार मूल्य: रु. 15,66,61,312/- मोवदला: रु. 18,50,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,11,00,000/-

दु. नि. मह. दु. नि. ब्रवई3 यांचे कार्यालयात

अ. क्र. 13547 वर दि.07-07-2023

गेजी 1:29 म.नं. वा. हजर केला.

पावती:14853

पावती दिनांक: 07/07/2023

सादरकरणागचे नाव: कपिल महेश कोठारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण: 31100.00

दस्त हजर करणाऱ्याची सही:

मह. दु. नि. निबंधक, मुंबई-3

मह. दु. नि. निबंधक, मुंबई-3

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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

शिक्षा क्र. 1 07 / 07 / 2023 01 : 29 : 02 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 07 / 07 / 2023 01 : 30 : 47 PM ची वेळ: (फी)

पतिज्ञापण

संघटन कर्मचारी या बोर्डाच्या अधिन २००६ अंतर्गत कार्यरत असलेल्या असून ते संघटन नोंदणीकृत
 वाचक केलेला आहे. *दस्ताव्याची संपूर्ण मजकूर, निष्पादन *दस्ताव्याची संपूर्ण
 सोबत जोडलेल्या कागदपत्रांची सत्यता संपादली आहे. *दस्ताव्याची संपूर्ण
 कागदपत्रांची सत्यता संपादली आहे. *दस्ताव्याची संपूर्ण

लिहून देणारे: *[Signature]*

[Signature]



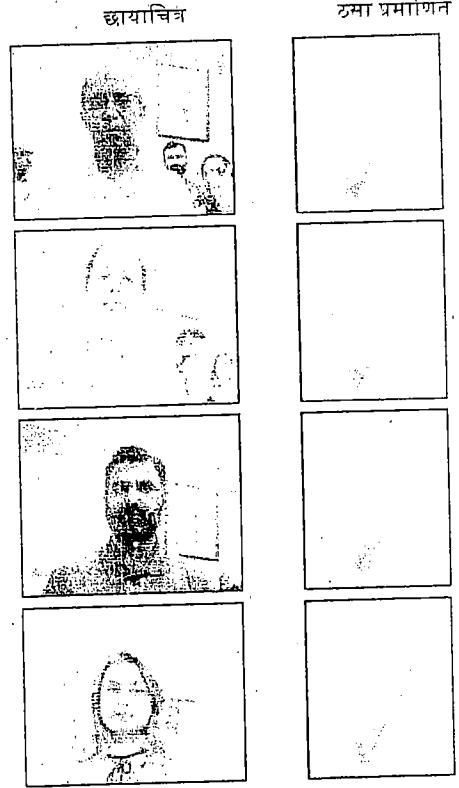
५५/५५

07/07/2023 1 45:09 PM

दस्न क्रमांक : वर्ष 3 / 13547/2023

दस्नाचा प्रकार :- ऑनलाइन टू मेल

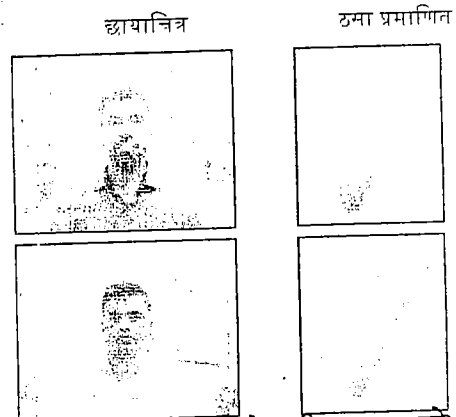
- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार |
|----------|---|--------------------------------------|
| 1 | नाव: राजाराम आजगावकर
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मंदार, नेकस्ट टू स्टेट
बँक ऑफ इंडिया, जुहू नारा रोड, मुंबई, ब्लॉक नं. -, रोड नं. -,
महाराष्ट्र, मुम्बई.
पिन नंबर: AAAPA9416G | निहून देणार
वय :- 65
स्वाधरी:- |
| 2 | नाव: सोनिया आर. आजगावकर
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मंदार, नेकस्ट टू स्टेट
बँक ऑफ इंडिया, जुहू नारा रोड, मुंबई, ब्लॉक नं. -, रोड नं. -,
महाराष्ट्र, मुम्बई.
पिन नंबर: AAAPA9415F | निहून देणार
वय :- 60
स्वाधरी:- |
| 3 | नाव: कपिल महेश कोठारी
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वी/1102, टॉवर नं. 1,
विकास पॅराडाईज, एल.वी.एस. रोड, मुलुंड पश्चिम, संतोपी माता
मंदिर जवळ, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई.
पिन नंबर: AFLPK0889H | निहून घेणार
वय :- 43
स्वाधरी:- |
| 4 | नाव: ममता कपिल कोठारी
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वी/1102, टॉवर नं. 1,
विकास पॅराडाईज, एल.वी.एस. रोड, मुलुंड पश्चिम, संतोपी माता
मंदिर जवळ, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई.
पिन नंबर: AMKPK4104F | निहून घेणार
वय :- 42
स्वाधरी:- |



वरील दस्नोपेवज करून देणार नसाकधीन ऑनलाइन टू मेल चा दस्न एवज करून दिल्याचे कबुल करताना
शिक्का क्र.3 ची वेळ: 07 / 07 / 2023 01 : 40 : 11 PM

ओळख:-
खालील इमम असे निवेदीन करताना की ते दस्नोपेवज करून देणा-यानां व्यक्तीशः ओळखताना, व त्यांची ओळख पटवितात

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | स्वाधरी |
|----------|---|---------|
| 1 | नाव: दिनेश खेमन -
वय: 34
पत्ता: सोनावाला विल्डिंग, फोर्ट, मुंबई
पिन कोड: 400001 | स्वाधरी |
| 2 | नाव: मन्जिन राणे
वय: 45
पत्ता: 79, भाग्योदय विल्डिंग, फोर्ट, मुंबई
पिन कोड: 400001 | स्वाधरी |



प्रमाणित करणेत येते की दस्तामध्मे
एकूण.....५५.....पाने आहेत पुस्तक
क्र.-१, मध्ये बर्बई-३/ १३.५.२०/ २०२३
नोंदला. ०७/०७/२०२३
दिनांक

शिक्का क्र.4 ची वेळ: 07 / 07 / 2023 01 : 43 : 25 PM

शिक्का क्र.5 ची वेळ: 07 / 07 / 2023 01 : 44 : 31 PM नोंदणी पुस्तक

सह दुय्यम निबंधक,
मुंबई शहर क्र. ३,



सह दुय्यम निबंधक, मुंबई शहर-३

sr.	Purchaser	Type	Verification no/V	GRN	Amount	Used At	Deface Number	Deface Date
1	KAPIL MAHESH KOTHARI AND ANR	eChallan	02003942023070601573	MH004823353202324E	11100000.00	SD	0002485405202324	07/07/2023
2	KAPIL MAHESH KOTHARI AND ANR	eChallan		MH004823353202324E	30000	RF	0002485405202324	07/07/2023
					1100	RF	0707202304450D	07/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

दम्न क्रमांक : 13547/2023

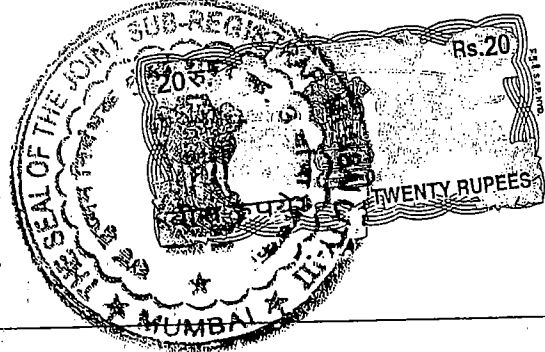
नोंदणी :

Regn:63m

07/07/2023

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	185000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	156661311.912
(4) भू-मापन, पोटहिल्या व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं. वी-5902,59 वा मजला, क्षेत्रफळ 322.53 चौरस मीटर विल्टअप, मोबत लगतच्या गल्लीचे क्षेत्रफळ 153.51 चौरस मीटर विल्टअप, सोबत 3 बंदिस्त वाहननळ क्रमांक पीओ7-051, पीओ7-052 आणि पीओ7-052 वी, टॉवर वी, ओमकार 1973 बरळी ओमकार 1973 टॉवर वी को. ऑ. हॉ. सो. लि. सि. एम. नं. 913, 2/914, 4/914, 914, 3/914, 1/914, 915 ऑफ लोअर परेल डिव्हिजन, पांडुरंग बुधकर मार्ग, बरळी, मुंबई 400030 PUI: GS0800710970368 ((C.T.S. Number : 913 ;))
(5) क्षेत्रफळ	1) 322.53 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नोवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- गजारा म आजगावकर वय:-65; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मंदार, नेकस्ट टू स्टेट बँक ऑफ इंडिया, जुहू तारा रोड, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:- AAAPA9416G 2): नाव:- मोनिया आर. आजगावकर वय:-60; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मंदार, नेकस्ट टू स्टेट बँक ऑफ इंडिया, जुहू तारा रोड, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:- AAAPA9415F
(8) दम्नोवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- कपिल महेश कोठागी वय:-43; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वी/1102, टॉवर नं. 1, विक्रम पॅराडाईज, एल. वी. एम. रोड, मुंबई पश्चिम, संतोपी माता मंदिरजवळ, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:- AFLPK0889H 2): नाव:- ममता कपिल कोठागी वय:-42; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वी/1102, टॉवर नं. 1, विक्रम पॅराडाईज, एल. वी. एम. रोड, मुंबई पश्चिम, संतोपी माता मंदिरजवळ, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:- AMKPK4104F
(9) दम्नोवज करून दिल्याचा दिनांक	07/07/2023
(10) दम्न नोंदणी केल्याचा दिनांक	07/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13547/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	11100000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

सह दुय्यम निबंधक मुंबई
शहर क्र. ३,

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KAPIL MAHESH KOTHARI AND ANR	eChallan	02003942023070601573	MH004823353202324E	11100000.00	SD	0002485405202324	07/07/2023
2	KAPIL MAHESH KOTHARI AND ANR	eChallan		MH004823353202324E	30000	RF	0002485405202324	07/07/2023
3		DHC		0707202304450	1100	RF	0707202304450D	07/07/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

DATED THIS 27 DAY OF JULY 2023

BETWEEN

MR. RAJARAM AJGAONKAR & ANR.

...Transferors

AND

MR. KAPIL MAHESH KOTHARI & ANR

...Transferees

AGREEMENT FOR SALE

91522 21123

4.43
2/2/23