

BRANCH : SBI Sita Quater, S	BRANCH CODE :	
OPAS ID :	RERA REG NO :	

LOAN ACCOUNT NUMBER :	
RIN RAKSHA ACCOUNT NUMBER :	

APPLICANT NAME:	HELLY SHAM	CIF NO :	1	80126251396
CO-APPLICANT NAME:	PRIYAM SHAM		2	90688007446
CO-APPLICANT NAME:			3	
CO-APPLICANT NAME:			4	
CONTACT NO (1)			(2)	
EMAIL ID :				

MORATORIUM REQD	YES / NO	MORATORIUM PERIOD :	20
LOAN AMOUNT :	30,00,000	INTEREST RATE :	
TENURE :	10 years	EMI AMOUNT / EMI DATE	
HL TYPE : TAKEOVER / RESALE / UNDER CONSTRUCTION / READY POSSESSION / TOPUP (Mort)			
SCHEME :		SBI LIFE: YES / NO	<input checked="" type="checkbox"/>
PROPERTY COST :	2 cr	PMAY APPLICABLE :	YES / NO
PROPERTY LOCATION	KANDIVALI		
SOURCING NAME:	AMIT YADAV	CONTACT OF SOURCING	9987763355
SOURCING TYPE :	HLC	HLC / SSL CODE / PF NO :	
EMAIL : amit.yadav.779@rediffmail.com		SIGN OF THE COORD :	

PROPERTY INSURANCE OBTAINED :	yes	PARTICULARS :	ENTERED IN CBS	INITIAL
COLLATERAL NO :		INSURANCE :		
MODE OF PAYMENT	SI / ECS	CERSAI :		
SI / ECS DATE :		EM CREATION DATE :		
CERSAI SECURITY ID		PROJECT COST :		
CERSAI ASSET ID		POST SANCTION INSPECTION:		
DE NO :		ROI :		
TD NO :		ECS / SI :		

DOCUMENTATION OFFICER (NAME & FILE NO.)	
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CUSTODY FILE NO:	
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# AGREEMENT FOR SALE

## TRANSFEROR

MR. DEEPAK OJHA

## TRANSFEREES

MISS. HELLY GAUTAM SHAH

MR. PRIYAM GAUTAM SHAH

## PREMISES

Flat No. 1701, admeasuring 290 sq. ft. Carpet area (i.e. 82.71 sq. mtrs.) being equivalent to 1068 sq. ft. of Built-up area (i.e. 99.26 sq. mtrs.) Carpet area on 17<sup>th</sup> Floor of Tower 'B' in "ALPINE" alongwith 1 Car Parking Space in the above building "ALPINE" situated at Samta Nagar, Kandivali (East), Mumbai - 400101.

367/8474

Tuesday, December 01, 2020  
4:32 PM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn.: 39M

गावाचे नाव: पोयसर

दस्तावेजाचा अनुक्रमांक: बरल-2-8474-2020

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: हेली गौतम शाह

पावती क्र.: 9052 दिनांक: 01/12/2020

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 960.00

पृष्ठांची संख्या: 48

एकूण:

₹. 30960.00

आपणाम मूळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे  
4:47 PM ह्या वेळेस मिळेल.

पुढील दिनांक पर्यंत पावती  
पुढील दिनांक पर्यंत

वाजार मूल्य: ₹. 19804406.985 /-

मोवदला ₹. 20000000/-

भरलेले मुद्रांक शुल्क: ₹. 400000/-

REGISTERED CIVIL DOCUMENT

BELEVERED ON 01/12/2020

1) देयकाचा प्रकार: DHC रकम: ₹. 960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202009402 दिनांक: 01/12/2020

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007649200202021E दिनांक: 01/12/2020

विक्रेते नाव व पत्ता:

Kyshal

Summary 1 (GoshwaraBhag-1)

मूल्यांकन पत्र ( शहरी क्षेत्र - वाणिज्य )		01 December 2020, 03:19:11 PM	
Valuation ID	202012016114		
मूल्यांकन वर्ष	2020		
जिल्हा	पुणे (पुणे)		
मूळ विभाग	78-पॉर्टर ( बोरीवली )		
स मूळ विभाग	78.352 रस्ता जुळवणी यत्नात		
मार्ग क्रमांक व मूळ क्रमांक	मि.जे.एम. क्रमांक 840		
वार्षिक मूल्य दर प्रकृतांनुसार मूल्यदर न.			
मू. म. मूल्य	विभागीय मूल्यदर	कार्यालय	दुकान
969900	175230	221200	293800
आयोगीक	मात्रमापनाचे एकक		वैधता
175230	चौरस मीटर		
आयोगीक अचरणीय मूल्यदर:			
आयोगीक अचरणीय मूल्यदर (Built Up)-	99.26 चौ.मी. मीटर	मिळकतीचा व्याप-	1 मी. मीटर
कार्यालय मूल्यदर (ग्राहक मूल्य)-	1.00 चौ.मी. मीटर	मिळकतीचे व्याप-	0.10 चौ.मी. मीटर
मूल्यदर -	आय	मूल्यदर -	11th floor To 20th floor
Sale Type - Resale	First Sale Date - 10/09/2013		
Sale Resale of built up Property constructed after circular dt 02/01/2018			
प्रमाणित मूल्य दर	110% apply to rate Rs 192753/-		
प्रमाणित मूल्यदर (मूळ मूल्यदर)	= ((वार्षिक मूल्यदर * खुल्या रकमेचा दर) + प्रमाणित मूल्यदर) * खुल्या रकमेचा दर		
	= ((192753 * 96900) * (100 / 100)) + 96900		
	= Rs 192753/-		
A) मूल्य दर, मिळकतीचे व्याप	= वरील प्रमाणित मूल्य दर * मिळकतीचे व्याप		
	= 192753 * 99.26		
	= Rs 19132662.78/-		
E) बंदित मूल्यदर तक्रारचे व्याप	= 13.94 * (192753 * 25/100)		
	= Rs 671744.205/-		
एकूट मूल्यदर	= मूल्यदर + मिळकतीचे व्याप + बंदित मूल्यदर + मूल्यदर + बंदित मूल्यदर + मूल्यदर + बंदित मूल्यदर + मूल्यदर + बंदित मूल्यदर		
	= 19132662.78 + 0 + 0 + 0 + 671744.205 + 0 + 0 + 0 + 0		
	= Rs. 19804406.985/-		

Home Print



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 2020



CHALLAN  
MTR Form Number-6



GRN	MH007649200202021E	BARCODE	Date		01/12/2020-13:09:43	Form ID	25.2
Department				Payer Details			
Inspector General Of Registration				TAX ID / TAN (If Any)			
Stamp Duty				PAN No.(If Applicable)			
Registration Fee				Full Name			
BRL2_J1 SUB REGISTRAR BORIVALI 2				HELLY GAUTAM SHAH			
MUMBAI				Flat/Block No.			
2020-2021 One Time				1701 TOWER B ALPINE			
Account Head Details			Amount In Rs.	Premises/Building			
0030045501	Stamp Duty		400000.00	SAMATA NAGAR KANDIVALI EAST			
0030063301	Registration Fee		30000.00	Area/Locality			
				MUMBAI			
				Town/City/District			
				PIN			
				4 0 0 1 0 1			
				Remarks (If Any)			
				SecondPartyName=DEEPAK OJHA-			
				Amount In			
				Four Lakh Thirty Thousand Rupees Only			
				Words			
				4,30,000.00			
Payment Details				FOR USE IN RECEIVING BANK			
IDBI BANK				Bank CIN			
				Re No.			
				69103332020120114330			
				2645240110			
Cheque/DD Details				Bank Date			
				RBI Date			
				01/12/2020-13:11:21			
				Not Verified with RBI			
Cheque/DD No.				Bank Branch			
				IDBI BANK			
Name of Bank				Scroll No. , Date			
				Not Verified with Scroll			
Name of Branch							



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबन्धक कार्यालयात नोंदणी करावयाच्या दस्तऐवजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तऐवजांसाठी सदर चलन लागू नाही.

Mobile No. : 7507984692

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Page 1/1

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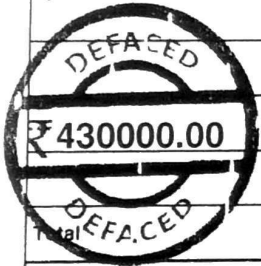
Print Date 01-12-2020 01:12:11



**CHALLAN**  
MTR Form Number-6



GRN	MH007649200202021E	BARCODE	[Barcode]		Date	01/12/2020-13:09:43	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)							
Office Name	BRL2 JT SUB REGISTRAR BORIVALI 2	Full Name	HELLY GAUTAM SHAH						
Location	MUMBAI	Flat/Block No.	1701 TOWER B ALPINE						
Year	2020-2021 One Time	Premises/Building							
Account Head Details		Amount In Rs.	Road/Street	SAMATA NAGAR KANDIVALI EAST					
0030045501	Stamp Duty	400000.00	Area/Locality	MUMBAI					
0030063301	Registration Fee	30000.00	Town/City/District						
			PIN	4	0	0	1	0	1
			Remarks (If Any)	SecondPartyName=DEEPAK OJHA-					
			Amount In	Four Lakh Thirty Thousand Rupees Only					
		4,30,000.00	Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details			CIN	Ref. No.	69103332020120114330	2645240110			
Cheque/DD No.		Bank Name	IDBI	RBI Date	01/12/2020-13:11:21	Not Verified with RBI			
Name of Bank		Bank Branch	IDBI BANK						
Name of Branch		Scroll No.		Not Verified with Scroll					



Mobile No: 7507984692

Handwritten signature and date: 02/12/20

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
राज्य चलन केवल दस्तावेज निवृत्तक कार्यालयात नोंदणी करावयाची असते. नोंदणी न करता वरील दस्तऐवज अमान्य आहे. नोंदणी न करता वरील दस्तऐवज अमान्य आहे.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-367-8474	0003479116202021	01/12/2020-16:32:25	IGR191	30000.00
2	(IS)-367-8474	0003479116202021	01/12/2020-16:32:25	IGR191	400000.00
<b>Total Defacement Amount</b>					<b>4,30,000.00</b>



*to ayom*  
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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 1<sup>st</sup> day of December, 2020 BETWEEN

MR. DEEPAK OJHA, aged 48 years,

an adult, Indian Inhabitant of Mumbai, presently residing and the Owner of Flat No. 1701, Tower 'B', "ALPINE" Samta Nagar, Kandivali (East), Mumbai - 400101., hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to context or the meaning thereof shall mean and include his respective heirs, executors, administrators and assigns) of the ONE PART AND

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- 1) MISS. HELLY GAUTAM SHAH, aged 24 years, AND
- 2) MR. PRIYAM GAUTAM SHAH, aged 18 years

both adults, Indian Inhabitant, residing at Flat No. 102 on First Floor in "SHANTI HAVELI" Apartment situated at Sanjivani Hospital Road, Jain Nagar Char Rasta, Paldi, Ahmedabad, Gujarat - 380007, hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to context or the meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the OTHERPART.

*Myshah*

*to ayom*

*Myshah*

WHEREAS THE VENDOR HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE PURCHASERS AS FOLLOWS:

a) By Virtue of an Articles of Agreement dated 10<sup>th</sup> day of September, 2013, duly registered with the sub-registrar of Assurance No. 1 at Borivali, MSD. under Document Registration No. BRL-1/8261/2013 dated 11<sup>th</sup> day of September, 2013 (hereinafter referred to as the "said Agreement dated 10<sup>th</sup> September 2013"), made and entered into at Mumbai between M/s. S. D Corporation Private Limited, a Company registered under the Companies Act, 1956 having its registered office at 70, Nagindas Master Road, Fort. Mumbai - 400023, therein called and referred to as "The Developers / Promoters" of the One Part and Mr. Deepak Ojha (the Vendor herein), therein called and referred to as "The Unit Purchaser/s" of the Other Part, the Vendor herein has purchased and acquired residential Flat on ownership basis i.e. Flat No. 1701, admeasuring 890 sq. ft. Carpet area (i.e. 82.71 sq. mtrs.) being equivalent to 1068 sq. ft. of Built-up area (i.e. 99.26 sq. mtrs.) Carpet area on 17<sup>th</sup> Floor of Tower 'B' in "ALPINE" situated at Samta Nagar, Kandivali (East), Mumbai - 400101 (hereinafter referred to as the "said Flat") alongwith 1 Car Parking Space in the above building "ALPINE" (hereinafter referred to as the "said Car Parking Space") for the consideration and upon the terms and conditions therein contained. The said Flat and the said Car Parking Space are more particularly described in the Schedule hereunder written;



b) Pursuant the said Agreement dated 10<sup>th</sup> September 2013, the said Mr. Deepak Ojha, the Vendor herein has paid the full consideration thereof to the said M/s. S. D. Corporation Private Limited in respect of the said Flat and the said Car Parking Space and the Vendor has taken vacant and peaceful possession of the said Flat and has been in exclusive use, occupation and possession of the said Flat and also enjoying the benefits of the said Car

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Space allotted to him for parking his vehicle;  
c) The Vendor herein specifically represents as under:

i) The Vendor is legally entitled to the said Flat and the said Car Parking Space together with benefits attached to it under the said Agreement dated 10<sup>th</sup> September 2013. The Vendor has availed loan facility by mortgaging the said Flat in favour of IDFC First Bank Limited ("said IDFC First Bank") under Loan Account No. 20379997 & 20382715 of IDFC First Bank (hereinafter collectively referred to as "said Mortgage to IDFC First Bank") and apart from the said Mortgage to IDFC First Bank, neither the Vendor herein either personally or through any of his agent/s or constituted attorney have or had at

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2. Bayom  
3. [Signature]



any time heretofore either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said Flat.

- ii) That the title of the Vendor in respect of the said Flat is absolutely clear and marketable, free from all encumbrances (save and except the said Mortgage to IDFC First Bank) and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement. agreement for sale, sale Deed, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances (save and except the said Mortgage to IDFC First Bank).
- iii) That the Vendor is in the exclusive and absolute possession of the said Flat with the full lock and key control with the actual custody and dominion over the possession of the said Flat and benefits under the said Agreement dated 10<sup>th</sup> September 2013 and that neither the Vendor had till date hereof at any time either agreed to induce or induced any third party in use, occupation, possession and/or enjoyment of the said Flat and the said Car Parking Space or any part or portion thereof, in any way or any manner whatsoever.
- iv) That the Vendor herein has not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps, proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/ or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said Flat and the said Car Parking Space.
- v) That in the manner aforesaid the Vendor has truly, honestly, bonafidely and in good faith disclosed to the Purchasers, all the material facts and circumstances in respect of the said Flat, the said Car Parking Space and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bona fide representations (or any misrepresentation to or concealment from the Purchasers in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.



**AND WHEREAS** upon the strength of the representation and declaration made by the Vendor to the Purchasers, the parties have negotiated for sale and purchase of the said Flat and the said Car Parking Space and benefits under the said Agreement dated 10<sup>th</sup> September 2013 with all

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*[Signature]*

*[Signature]*

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incidental benefits and right, title, interest, claim, estate possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of **Rs 2,00,00,000/- (Rupees Two Crore Only)** ("said Total Consideration") payable to the Vendor with vacant and peaceful possession of the said Flat and the benefits under the said Agreement dated 10<sup>th</sup> September 2013 with legal right to have and call for all relevant deeds, documents, papers and writings from the Vendor and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

AND WHEREAS the Vendor has informed the said M/s. S. D. Corporation Private Limited (hereinafter referred to as the "Developers/Promoters") to transfer the interest in the said Flat and the said Car Parking Space together with all deposits and amounts lying to the credit of the Vendor in the Developers'/Promoters' account and/or any other authority and the Vendor has obtained necessary permission from the Developers/Promoters to sell, transfer and assign the said Flat and the said Car Parking Space to the Purchasers, copy of which is annexed hereto and marked as Annexure - 1.



AND WHEREAS now the parties are desirous of executing this regular Agreement in respect of the said Flat and the said Car Parking Space and the benefits under the said Agreement dated 10<sup>th</sup> September 2013 and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:		
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1. The Vendor hereby declares and confirms that what is recited hereinabove in respect of the said Flat and the said Car Parking Space shall be treated as representations and irrevocable declarations on his part as if the same is reproduced herein in verbatim and form part of this clause. The Vendor hereby confirms that the Purchasers have agreed to purchase the said Flat relying upon the correctness of the declarations and representations made by the Vendor in these presents.
2. The Vendor shall sell, transfer, assign and assure and the Purchasers shall purchase and acquire the said Flat viz. Flat No. 1701 on 17<sup>th</sup> Floor of Tower 'B' in the building known as "ALPINE" situated at Samta Nagar, Kandivali (East), Mumbai - 400101 alongwith the said Car Parking Space i.e. 1 Car Parking Space in the above Building "ALPINE", along with Club House membership together with all rights, title, interest, benefits thereon under the said Agreement dated 10<sup>th</sup> September 2013 for the price of Rs.2,00,00,000/-

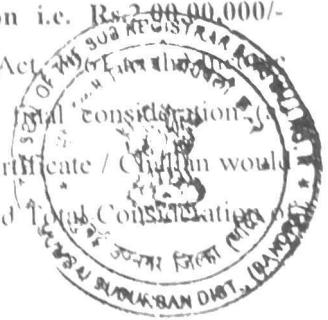
*Kyshab*

*Buyer*

*[Signature]*

(Rupees Two Crore Only) being Full & Final consideration amount to be paid by the Purchasers to the Vendor in the following manner:

- a. **Rs.5,05,002/- (Rupees Five Lakh Five Thousand Two Only)** being the **part consideration** has been paid by the Purchasers to the Vendor before execution and registration of this Agreement, the receipt whereof the Vendor doth hereby admit, acknowledge and confirm at the foot of this Agreement for Sale.
- b. **Rs. 1,03,45,000/- (Rupees One Crore Three Lakh Forty Five Thousand Only)** being the part consideration has been paid by the Purchasers to the Vendor in order to clear all the outstanding amount due and payable by the Vendor to the said IDFC First Bank under Loan Account No. 20382715 with IDFC First Bank and to clear part of the outstanding amount due and payable by the Vendor to the said IDFC First Bank under Loan Account No. 20379997 with IDFC First Bank before execution and registration of this Agreement, the receipt whereof the Vendor doth hereby admit, acknowledge and confirm at the foot of this Agreement for Sale and such payment shall always be considered as the payment towards part consideration payable by the Purchasers to the Vendor in respect of purchase of the said Flat and the said Car Parking Space
- c. **That the Purchasers shall deposit TDS @ 0.75% i.e Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) of the Total consideration i.e. Rs. 2,00,00,000/- (Rupees Two Crore Only) U/s 194-IA of the Income Tax Act, 1961 (as amended) and the T.D.S. Certificate / Challan would be given to the Vendor. This payment will be part of the said Total Consideration of this Agreement**
- d. **Rs.39,99,998/- (Rupees Eighty Nine Lakh Ninety Nine Thousand Nine Hundred Ninety Eight Only)** being the **Balance Consideration** ("said Balance Consideration") amount to be paid by the Purchasers to the Vendor by way of Cheque / Pay order / RTGS / NEFT or by availing fully / partly loan from any Financial Institution / Bank [the Vendor shall undertake and co-operate the Purchasers to provide documents / papers related to the said Flat and the said Car Parking Space as per the requirement of the above Financial Institution / Bank. On closure of loan of the Vendor under Loan Account No. 20382715 and 20379997 with IDFC First Bank, the Vendor shall get the Developer's/Promoters' NOC to mortgage the said Flat and the said Parking Space to the Purchasers' Financial Institution /



*Prakash*

*Suryam*

*[Signature]*

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Bank and also agreed and undertake to sign and execute necessary deeds or documents in respect thereof] are as below :-

i. The Purchasers or the Purchasers shall cause the Purchasers' Bank/Purchasers' financial institution to directly make payment of the part of the said Balance Consideration to the Vendor in order to clear the outstanding amount due and payable by the Vendor to the said IDFC First Bank under Loan Account No. 20379997 on or before 11<sup>th</sup> January 2021 and against such payment the Vendor shall, on closure of the aforesaid loan of the Vendor with IDFC First Bank (a) obtain no lien and no dues certificate from the said IDFC First Bank towards clearance of the said Mortgage to IDFC First Bank and (b) obtain all original title deeds and documents pertaining to the said Flat and/or said Car Parking Space from the said IDFC First Bank and handover the same to the Purchasers to enable them to deposit the same to the Purchasers' Bank / Purchasers' financial institution and such payment shall always be considered as the payment towards part of the said Balance Consideration payable by the Purchasers to the Vendor in respect of purchase of the said Flat and the said Car Parking Space and



above payment, within 7 days thereof, further balance amount of the said Balance Consideration towards full and final consideration shall be paid by Purchasers or the Purchasers' Bank / Purchasers' financial institution in the name of the Vendor only against the Vendor handing over vacant and peaceful

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possession of the said Flat and the said Car Parking Space to the Purchasers.  
e. It is hereby clearly agreed and confirm by Purchasers that if they fail to pay balance consideration amount within above given stipulated period of time then they shall be liable to pay 18% p.a. interest on balance consideration amount till the entire consideration amount paid by the Purchasers to the Vendor. However, if the Vendor fails to handover vacant and peaceful possession of the said Flat and the said Car Parking Space to the Purchasers with clear and marketable title free from all encumbrances, after full and final payment then the Purchasers shall be entitled to demand from the Vendor and the Vendor shall be liable to pay to the Purchasers, interest @18% p.a. on the entire consideration till handing over vacant and peaceful possession of the said Flat and the said Car Parking Space by the Vendor to the Purchasers with clear and marketable title free from all encumbrances.

3. It has been expressly agreed by the parties herein, that the time should be essence of the Contract, as far as (a) the payment of above said Balance Consideration and (b) for handing

*Idyshah*

*Buyam*

*[Signature]*

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over vacant and peaceful possession of the said Flat to the Purchasers with clear and marketable title free from all encumbrances.

- 4. It is agreed that the Purchasers herein shall be entitled to receive peaceful vacant possession of the said Flat against the payment of the said Balance Consideration stated in clause 2(d) hereirabove.
- 5. On receiving full and final consideration amount, the Vendor shall put the Purchasers in vacant possession of the said Flat and the said Car Parking Space and shall surrender his right, title and interest in favour of the Purchasers and the Purchasers shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said Flat and the said Car Parking Space together with the fittings, fixtures and other amenities without any let or sub-let
- 6. The Vendor has obtained the necessary permission from the Developers/Promoters to transfer all his rights, title, claim, interest and benefits whatsoever enjoyed by the Vendor including the shares, deposits, if any pertaining to the said Flat and the said Car Parking Space in favour of the Purchasers and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Vendor in respect of the said Flat and the said Car Parking Space unto the Purchasers for exclusive use of Purchasers thereof as aforesaid.

7. The Vendor covenant with the Purchasers that only he is the absolute owner of the said Flat hereby agreed to be transferred and sold and no other person or persons shall or have any right, title, interest in the said Flat or claim or demand of any nature whatsoever in the said Flat whether by way of sale, charge, mortgage, lien, gift, trust, mortgage, lease, licence, easement or otherwise howsoever and he has good right, full power and absolute authority to transfer and sell the same to the Purchasers.



8. The Vendor further covenant with the Purchasers that he has not created any charge or encumbrance (save and except the said Mortgage to IDFC First Bank under the Loan Account No. 20379997 & 20382715 of the said IDFC First Bank) of whatsoever nature on the said Flat nor are/is the same or any of him/them/his the subject matter of any litigation or stay order nor are the same or any of him/her/them the subject matter of any attachment whatsoever (whether before or after judgement) or any prohibitory order and he has not created any adverse right whatsoever in favour of any of one in respect of the same or any of him/her/them.

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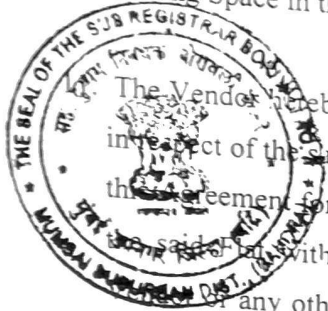
*Idyskhan*

*Sayam*

*[Handwritten signature]*

9. The Vendor hereby undertake to indemnify and keep indemnified the Purchasers against all claims, demands, proceedings, costs and expenses in connection with any liability which the Purchasers may have to suffer or incur due to the claims from the said IDFC First Bank, Govt. authorities, Stamp authority, Sub-Registrar, competent authorities and/or any third party relating to the said Flat and the said Car Parking Space sustained prior to the execution of these presents or in the event it is found that Vendor's title to the said Flat and the said Car Parking Space is defective.

10. The Vendor shall hand over to the Purchasers / Purchaser's Bank all those relevant papers, Original Agreement, documents, papers, etc. in his possession and control relating to the said Flat and the said Car Parking Space immediately from receiving full and final payment and shall also sign such other papers, applications, forms and declarations as may be required by the said Purchasers from time to time for effectual transfer of the said Flat and the said Car Parking Space in the name of the Purchasers.



The Vendor hereby declare that no one else except him has/have any right, title and interest in respect of the said Flat and the said Car Parking Space and from the date of Registration of this Agreement for Sale the Purchasers quietly and peacefully possess and occupy and enjoy the said Flat and the said Car Parking Space without any let, hindrance, denial, demand, interruption or eviction by the any other person lawfully or equitably claiming through, under or in trust for the Vendor.

12. That after receiving the full and final payment as aforesaid from the Purchasers, neither the Vendor nor his legal heirs, executors and administrators shall and will has/have any right, title, interest or claim to the said Flat and the said Car Parking Space.

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13. It is agreed by and between the Parties that in case any refund, arrears, advance TDS claims, compensation etc received by the builder/society/tribunal/any government authority on payment made by the Vendor to builder prior to execution of this agreement should be outside the purview of this agreement and can be claimed by Vendor directly from builder/society/tribunal/any government authority and purchasers will have no claim whatsoever.

14. Neither the Government nor any public authority has issued any order under Income Tax Act, Wealth Tax Act, Maharashtra Land Revenue Code or under any statute restraining the Vendor from selling or disposing of the said Flat and the said Car Parking Space or any part thereof in any manner whatsoever.

*Idyshah*

*[Signature]*

15. That the Vendor has not received any notice from the Municipal Corporation of Greater Mumbai and/or Government and/or any other statutory body or authority for acquisition or requisition of the said Flat and the said Car Parking Space.
16. The Vendor hereby covenants with the Purchasers that he shall pay to the concerned authority & all his shares of taxes and outgoings etc. up to handing over the possession of the said Flat and the said Car Parking Space to the Purchasers.
17. The Purchasers shall become the members of the society/association/organization to be formed of all the purchasers of the flats/flat in the building "Aipine" ("said **Society/Association/Organization**") and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the Developers/Promoters/said Society/Association/Organization, and shall regularly pay the monthly maintenance charges in respect of the said Flat to the concerned authority without any default.
18. It is specifically agreed by and between the parties that the transfer charges of the said Flat and the said Car Parking Space shall be borne and paid by both the parties equally i.e. 50% each.
19. It is hereby agreed and confirmed by the Purchasers that they shall pay Stamp Duty and Registration fees related to this Agreement for Sale.
20. It is specifically agreed by and between the parties that once the entire consideration amount of the said Flat and the said Car Parking Space is paid to the Vendor, this Agreement shall be deemed to be treated as Sale Deed.
21. It is specifically agreed by and between the parties that after payment for sale and final consideration amount the Vendor shall cause the Developers/Promoters to transfer club house membership, gym membership, Electricity, MGL, etc. rights and deposit (if any) related to said Flat in the name of the Purchasers only.
22. The Purchasers shall lodge the present Agreement for Sale before the concerned Registrar of Assurances and the Vendor shall admit his signature on the said Agreement for Sale before the said authority within the prescribed time limit as per law.
23. This Agreement for Sale shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flat Rules 1964 or any other provisions of law applicable thereto.
24. This Agreement is always subject to Mumbai jurisdiction only.



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Kishan  
Jyoti

*[Handwritten Signature]*

**SCHEDULE OF THE PROPERTY ABOVE NAMED**

ALL THAT Flat No. 1701, 1702 Floor of Lower B in A.P.N. [unclear] and [unclear] situate in Greater Mumbai in the [unclear] District and [unclear] Mumbai Suburban near [unclear] C.I.S. No. [unclear] of Village [unclear] [unclear]

And further details of which are as under

Municipal Ward No. [unclear]  
 Address of Flat [unclear]  
 Area of Flat [unclear]  
 Car Parking Space [unclear]

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands and seals on the day the year first hereinabove written

SIGNED SEALED AND DELIVERED

By the within named VENDOR

MR. DEEPAK K. JHA

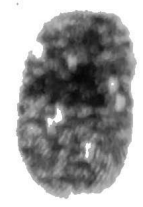
PAN NO. AAAPN4159E

In the presence of

1. [Signature]
2. [Signature]

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[Signature]



SIGNED SEALED AND DELIVERED

By the within named PURCHASERS

MIS. HILLY GAUTAM SHAH

PAN NO. DEAPS4692H

MR. PRIYAM GAUTAM SHAH

PAN NO. MVPPS412Q

In the presence of

1. [Signature]
2. [Signature]

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[Signature]



[Signature]

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## RECEIPT

RECEIVED of and from the Purchasers MISS. BELLY GAUTAM SHAH AND MR. PRIYAM GAUTAM SHAH a sum of Rs. 1,10,00,002/- (Rupees One Crore Ten Lakh Two Only) being the PART CONSIDERATION AMOUNT in respect of Flat No. 1701 on 17<sup>th</sup> Floor of Tower 'B' in "ALPINE" situated at Sanva Nagar, Kandivali (East), Mumbai - 400101., which I have sold as per the terms of this Agreement for Sale.

The aforesaid amount is received by me in the following manner:-

Sr. No.	Date	Cheque / Ref No.	Bank Name	Amount
1.	12/11/2020	UR22519273	State Bank of India, Ahmedabad Branch	Rs. 5,001/-
2.	12/11/2020	SBINR52020111200122978	State Bank of India, Ahmedabad Branch	Rs. 5,00,001/-
3.	01/12/2020	218466	State Bank of India, Ahmedabad Branch	Rs. 1,03,45,000/-
Total				Rs. 1,10,00,002/-

(Subject to realisation of all Cheque)

Received as above & I say amount received Rs. 1,10,00,002/-



(MR. DEEPAK OJHA)

THE VENDOR

WITNESSES: -

1. 
2. 



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Ref No. : SD Samata Samantha/CRM/20-21/27NOV20/3

Date: 26<sup>th</sup> November 2020

To,

Mr. Deepak Ojha,  
Flat No.B-1701, Alpine Wing-B,  
Samata Nagar, Kandivali East,  
Mumbai-400101.



Sub: Acceptance of your proposal to re-sell your flat bearing no. 1701, project Alpine Tower B, situated at Samata Nagar, Kandivali East, Mumbai-400101 to the prospective purchasers, to Ms. Helly Gautam Shah and Mr. Priyam Gautam Shah.

Ref: Agreement for Sale dated 11<sup>th</sup> September 2013.

We are in receipt of your Request Letter dated 19<sup>th</sup> November 2020 for Tower B bearing flat no. 1701 situated at Samata Nagar, Kandivali East, Mumbai- 400101 to Ms. Helly Gautam Shah and Mr. Priyam Gautam Shah, the prospective purchasers as finalized by you.

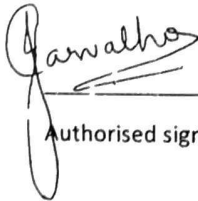
After having perused the details of your flat's prospective purchaser's viz. Ms. Helly Gautam Shah and Mr. Priyam Gautam Shah, we would like to inform you that we approve of and acknowledge the same. However, you must note that S D Corporation Pvt Ltd shall not bear any responsibility for acts, deeds and things done by the prospective purchasers finalized by you.

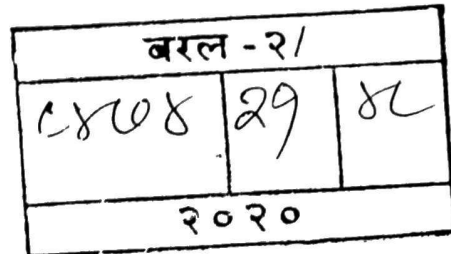
Furthermore, we would once again like to throw light on the criteria that you must meet in order to re-sell your flat. Please find the criteria mentioned herein below:

- Completion of 2 years from the date of booking your apartment;
- All outstanding dues, if any, to be cleared;

Yours faithfully,

For S D Corporation

  
Authorized signatory



**SD Corporation Pvt. Ltd.**

An ISO 9001 :2015 , ISO 14001 :2015 & OHSAS 18001 : 2007

CIN U70109MH1998PTC116001

Address : SP Centre, 41/44, Minoo Desai Marg, Colaba, Maharashtra Mumbai - 400 005 | Registered Office : 70, Nagir das Master Road, Fort, Mumbai - 400 023, India

**ANNEXURE - 4**

**मालमत्ता पत्रक**

गा/मोजे - पोईसर	तालुका/न.मु.मा.क्र. - सा.श.अ.गोरेपाळ	जिल्हा - मुंबई उपनगर जिल्हा
प्लॅट नं. 130	पारपत्रांकित	सातारा वि.के.व्या. अकरणी यांच्या पारपत्रांच्या मदतीने अर्धवट तयारपणे (द्वितीय वेळा)
		क्र. ३४४२४.५०
		ता. १/८/९१ पासून सुधारीत
		किं शोधे साय प्रोईनपत

अभिप्रेत  
 जमा मुल्य शारक [शेतीकर] ११६८  
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व.सं.	व्यवहार	वर्क क्रमांक	तयार पत्रक (भा. मं.पत्र (१) किंवा मार (२)) साक्षात्कृत	साक्षात्कृत
२०/०५/१९८३	उ. नि. अवि. अ. व. अंतर्गत बांधे फाईल फ. क्र. डी. सी. / एल. ए. / डी. डी. / ११७५ दि. २७/३/८३ प्रमाणे वि. शो. साय मंडळ येथील व सत्ता प्रकाश 'C' केला. सा. नं. ८३८ ते ८४०			
१४/०८/१९९०	मा. नि. सु. अंतर्गत बांधे फाईल फ. क्र. डी. सी. / एल. ए. / डी. डी. / ११७५ दि. २७/३/८३ प्रमाणे वि. शो. साय मंडळ येथील व सत्ता प्रकाश 'C' केला. सा. नं. ८३८ ते ८४०	SIP म. नि. नि. मु. अ. क. क्र. १० मुंडप. बांधे फाईल आदेश क्र. सु. पोईसर/न. मु. क्र. ८४० दि. २८/८/९०	(H) मंडप गृह निर्माण मंडळ	
१४/०५/२००६	सा. न. सु. अंतर्गत बांधे फाईल फ. क्र. डी. सी. / एल. ए. / डी. डी. / ११७५ दि. २७/३/८३ प्रमाणे वि. शो. साय मंडळ येथील व सत्ता प्रकाश 'C' केला. सा. नं. ८३८ ते ८४०			
१०/०४/२००८	सा. न. सु. अंतर्गत बांधे फाईल फ. क्र. डी. सी. / एल. ए. / डी. डी. / ११७५ दि. २७/३/८३ प्रमाणे वि. शो. साय मंडळ येथील व सत्ता प्रकाश 'C' केला. सा. नं. ८३८ ते ८४०			



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**Building Permission Cell, Greater Mumbai / MHADA**  
(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/JD-11 dt.23 May,2018.)

**PART OCCUPATION CERTIFICATE**

No.MH/EE/(B.P.Cell)/GM/MHADA-68/ 196 /2019

Date- 06 FEB 2019

To,  
✓ Samata Nagar C.H.S. Union LTD. (NOC Holder/Lessee)  
Building No. 19D/ 304, Samata Nagar,  
Kandivali (E), Mumbai-400101.

Sub:- Part Occupation Certificate for proposed residential building No. 02 comprising wing 'A' & 'B' on plot bearing C.T.S. No. 837 to 840 of Village Poisar in R/South Ward situated at Samata Nagar, Kandivali (E), Mumbai - 400101.

- Ref :- 1. CHE/A-5098/BP(WS)/AR IOD dated 05.02.2013.  
2. CHE/A-5098/BP(WS)/AR First C.C. dated 15.04.2013.  
3. CHE/A-5098/BP(WS)/AR Last Further C.C. dated 28.11.2017.  
4. CHE/A-5098/BP(WS)/AR Last Amended Plan dated 09.05.2018.  
5. Application Letter for Part Occupation Certificate from Architect  
Shri. Anil Kodkani dt. 28/11/2018.



Dear Applicant,

The Part i development work of Residential Bldg. No. 02, consisting of Stilt +1st to 4th podium for parking + 5th podium part for physical R.G. open to sky with amenities, thereafter wings 'A' & 'B' comprising of R1 (refuse / residential floor) +R2 (residential) +R3 (service floor) + 1st to 54th upper floors, on plo. bearing CTS No. 837 to 840 of village Poisar, in R/South ward, at Samta Nagar Layout, Kandivali (East) is completed under the supervision of Shri. Anil Ganpatrao Kodkani, Architect, Lic. No. CA/75/739, Shri. Achyut N. Watve, RCC Consultant, Lic. No. STR/W/10 and Shri. Dilip H. Gohil, Site supervisor, Lic.No. G/92/SS1 and 1/2

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५९.  
दूरध्वनी ६६४०५०००  
फैक्स नं. : ०२२-२६५९२०५८

Grina Nirman Bhavan, Kalanagar, Bandra (East) Mumbai-400 051.  
Phone : 66405000  
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

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as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HRC/R-IV/18 dated 27.09.2018. It can be occupied with the following condition/s.

- 1) That all the objections of MCGM Intimation of Disapproval under No. CHE/A-5098/1P(WS)/AR dt. 05.02.2013 shall be applicable and should be complied with for the remaining work of the building.
- 2) That the extra sewerage charges shall be paid subject to the situation cited in note of A.P.(Water Works) R/South Ward under No. AEWV/02/R/S dated 01.04.2017 i.e. more specifically subject to outcome of orders of Hon'ble High Court in O.O.C.J. W.P.(L) No.1146 of 2016.
- 3) That the development charges shall be paid subject to final outcome of orders of Hon'ble High Court in W.P. No. 206 of 2015.
- 4) This Part Occupation Certificate is granted subject to outcome of orders of Hon'ble National Green Tribunal (Western Zone, Pune) in Appeal No. 38/2014 dt. 14.07.2017 and the said orders shall be abided.
- 5) To retain the rights of claiming the area of fungible FSI by charging premium after part occupation of said building and same is claimed before full O.C.

D.A.:- 01 set of



*(Signature)*  
(Rajeev Sheth)  
Executive Engineer/B.P.Cell/(GM)/MHADA

- Copy for the following:
- 1) Architect Anil Kodkani of M/s. Newtech Planners & Consultancy Services Pvt. Ltd.
  - 2) Resident Ex. Engineer/Mumbai Board.
  - 3) Architect /Layout Cell (SPA MHADA)
  - 4) Ex. Engineer (Borivali Div.) / M.B.
  - 5) Asst. Commissioner R/S Ward (MCGM)
  - 6) A.A. & C. R/S Ward (MCGM)
  - 7) A.E.W.W. R/S Ward (MCGM)

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*(Signature)*  
(Rajeev Sheth)  
Executive Engineer/B.P.Cell/(GM)/MHADA



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दस्ताचा प्रकार: करारनामा

दस्त गोपनाम भाग-2

बरल 2

दस्ता क्रमांक: 24/12/2020

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अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	उप्राधिकृत	अगठ्याचा ठसा	
1	नाव: दीपक - ओझा पत्ता: प्लॉट नं. 1701 टावर बी, माळा नं: 17, इमारतीचे नाव: वय: 43 पॅल्पाइन, ब्लॉक नं: कांदिवली ईस्ट मुंबई, रोड नं: समता नागर, महाराष्ट्र, MUMBAI. पिन नंबर: AAPO4159L	विहून देणार स्वाक्षरी			
2	नाव: हेली गौतम शाह पत्ता: प्लॉट नं. 102, माळा नं 1, इमारतीचे नाव: शांति हवेली वय: 24 अपार्टमेंट, ब्लॉक नं पल्डी, अहमदाबाद, गुजरात, रोड नं स.जीवनी हॉस्पिटल रोड,, गुजरात, AHMEDABAD. पिन नंबर: DEAPS4692B	विहून घेणार स्वाक्षरी			
3	नाव: पियम गौतम शाह पत्ता: प्लॉट नं: 102, माळा न: 1, इमारतीचे नाव: शांति हवेली वय: 18 अपार्टमेंट, ब्लॉक न: पल्डी, अहमदाबाद, गुजरात, रोड नं राजीवनी हॉस्पिटल रोड,, गुजरात, AHMEDABAD. पिन नंबर: MVPPS9412Q	विहून घेणार स्वाक्षरी			

वरील दस्तऐवज: करन देणार तथाकथीत करारनामा चा दस्त ऐवज करून दि-यावे करून करतात  
शिक्का क्र.3 ची वेळ: 01 / 12 / 2020 04 : 30 : 39 PM

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खालील इ-सम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीस: ओळखतात, व त्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	उप्राधिकृत	अगठ्याचा ठसा	
1	नाव: गणेश - घर्ती वय: 24 पत्ता: ठाकूर विलेज कांदिवली ईस्ट मुंबई पिन कोड: 400101	स्वाक्षरी		
2	नाव: सतोष सुंदर सपानिया वय: 42 पत्ता: बी/202 मीरा अपार्टमेंट मीरा रोड ईस्ट ठाणे पिन कोड: 401107	स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 01 / 12 / 2020 04 : 31 : 43 PM

शिक्का क्र.5 ची वेळ: 01 / 12 / 2020 04 : 32 : 01 PM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का-बोरीवली-2

सह. दुय्यम निबंधक बोरीवली-2,

मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	HELLY GAUTAM SHAH	eChallan	69103332020120114330	MH007649200202021E	400000.00	ED	0003479116202021	01/12/2020
2		DHC		0112202009402	960	RF	0112202009402D	01/12/2020
3	HELLY GAUTAM SHAH	eChallan		MH007649200202021E	30000	RF	0003479116202021	01/12/2020

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

8474 /2020

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.

2. Get print immediately after registration

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



02/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली २

दस्त क्रमांक : 8474/2020

नोंदणी :

Regn:63m

गावाचे नाव : पोयसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	20000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नभुद करावे)	19804406.985
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिहा नं 1701, माळा नं: 17, इमारतीचे नाव: ऍल्पाइन, ब्लॉक नं: कादिवली ईस्ट मुंबई 400101, रोड : समता नगर, इतर माहिती: 1 कवर्ड कार पार्किंग स्पेस ऑन 3 रा पोडीऊम फ्लोर पार्किंग नं.71( ( C.T.S. Number : 837 ; ) )
(5) क्षेत्रफळ	1) 890 चौ.फूट
(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 पत्ता.	1): नाव:-दीपक - ओझा वय:-48; पत्ता:-प्लॉट नं: 1701 टावर बी, माळा नं: 17, इमारतीचे नाव: ऍल्पाइन, ब्लॉक नं: कादिवली ईस्ट मुंबई, रोड नं: समता नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AAEPO4159L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-हेली गौतम शाह वय:-24; पत्ता:-प्लॉट नं: 102, माळा नं: 1 इमारतीचे नाव: शांति हवेली अपार्टमेंट, ब्लॉक नं: पल्दी, अहमदाबाद, गुजरात, रोड नं: संजीवनी हॉस्पिटल रोड,, गुजरात, AHMEDABAD. पिन कोड:-380007 पॅन नं:-DEAPS4692B 2): नाव:-प्रियम गौतम शाह वय:-18; पत्ता:-प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: शांति हवेली अपार्टमेंट, ब्लॉक नं: पल्दी, अहमदाबाद, गुजरात, रोड नं: संजीवनी हॉस्पिटल रोड,, गुजरात, AHMEDABAD. पिन कोड:-380007 पॅन नं:-MVPPS9412Q
(9) दस्तऐवज करून दिल्याचा दिनांक	01/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	01/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	8474/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	400000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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Details of this transaction have been forwarded by Email ( dated 01/12/2020 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.



खरी प्रत

सह दुय्यम निबंधक बोरीवली- २  
१.६३ महानगर जिल्हा



## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 8474/2020

नोदणी :

Regn:63m

गावाचे नाव : पोयसर

करारनामा

20000000

19804406.985

की पटटेदार ते

मांक

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं 1701, माळा नं: 17, इमारतीचे नाव: ऍल्पाइन, ब्लॉक नं: कांदिवली ईस्ट मुंबई 400101, रोड : समता नगर, इतर माहिती: 1 कवर्ड कार पार्किंग स्पेस ऑन 3 रा पोडीऊम फ्लोर पार्किंग नं.71( ( C.T.S. Number : 837 ; ) )

1) 890 चौ.फूट

त असेल तेव्हा.

लेहून ठेवणा-या प्रायालयाचा पास,प्रतिपादिचे

1): नाव:-दीपक - ओझा वय:-48; पत्ता:-प्लॉट नं: 1701 टावर बी, माळा नं: 17, इमारतीचे नाव: ऍल्पाइन, ब्लॉक नं: कांदिवली ईस्ट मुंबई, रोड नं: समता नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AAEPO4159L

क्षकाराचे व किंवा किंवा आदेश ता

1): नाव:-हेली गौतम शाह वय:-24; पत्ता:-प्लॉट नं: 102, माळा नं: 1 इमारतीचे नाव: शांति हवेली अपार्टमेन्ट, ब्लॉक नं: पल्दी, अहमदाबाद, गुजरात, रोड नं: संजीवनी हॉस्पिटल रोड,, गुजरात, AHMEDABAD. पिन कोड:-380007 पॅन नं:-DEAPS4692B  
2): नाव:-प्रियम गौतम शाह वय:-18; पत्ता:-प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: शांति हवेली अपार्टमेन्ट, ब्लॉक नं: पल्दी, अहमदाबाद, गुजरात, रोड नं: संजीवनी हॉस्पिटल रोड,, गुजरात, AHMEDABAD. पिन कोड:-380007 पॅन नं:-MVPPS9412Q

दिनांक

01/12/2020

नांक

01/12/2020

8474/2020

शुल्क

400000

शुल्क

30000



वेला तपशील:-

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

### सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवर्हा अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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