

Index-II



20/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 7833/2023

नोंदणी :

Regn-83m

गावाचे नाव : एक्सर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10875000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7579080.25
(4) भू-मापन, पोटहिन्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :आदिका नं: 403, माळा नं: 4, इमारतीचे नाव: उमिवा रेसिडेंसि, ब्लॉक नं: दौलत नगर रोड न 4, रोड : बोरिवली पूर्व 400066, इतर माहिती: क्षेत्र 604.40 चौ. फुट देरा कारपेट... सोबत 1 कार पार्किंग इन लोवर स्टॅक((C.T.S. Number : 2683,2683/1 to 4 ;))
(5) क्षेत्रफळ	1) 61.79 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स मेघजी खिमजी डेव्हलपर्स एल एल पी चे पार्टनर आकाश पटेल बय:-29; पत्ता:-प्लॉट नं: 501, माळा नं: 5, इमारतीचे नाव: आधिवाद , ब्लॉक नं: दौलत नगर रोड न 10 , रोड नं: बोरिवली पूर्व 400066 , महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-ABQFM2946Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिपक विनयचंद्र शेट बय:-50; पत्ता:-प्लॉट नं: 502, माळा नं: 5, इमारतीचे नाव: शिवानी, ब्लॉक नं: दौलत नगर रोड न 9 , रोड नं: बोरिवली पूर्व 400066 , महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-ABBPS2514D 2): नाव:-जुली दिपक शेट बय:-48; पत्ता:-प्लॉट नं: 502, माळा नं: 5, इमारतीचे नाव: शिवानी, ब्लॉक नं: दौलत नगर रोड न 9 , रोड नं: बोरिवली पूर्व 400066 , महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AADPS6017L
(9) दस्तऐवज करून दिल्याचा दिनांक	20/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	20/06/2023
(11)अनुक्रमांक,घड व पृष्ठ	7833/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	652500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



दस्तासोबत सुची क्र. II

खरी प्रत

20/6/2023
 सह. दुय्यम निबंधक बोरीवली क्र. ९,
 मुंबई उपनगर जिल्हा.



पुस्तक क्र. १/२०२३

दिनांक 20/06/2023

दिनांक 20/06/2023 5:08:28 PM

क्र.सं.	पंजीयनाचे नाव व पत्ता	पंजीयनाचा प्रकार	साक्षात्कार	संश्लेषणाचा ठराव
1	साहजिक विनयचंद्र लेट पत्ता: 501, बाळ नं. 5, इमारतीचे नाव: अविहार, ब्लॉक नं. दीपक पत्र नं. 10, रोड नं. बोरिवली पूर्व 400066, महाराष्ट्र, MUMBAI. सं. नं. ABGCFM29466Q	विहून वेपार पत्र -29 स्वाधरी-		
2	साहजिक विनयचंद्र लेट पत्ता: 502, बाळ नं. 5, इमारतीचे नाव: अविहार, ब्लॉक नं. दीपक पत्र नं. 9, रोड नं. बोरिवली पूर्व 400066, महाराष्ट्र, MUMBAI. सं. नं. ABGPFM2514D	विहून वेपार पत्र -50 स्वाधरी-		
3	सुनी विपक लेट पत्ता: 502, बाळ नं. 5, इमारतीचे नाव: अविहार, ब्लॉक नं. दीपक पत्र नं. 9, रोड नं. बोरिवली पूर्व 400066, महाराष्ट्र, MUMBAI. सं. नं. AADPS8017L	विहून वेपार पत्र -48 स्वाधरी-		

Amruted

D.V. Sheth

J.D. Sheth

दस्तावेज कल्प देणार उपाकरीत करणाराचा नाव देणार कल्प देणाऱ्याचे कल्प करतात.

बरल - १/		
७८३३	ey	ey
साक्षात्कार २०२३		संश्लेषणाचा ठराव

बोलात: काळीम देणार असे निवेदीत करतात की ते दस्तावेज कल्प देणाऱ्यांना स्वकीय: ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पंजीयनाचे नाव व पत्ता
1	साहजिक विनयचंद्र लेट पत्र: 52 पत्ता: बोरिवली पूर्व पत्र नं. 400066
2	सुनी विपक लेट पत्र: 47 पत्ता: अविहार बोरिवली पत्र नं. 400066

स्वाधरी
Chandhakant

स्वाधरी
J.D. Sheth

दस्तावेज कल्प देणाऱ्यांचा कल्प देणाराचा पत्र क्र. 1, 2, या पत्रकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आनी जाते. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहून वेपार विपक विनयचंद्र लेट	20/06/2023 04:48:53 PM	विपक विनयचंद्र लेट M XXXX XXXX 9582
2	विहून वेपार सुनी विपक लेट	20/06/2023 04:49:11 PM	सुनी विपक लेट F XXXX XXXX 1725 प्रमाणित करणेत येते की, या दस्तावेज एकाच.....पाने आहेत. पुस्तक क्र. १/बरल-१/.....२०२३ वर नोंदला, दिनांक.....२०२३



शिक्रा क्र.4 ची वेळ: 20/06/2023 05:06:29

शिक्रा क्र.5 ची वेळ: 20/06/2023 05:07:34 PM

ह. दुय्यम निबंधक, बोरिवली क्र. ९,

सह. दुय्यम निबंधक, बोरिवली क्र. ९,

Sr.	Purchaser Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Date		
1	meghji khimji developers lp	eChaffan	02003942023061901285	MH003842828202324E	652500.00	SD	0002041796202324	20/06/2023
2		DHC		1906202311689	1900	RF	1906202311689D	20/06/2023
3	meghji khimji developers lp	eChaffan		MH003842828202324E	30000	RF	0002041796202324	20/06/2023

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

7833 /2023

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- For feedback, please write to us at feedback.sarita@gmail.com

6/20/23, 4:50 PM

Summary 1 (Dasgoshwara bhag 1)

517/7833

संगणकांक, 20 जून 2023 4:48 म.म.

दस्त घोषवारा भाग-1

दस्ताव

दस्त क्रमांक: 7833/2023

दस्त क्रमांक: दस्ताव / 7833/2023

साज्या मूल्य: ₹. 75,79,080/-

घोषवारा: ₹. 1,08,75,000/-

भागेचे मुदत मूल्य: ₹. 6,52,500/-

डु. नि. मा. दु. नि. दस्ताव घाणे कार्यालय

अ. क्र. 7833 का दि. 20-06-2023

रोजी 4:48 म.म. का. हका केला.

पावनी: 8298

पावनी दिनांक: 20/06/2023

सादरकारघाराचे नाव: दिपक विनयचंद शेठ

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1900.00

पुण्याची संख्या: 95

- D.V. Sheth

एकूण: 31900.00

दस्त हका कारणा-घाची मही:

सह. मुख्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

सह. मुख्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिफा क्र. 1 20 / 06 / 2023 04 : 46 : 37 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 20 / 06 / 2023 04 : 47 : 19 PM ची वेळ: (फी)

प्रतिज्ञापत्र

हजर दस्तऐवज ह नोंदणी कायदा १९०८ अन्वये असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावेज संपूर्ण प्रकूर, निबादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदेशरी रचना असणे आवश्यक आहे. *दस्तावेजी सत्यता, वैधता कायदेशीर बाबोसती दस्त निबादक व *संपूर्णपणे हे संपूर्णपणे जबाबदार राहतील.

Amrakesh

लिहून देणारे :

D.V. Sheth

लिहून घेणारे :



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२०२३		



भारत सरकार
GOVERNMENT OF INDIA



जुली दीपक शेट
Jully Deepak Sheth
जन्म तारीख/ DOB: 16/09/1975
महिना / FEMALE



6687 4502 1725

आधार-सामान्य माणमाचा अधिकार

J. D. Sheth



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

५०२, शिवानी, ९वा रोड,
दौलत नगर, शिव मंदिर
ब्रचळ, दौलत नगर,
बोन्विली इन्स्ट, मुंबई,
महाराष्ट्र - 400066

Address:

502, SHIVANI, 9TH ROAD, DAULAT
NAGAR, NEAR SHIV MANDIR, DAULAT
NAGAR, Borivali East S.O, Mumbai,
Maharashtra - 400066

6687 4502 1725



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

JULLY DEEPAK SHETH
HASMUKHLAL NAGARDAS SHAH

16/09/1975

Permanent Account Number
AADPS6017L



23/05/2008

वरत - ९/

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J. D. Sheth

Signature

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J. D. Sheth



भारत सरकार
GOVERNMENT OF INDIA



दीपक विनायचंद्र शेट
Deepak Vinaychandra
Sheth
जन्म तारीख/ DOB: 06/03/1973
पुरुष / MALE



4952 6288 9582

आधार-सामान्य माणमाचा अधिकार

D.V. Sheth



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

५०२, शिवानी, ९, रोड
दौलत नगर, शिव मंदिर
बवळ, दौलत नगर,
बोमिबनी इन्ट, मुंबई,
महाराष्ट्र - 400066

Address:

502, SHIVANI, 9TH ROAD DAULAT NAGAR,
NEAR. SHIV MANDIR, DAULAT NAGAR,
Borivali East S.O, Mumbai,
Maharashtra - 400066

4952 6288 9582



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1800 300 1947

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

DEEPAK VINAYCHANDRA SHETH

VINAYCHANDRA SHANTILAL SHETH

06/03/1973

Permanent Account Number
ABBPS2514D

D.V. Sheth

Signature



D.V. Sheth

15-21		
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Annexure "6"



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51800035132

Project: Umiya Residency . Plot Bearing / CTS / Survey / Final Plot No.: 2683 at Borivali, Borivali, Mumbai Suburban, 400066.

1. M/S Meghji Khimji Developers Llp having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, Pin: 400066.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 10/05/2022 and ending with 29/02/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Prakash Prabhoo
(Secretary, MahaRERA)
Date: 10-05-2022



Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 10/05/2022
Place: Mumbai

वसंत - १/		
0683	८२	१५
२०२३		

Issue On : 16 Mar 2022 Valid Upto : 15 Mar 2023

Application Number : P-7914/2021/(2683)/R/C
Ward/EKSAR-N/CC/1/New

Remark :

This C.C. is granted for the work up to still slab level only, as per approved IOD plans dated 20.12.2021.

Approved By
Shri.H.S Bure Exe Engr(BP)WS-II R Ward
Executive Engineer

Issue On : 29 Jun 2022

Valid Upto : 15 Mar 2023

Application Number : P-7914/2021/(2683)/R/C
Ward/EKSAR-N/FCC/1/New

Remark :

This C.C. is granted and now further C.C. is extended for entire work of proposed building comprising of Still floor + 1st to 8th upper floors + (Part) 9th upper floor for residential use as per approved plan dated 20.12.2021.



Page 2 of 3 On 29-Jun-2022

P-7914/2021/(2683)/R/C Ward/EKSAR-N/FCC/1/New
बरेली - १/

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Issue On : 16 Mar 2022

Valid Upto : 15 Mar 2023

Application Number :

P-7914/2021/(2683)/R/C
Ward/EKSAR-N/CC/1/New

Remark :

This C.C. is granted for the work up to stilt slab level only, as per approved IOD plans dated 20.12.2021.

✓
Name : HANUMANT
SADASHIVRAO BURE
Designation : Executive
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 16-Mar-2022 17:40:07

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer, Building Proposal
Western Suburb II R/C Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.




P-7914/2021/(2683)/R/C Ward/EKSAR-N/CC/1/New
करल - १/

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Annexure " F "

C - 3


MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No P-7914/2021/(2683)/R/C Ward/EKSAR-N/FCC/1/New
COMMENCEMENT CERTIFICATE

To
MEGHJI KHIMJI DEVELOPERS LLP
501, Ashirwad Building, Daulat Nagar Road NO. 10,
Borivali (E), Mumbai 400066

Sir,
With reference to your application No. P-7914/2021/(2683)/R/C Ward/EKSAR-N/FCC/1/New Dated. 13 Jul 2021 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 13 Jul 2021 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 2683 C.T.S. No. 2683 Division / Village / Town Planning Scheme No. EKSAR-N situated at Daulat Nagar Road No. 4 Road / Street in R/C Ward Ward.

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

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

The Municipal Commissioner has appointed Shri. Shri.H.S.Bure Exe Engr(BP)WS-II R Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 15/3/2023

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Annexure "E"

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-7914/2021/(2683)/R/C Ward/EKSAR-N/CC/1/New

COMMENCEMENT CERTIFICATE

To,
MEGHJI KHIMJI DEVELOPERS LLP
501, Ashirwad Building, Daulat Nagar Road NO. 10,
Borivali (E), Mumbai 400066

Sir,

With reference to your application No. P-7914/2021/(2683)/R/C Ward/EKSAR-N/CC/1/New Dated. 13 Jul 2021 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 13 Jul 2021 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 2683 C.T.S. No. 2683 Division / Village / Town Planning Scheme No. EKSAR-N situated at Daulat Nagar Road No. 4 Road / Street in R/C Ward Ward .

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

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

The Municipal Commissioner has appointed Shri. Shri.H.S.Bure Exe Engr(BP)WS-II R Ward Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 15/3/2023

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(11)अनुसर्वांक खंड व पुस्त	8430/2021
(12)श्राजाध्यायप्रमाणे पुस्तक शुल्क	1375000
(13)श्राजाध्यायप्रमाणे नोंदणी शुल्क	30000
(14)श्रीत	
मुल्यांकनासाठी विचारात घेतलेला तपशील...	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकाशानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकाशानुसार आवश्यक नाही
पुस्तक शुल्क आकारलेला निवडलेला अनुच्छेद	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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Annexure "A"

22/06/2021

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दुय्यम निबंधक : सह दु.नि. बोरीवली 5

22/06/2021

दस्त क्रमांक : 8430/2021

Note :-Generated Through eSearch Module.For original report please contact concern SRO office.

नोंदणी :

Regn.63m

गावाचे नाव : एक्सर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	27500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27206000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: जमीन व बांधकाम - सर्व्हे नं. -176,177,प्लॉट नं.- 65,सीटीएस नं.-2683,2683/1,2683/2,2683/3,2683/4 व्हिलेज-एक्सर,तालुका-बोरीवली,जिल्हा-मुंबई उपनगर,क्षेत्र 418 चौ.मी.कन्व्हेअन्स प्रमाणे(406 चौ.मी.मालमत्तापत्रकाप्रमाणे),सोबत 2955 चौ.फूट कार्पेट बांधकाम,म्युनिसिपल नं आर -6690(1)।3सी आणि आर -6690(2)।130 ए,दौलत नगर रोड नं 4,बोरीवली पूर्व मुंबई-400066((C.T.S. Number : 2683,2683/1,2683/2,2683/3,2683/4 ; Survey Number : 176,177 ;))
(5) क्षेत्रफळ	418 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता.	1): नाव:-रमेश मेघजी पटेल वय:-61 पत्ता:-प्लॉट नं: 202, माळा नं: -, इमारतीचे नाव: इती दर्शन, ब्लॉक नं: दौलत नगर, बोरीवली पूर्व मुंबई, रोड नं: रोड नं 4, महाराष्ट्र, मुंबई, पिन कोड:-400066 पॅन नं:-AABPP7246G 2): नाव:-मोहन मेघजी पटेल वय:-60 पत्ता:-प्लॉट नं: 501, माळा नं: -, इमारतीचे नाव: आशीर्वाद बिल्डिंग, ब्लॉक नं: दौलत नगर, बोरीवली पूर्व मुंबई, रोड नं: रोड नं 10, ऑप.भारत माता प्राउंड, महाराष्ट्र, मुंबई, पिन कोड:-400066 पॅन नं:-AGCPP0578L 3): नाव:-मानेकलाल मेघजी पटेल वय:-58 पत्ता:-प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: आशीर्वाद बिल्डिंग, ब्लॉक नं: दौलत नगर, बोरीवली पूर्व मुंबई, रोड नं: रोड नं 10, ऑप.भारत माता प्राउंड, महाराष्ट्र, मुंबई, पिन कोड:-400066 पॅन नं:-AABPP3972F 4): नाव:-सुरेश मेघजी पटेल वय:-56 पत्ता:-प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: आशीर्वाद बिल्डिंग, ब्लॉक नं: दौलत नगर, बोरीवली पूर्व मुंबई, रोड नं: रोड नं 10, ऑप.भारत माता प्राउंड, महाराष्ट्र, मुंबई, पिन कोड:-400066 पॅन नं:-AADPP6017F 5): नाव:-विजय मेघजी पटेल वय:-55 पत्ता:-प्लॉट नं: 701, माळा नं: -, इमारतीचे नाव: शिवलाल को ऑप सो ली, ब्लॉक नं: दौलत नगर, बोरीवली पूर्व मुंबई, रोड नं: क्रॉस रोड 5/8, महाराष्ट्र, मुंबई, पिन कोड:-400066 पॅन नं:-AGBPP7584P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता	1): नाव:-मेसर्स मेघजी खिमजी डेव्हलपर्स,एलएलपी चे भागीदार विनोद केशवलाल पोकार, पत्ता:-प्लॉट नं: 501, माळा नं: -, इमारतीचे नाव: आशीर्वाद बिल्डिंग, ब्लॉक नं: दौलत नगर बोरीवली पूर्व मुंबई, रोड नं: रोड नं 10, ऑप.भारत माता प्राउंड, महाराष्ट्र, मुंबई, पिन कोड:-400066 पॅन नं:-ABQFM2946Q
(9) दस्तऐवज करून दिल्याचा दिनांक	21/06/2021
(10) दस्त नोंदणी केल्याचा दिनांक	21/06/2021

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IN WITNESS WHEREOF parties' hereinabove name have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written. The Act and the Rules Regulations made there under.

SIGNED AND DELIVERED BY THE WITHIN NAMED Purchaser/Allottee: **Mr. DEEPAK VINAYCHANDRA SHETH**



D.V. Sheth

Signature



Left hand Impression

Purchaser/Allottee: **Mrs. JULLY DEEPAK SHETH**



J. D. Sheth

Signature



Left hand Impression

Mumbai on DATE: 20/6/2023

SIGNED AND DELIVERED BY THE WITHIN NAMED

Developer:

M/S. MEGHJI KHIMJI DEVELOPERS LLP

Registered Limited Liability Partnership,

through its designated partner

MR. AKASH PATEL (Authorized Signatory)



For **MEGHJI KHIMJI DEVELOPERS LLP**

A Patel

PARTNER

Signature



Left hand Impression

WITNESSES:

1. Signature *Ranish Patel*

Name *Ranish*

2. Signature *Chandrashekhar*

Name *Chandrashekhar*

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THE SCHEDULE I ABOVE REFERRED TO:

ALL that piece or parcel of land or ground together being part of Plot No. 65 and having C.T.S. Nos. 2683, 2683/1, 2683/2, 2683/3 and 2683/4 and corresponding Survey No. 176 and 177 and bearing Municipal Assessment No. R-6690 (1) 13C and R-6690 (2) 130A admeasuring about 418 sq. mtrs As per Conveyance (as per property card 406 sq. mtrs.) at Daulat Nagar Road No. 4, Borivali East, Mumbai - 400066 situate lying and being at Village Eksar Taluka Borivali in the Mumbai Suburban District and bounded as under: -

On or towards the West by Plot No. 14 Bhimarati Building,

On or towards the East by Plot No. 63 Satyanarayan Bhuvan, ..

On or towards the North by Plot No. 15 and 61 Rajendra Villa & Shyam Krupa, and

On or towards the South by Daulat Nagar Road No. 4

THE SCHEDULE II ABOVE REFERRED TO:

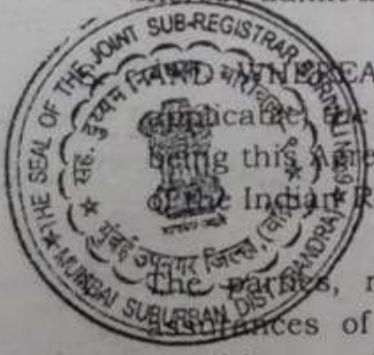
All that Flat No. 403, on 4th Floor, admeasuring 604.40 sq. feet RERA carpet area equivalent to 56.15 sq. meter RERA Carpet along with one car parking in lower stack in the said building known as "UMIYA RESIDENCY" to be constructed on the said property in Land Bearing Plot No. 65 and having C.T.S. Nos. 2683, 2683/1, 2683/2, 2683/3 and 2683/4 corresponding Survey No. 176 and 177 and bearing Municipal Assessment No. R-6690 (1) 13C and R-6690 (2) 130A of Village Eksar, Taluka Borivali, Mumbai Suburban District within the limits of M.C.G.M. and situated and lying at Daulat Nagar Road No. 4, Borivali East, Mumbai - 400066.



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the said property may take a very long time, and the Promoter/ Owner/ Developer may require to amend, from time to time, the plans, lay out, design, elevation etc. and the Purchaser/s/ Allottee/s has no objection to the Promoter/ Owner/ Developer making such amendments.

- P. The parties hereby confirm that they are signing the agreement with full knowledge of all the laws, rules, regulations, notification, etc., applicable to the project;
- Q. Allottee (Purchaser) had applied for flat in the Project *Vide* application No: 5 Dated 01/05/2023 and has been allotted flat premises no. 403 having Area of 604.40 square feet RERA carpet area, that is 56.15 sq. meter type 2 BHK, on 4th floor together with one car parking in Lower stack (Annexure "H & "I" in ("Building") known as Umiya Residency, located at C.T.S. Nos. 2683, 2683/1, 2683/2, 2683/3 and 2683/4, Corresponding Survey No. 176 and 177, corresponding plot no 65 of Village Eksar, Taluka Borivali, Mumbai Suburban District situated at Road no 4, Daulat Nagar, Borivali East, Mumbai 400066.
- R. The Total Price for the flat based on the RERA carpet area and one lower stack parking is Rs.1,08,75,000/- (Rs. One Crore eight lakhs and Seventy-Five Thousand only) AND WHEREAS, prior to the execution of these presents the Purchaser/s/ Allottee/s have paid to the Developers/ Promoters a sum of Rs 30,00,000/- (Rupees Thirty Lakhs only), being initial payment consideration of the Flat and balance of Rs. 78,75,000/- (Rupees Seventy-Eight Lakhs and Seventy-Five Thousand Only) will be paid as per payment schedule below (the payment and receipt whereof the Developers/ Promoters hereby admit and acknowledge, Annexure "J".).



WHEREAS, Under the provisions of RERA and MOFA (as applicable) the parties are required to execute an Agreement for Sale being this Agreement and to register the same under the provisions of the Indian Registration Act, 1908.

The parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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U. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Developer hereby agrees to sell and the Allottee hereby agrees to purchase the flat and accept the allotment of flat and one lower stack parking on the following terms and conditions-		

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Owner/ Developer Architect and of such other documents as are specified under RERA and the rules and regulations made there under including inter alia the following:

- (I) Property Register Cards, as per Annexure "B"
- (II) Title Certificate from ADVOCATE MANDAR V KOPARKAR dated 16th July 2021, as per Annexure "C".
- (III) All the documents of title relating to the said Plot area including the said Permanent Alternate Agreement and all other Documents mentioned in the recital hereinabove.
- (IV) a) IOD bearing no P-7914/2021/ (2683)/R/C Ward/ EKSAR N/IOD/1/New, as Annexure "D".
b) Commencement Certificate was received 16th March 2022, Bearing No P-7914/2021/ (2683)/R/C WARD/; EKSAR-N/CC/1/ new. (Annexure "E").
c) Further full CC was obtained on dated 29TH JUNE 2022, bearing no. P-7914/2021/ (2683)/R/C Ward/ EKSAR-N/FCC/1/ New. (Annexure "F").
- (V) All the approvals and sanctions of all the relevant authorities for the development of the said Real Estate Project including the layout plan, Building Plan, Floor Plan.
- (VI) RERA Number: P5180005132. (Annexure "G").
- (VII) The copy of the Floor plan of the premises, as per (Annexure "H")

1. AND WHEREAS the Promoter/ Owner/ Developer has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter/ Owner/ Developer while developing the project land and the said building and upon due

service and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

K. The Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory at Maharashtra Real Estate



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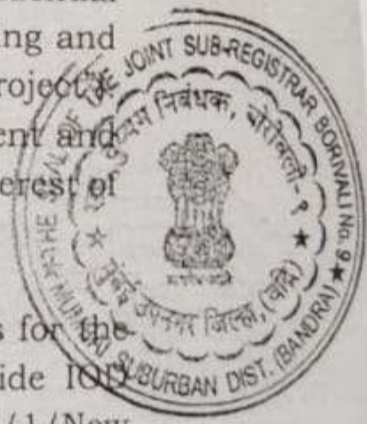
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intestate at Mumbai on 27.03.2012 leaving behind their legal heirs namely 1) Mr. RAMESH MEGHJI PATEL, 2) MR. MOHAN MEGHJI PATEL, 3) MR. MANEKLAL MEGHJI PATEL, 4) MR. SURESH MEGHJI PATEL and 5) MR. VIJAY MEGHJI PATEL, who are entitled to inherit the said property, as per the Hindu Succession Act.

Owner/ Developer specified under include

- D. The said 1) Mr. RAMESH MEGHJI PATEL, 2) MR. MOHAN MEGHJI PATEL, 3) MR. MANEKLAL MEGHJI PATEL, 4) MR. SURESH MEGHJI PATEL and 5) MR. VIJAY MEGHJI PATEL granted, conveyed, transferred the ownership rights, title and interest along with all the plot potential that is and may be available with respect to the property more particularly described in detail in the Schedule hereunder to the Developers herein i.e. M/S. MEGHJI KHIMJI DEVELOPERS LLP for the consideration, terms and conditions mutually agreed vide Conveyance Deed Dated 21ST JUNE 2021. The said Deed of Conveyance was duly registered on 21ST JUNE 2021 with the Office of the Sub- registrar of Assurances at Borivali under serial no. BRL- 5/8430/2021. The Copy of the Index II of the said document is annexed herein in Annexure "A" and Property Card, as Annexure "B".
- E. The said Developers herein have decided to develop the property being piece and parcel of land more particularly described in the Schedule hereunder written, thereby constructing buildings thereon known as "UMIYA RESIDENCY". The said Developers herein shall, at their own costs, demolish the existing building and structures and construct the new building thereupon.
- F. The said Land is earmarked for the purpose of building a Residential Project, comprising 9 floor multi-storeyed apartment Building and the said project shall be known as 'UMIYA RESIDENCY' ("Project"). The Developer is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Developer have been completed;
- G. The Developer has obtained the final layout plan approvals for the project from Municipal Corporation of Greater Mumbai vide ID bearing no P-7914/2021/ (2683)/R/C Ward/ EKSAR N/IOD/1/New and Commencement Certificate was received 16th March 2022, Bearing No P-7914/2021/ (2683)/R/C WARD/; EKSAR-N/CC/1/new. The Developer agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;
- H. The Allottee/s/ Purchaser/s has/ have demanded from the Owner/ Developer and the Owner/ Developer have given inspection to the Allottee/s/ Purchaser/s of all the documents of title relating to the said property, the plans, designs and specifications prepared by the



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Mr. DEEPAK VINAYCHANDRA SHETH, (Aadhar No: 495262889582 and PAN: ABBPS2514D), aged about 50 year Mrs. JULLY DEEPAK SHETH, (Aadhar No: 668745021725, PAN NO: AADPS6017L) aged about 48 years residing at 502 Shivani, 9th Road, Daulat Nagar, Near Shiv Mandir, Borivali East, Mumbai Maharashtra 400066, hereinafter called the "Allottee / Purchaser" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heir, executors, administrators, successors-in-interest and permitted assignees).

Their heirs, executors, administrators, successors-in-interest and permitted assignees).

The developer and Allottee/s shall hereinafter collectively be referred to as the "Parties" and individually as a "Party"

WHEREAS:

A. Originally, by a Deed of Conveyance dated 22nd June, 1950 which was duly registered with the office of the Sub-Registrar of Assurances at Borivali under serial No.322 of Book No. 1 on 4th 1950, Seth D. Mohandas transferred, assigned and conveyed to Smt. Hiralaxmi Amritlal Jivraj Shah, ALL that piece or parcels of land or ground of C.T.S. Nos. 2683, 2683/1, 2683/2, 2683/3 and 2683/4, Corresponding Survey No. 176 and 177, Corresponding Plot No. 65 of Village Eksar, Taluka Borivali, Mumbai Suburban District and bearing Municipal No. R-6690 (1) 13C and R-6690 (2) 130A, R-Central Ward admeasuring about 418 sq. Mtrs. as per Conveyance (as per property card 406 sq. mtrs.) situated at Daulat Nagar Road No. 4, Borivali (East), Mumbai - 400066 along with the structure thereon Originally known as "UMIYA NIWAS" and now known as "UMIYA RESIDENCY in the registration District and Sub-District of Bombay City and Bombay Suburban and more particularly described in the Schedule hereunder written (hereinafter referred as "the said property").



ब. By and under an Agreement for Sale dated 26th September, 1988 and further vide a Conveyance dated 23rd April, 1990 which is duly registered with the Office of the Sub-Registrar of Assurances at Mumbai (Bandra) under serial No. P2371/90, the said Smt. Hiralaxmi Amritlal Jivraj Shah conveyed and transferred the said property to Mrs. Lilavati Meghji Patel and Shri. Meghji Khimji Patel. virtue of the same, the names of the Mrs. Lilavati Meghji Patel and Shri. Meghji Khimji Patel were incorporated in the registered property cards pertaining to the said property.

C. Mrs. Lilavati Meghji Patel expired intestate at Mumbai on 24.07.2008. Subsequently Shri. Meghji Khimji Patel also expired

Handwritten signatures and initials: *Am*, *DVS*, *JOS*

D.V. [unclear]



CHALLAN
MTR Form Number-6



GRN MH003842828202324E
 Department Inspector General Of Registration
 Date 19/06/2023-16:14:05 Form ID 25.2

Type of Payment Stamp Duty
 Registration Fee
 Office Name BRL 8_JT SUB REGISTRAR BORIVALI 8
 Location MUMBAI
 Year 2023-2024 One Time

Account Head Details
 Amount In Rs.
 0030045501 Stamp Duty 652500.00
 0030063301 Registration Fee 30000.00

Payer Details
 TAX ID / TAN (If Any)
 PAN No.(If Applicable) ABQFM2946Q
 Full Name meghji khimji developers llp
 Flat/Block No. 403 umiya residency
 Premises/Building
 Road/Street road no 4 daulat nagar borivali east
 Area/Locality mumbai
 Town/City/District
 PIN 4 0 0 0 6 6

Remarks (If Any)
 PAN2=ABBPS2514D--SecondPartyName=deepak v sheth and jully d sheth-

Total Amount In Six Lakh Eighty Two Thousand Five Hundred Rupees
 Words nly

Payment Details BANK OF BARODA
 FOR USE IN RECEIVING BANK
 Cheque-DD Details
 Bank CIN Ref. No. 02003942023061901285
 Bank Date RBI Date 19/06/2023-16:15:48 Not Verified with RBI
 Name of Bank BANK OF BARODA
 Name of Branch
 Scroll No. , Date Not Verified with Scroll



Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलन केवल दुय्यम निवाहक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी व करावयाच्या दस्तांसाठी सादर चलन लागू नाही.
 Mobile No. : 9833791124

बरल - १/
 ७८३३ २ ६५
 २०२३

Valuation ID	202306206407					20 June 2023 03:36:26 PM
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई (उपनगर)					
मूल्य विभाग	ए.ए.एस. (बोरीवली)					
उप मूल्य विभाग	भूभाग: उत्तरेस गावाची सीमा, पूर्वेस व दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे मार्ग					
सर्व्हे नंबर न भू क्रमांक	सि टी एस नंबर 2683					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुल्या जमीन	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
	49710	134400	174200	116110	चौरस मीटर	
बांधीव क्षेत्राची माहिती	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
	116110	134400	174200	116110	चौरस मीटर	
बांधकाम क्षेत्र (Built Up)	61.79 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी आहे	मिळकतीचे वय-	0 TO 20 वर्षे	बांधकामाचा दर -	Rs 30250/-	
उद्दवाहन सुविधा-		मजला -	1st floor To 4th floor			
रस्ता सन्मूल -						
Sale Type - First Sale						
Sale Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 100% apply to rate = Rs. 116110/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
	= (((116110-49710) * (100 / 100)) + 49710)					
	= Rs. 116110/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 116110 * 61.79					
	= Rs. 7174436.9/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (116110 * 25/100)					
	= Rs. 404643.35/-					
Applicable Rules	= .10.4.16					
एकत्रित अंतिम मूल्य	= A + B + C + D + E + F + G + H + I + J					
	= 7174436.9 + 0 + 0 + 0 + 404643.35 + 0 + 0 + 0 + 0 + 0					
	= Rs. 7579080.25/-					

20/6/2023

Home Print



बरल - ९/		
०८९३	९	९५
२०२३		

Receipt (pavti)

517/7833

Tuesday, June 20, 2023

4:48 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn. 39M

गावाचे नाव: एक्सर

पावती क्र.: 8298

दिनांक: 20/06/2023

दस्तऐवजाचा अनुक्रमांक: बरल9-7833-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: दिपक विनयचंद्र शेठ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

मुळ दस्त दिले

एकूण:

रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:07 PM ह्या वेळेस मिळेल.

BRL9

बाजार मूल्य: रु. 7579080.25/-

मोबदला रु. 10875000/-

भरलेले मुद्रांक शुल्क: रु. 652500/-

सह. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 1900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1906202311689 दिनांक: 20/06/2023

विकचे नाव व पत्ता:

मुळ दस्त दिले

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003842828202324E दिनांक: 20/06/2023

विकचे नाव व पत्ता:

D. V. Sheth