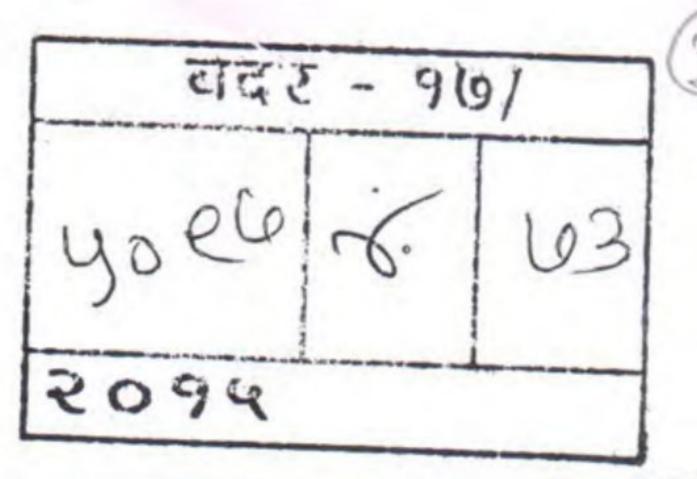
# महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग मुल्यांकन अहवाल सन २०१५

1+6-10-	
1.दस्ताचा प्रकार-Agreement to Cell अनुच्छेद का- 25. हादर - 91	9/
2.सादरकर्त्याचे नाव -	
3.तालुका - मुंबई / अंधेरी / बोमियली / कुर्कर,	(03)
4.गावाचे नाव - Gundaval ,	
5.नगरभूमापन क्रमांक /सर्व्हें क्रं/अंतिम भूखंड क्र-20 250/250/166	
6.मूल्य दरविभाग (झोन)- ४० उपविभाग- १० ।	
7. मिळकतीन्य प्रकार - खुली-जमील- जिन्सी (कार्यालय दुकान - अधिनिक	
प्रती चौ भी: दर- $\frac{6.2.31}{1300}$ ,	
8.दस्तात नमूद केलेल्या मिळकतीचे क्षेत्र - कारपेट/बिल्टअप ची मीटर/फुट,	/
9.कारपार्किंग- 🖟 गच्ची- पोटमाळा- ,	
10.मजला क्रमांक - ६ , उद्वाहन सुविधा अम्हिन्द्रि,	
11.बांधकाम वर्ष - 2015 घसारा	
12.बांधकामाचा प्रकार- आरआरसी / इत्रस-एक्के-/ अर्थ-पक्के-/ कर्न्ट	
13.बाजारमूल्यदार तक्त्यातील मार्गदर्शक सूचना क जगानवार विकास हिन्द	
14.भाडेकरू व्यास भिळकत असल्यास-1.त्याच्या ताच्यातील क्षेत्र (::::::::::::::::::::::::::::::::::::	CONTRACTOR OF THE PARTY OF THE
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3.भाइयाची रतकाम	HER
15.लिट्ट ऑट लायसन्स न दस्त-1.प्रिटाह शाडे रसक्छा-	# 18
निवासी/अभिवासी 2.अन्। अत्यासत एक्कम/आगाऊ भाडे-	All A M
उ.कालावधी -	STATE OF STA
16: निर्धारितः केलेले बाजारमूल्य -	5/- 11
17.दरनामध्ये दर्शविलेला मोवदला-	502:1-
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18 त्य मुद्रांक शुल्क- 5,13,00 भरलेले मुद्रांक शुल्क- 35,12, 600/	
19. देर नोंदणी फी - 30, 500 -	,
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## CHALLAN MTR Form Number-6

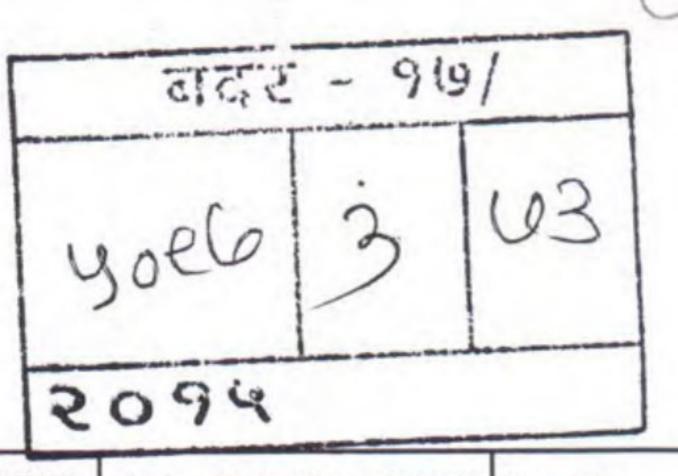


RN MH001727162201516E BARCODE		IIIII Da	te 20/06/20	)15-13	3:45:2	6 Fo	rm ID	25.2	
epartment Inspector General Of Registration	n		Payer Details						
Type of Payment Non-Judicial Customer-Direct Payment			TAX ID (If Any)						
Sale of Non Judicial Stamps SoS	Mumbai only	PAN No. (If A	ALU	ALUPM8220F					
BDR17_JT SUB REGISTRAR A	ANDHERI 6	Full Name	PAR	PARAG R MALDE					
ocation MUMBAI									
fear 2015-2016 One Time		Flat/Block No	0.	CES	ICE N	NO 1 6	TH F	LOOF	R E WING TAN
Account Head Detai's			Premises/Building		CE 69				
030045501 Sale of NonJudicial Stamp 513000.00		Road/Street			32.31 SQ M				
		Area/Locality SUREN ROAD Town/City/District			SUREN ROAD ANDHERI EAST M				
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SUBURBAN DIST. (BANDA)		Amount In Five Lath Thirteen Thousand Rupees Only							
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Payment Details UNION BANK OF INDIA			FCR 13% 1.1 RECEIVING BANK						
Cheque-DD Details			REF No.	02901792	01506	2000	357 3	36143	256
Cheque/DD No			Date 20/06/2015-13:45:47						
Name of Bank			Bank-Branch UNION BANK OF INDIA						
Name of Dank									

Mobile No.: 7303853888



### CHALLAN MTR Form Number-6



GRN MH001727365201516E BAI	RCODE			Date	20/06/2	015-1	3:50:5	5 F	orm II	<b>)</b>
Department Inspector General Of Registration			Payer Details							
Type of Payment Registration Fees		TAX ID (If Any)					-	+1	,	
Ordinary Collections IGF		PAN No. (If Appliacable)			ALL	ALUPM8220F				
Office Name BDR17_JT SUB REGIS	STRAR ANDHERI 6	Full Name		PAF	PARAG R MALDE					
Location MUMBAI										
Year 2015-2016 One Time		Flat/Block No.		. 07	OFFICE NO 1 6TH FLOOR E WING TAN					
Account Head Details	Account Head Details Amount In Rs.		Premises/Building		C.E	C.E 68				
0030063301 Amount of Tax 30000.00		Road/Street		€2.3	62.31 SQ M.					
		Area/Locality .		SUI	SUREN ROAD ANDHERI EAST					
		Town/City/District								
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Payment Details UNION BANK OF INDIA			FOR USE IN RECEIVING BANK							
Cheque-DD Details		Bank CIN	REF N	c. 0	29017920	1506	20003	62 3	61434	25
Cheque/DD No		Date 20/06		0,06/2015	06/2015-13:51:17					
Name of Bank	•	Bank-Branch UNIC		NION BA	ION BANK OF INDIA					
Name of Branch			Scroll No. , Date Not		Not Verifie	t Verified with Scroll				

Mobile No.: 7303853888





## सूची क्र.2

दुय्यम निवंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 5097/2015

नोदंणी 63 Regn. 63m

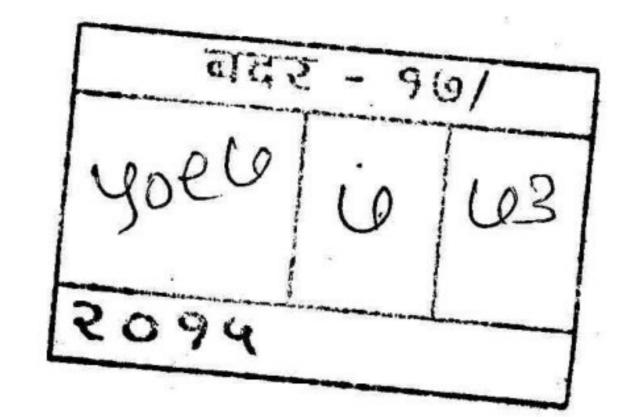
	i tog
	गावाचे नाव : गुंदेवली
ल विसेकाका प्रकार -	अँग्रीमेंट टू मेल ऑफ ऑफिस
्र सेवरण -	₹.10,250,000/-
क्रिकेट को पटटेदार ते नमुद करावे)	₹.7,394,000/-
<u> चरक्रमांक(असल्यास)</u>	250,250/1 to 6 and 251/1 to 7, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदिनका नं: ऑफिस नं 1 6 फ़्लोर, माळा नं: इ विंग, इमारतीचे नाव: तंडिस 69, ब्लॉक नं: सुरेन रोड, रोड नं: सुरेन रोड
	62.31 चौ.मीटर
किया जुडी देण्यात असेल तेव्हा.	
क्रिका करन देणा-या/लिहून ठेवणा-या क्रिका क्रिका दिवाणी न्यायालयाचा क्रिका आदेश असल्यास,प्रतिवादिचे नाव	1) नाव:- मनोज एन मेहता ;वय: 36; पत्ता :-प्लॉट नं: 54, माळा नं: 54/ए, इभारतीचे नाव: 167/सी पी के निवास , ब्लॉक नं: एस V रोड , रोड नं: एस प्र विलेपारले वॅस्ट, महाराष्ट्र, मुम्बई. पिन कोड:- 400056 पॅन नंबर: AAHPM4934E
क्रिका करन घेणा-या पक्षकाराचे व किंवा क्रिका न्यानयाचा हुकुमनामा किंवा आदेश	1)नाव:- पराग रमेश मालदे ; वय:36; पत्ता:-प्लॉट नं: 1/2 , माळा नं: 1/2, इमारतीचे नाव: प्रभा कुंग , ब्लॉक नं: एस V रोड , रोड नं: एस V रोड मालाड
क्रिकादिचे नाव व पत्ता	मुंबई, महाराष्ट्र, मुम्बई.; पिन कोड:- 400064; पॅन ने:- ALUPM8220F;
<u>क्रमाक्त करन दिल्याचा दिनांक</u>	20/06/2015
का क्या नोडणी केल्याचा दिनांक	20/06/2015 • •
क्तकमांक,खंड व पृष्ठ	5097/2015
<u> जनमावाप्रमाणे</u> मुद्रांक शुल्क	₹.513,000/-
<u> ज्या नावाप्रमाणे</u> नोंदणी शुल्क	₹.30,000/-

== कनानाठी विचारात घेतलेला तपशील:-

कुल अकारताना निवडलेला अनुच्छेद :-

30

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





## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on 20 day of 2015 BETWEEN MR. MANOJ N. MEHTA aged 60 years an adult Indian Inhabitant having address at Flat No. 54/A, New P. K. Niwas, 167/C, S. V. Road, Vile Parle (West), Mumbai - 400 056, hereinafter referred to as "THE VENDOR" (which expression unless it be repugnant to the context and meaning thereof shall mean and include his respective heirs, executors, administrators and assigns) being the party of the ONE PART;

#### AND

MR. PARAG RAMESHCHANDRA MALDE residing at 1 / 2, Prabha Kunj, S. V. Road, Malad (West), Mumbai – 400 064 hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof and include its successors and assigns) being the party of the OTHER PART.

#### WHEREAS:

1. By Agreement for Sale dated 17th day of December, 2012 made and entered into BETWEEN M/S. RIGHT CHANNEL CONSTRUCTIONS PRIVATE LIMITED. therein referred to as "THE PROMOTERS" being the party of the ONE PART, AND MR. MANOJ N. MEHTA therein referred to as "THE PURCHASER" being the party of the OTHER PART WHEREBY the said M/S.

respect of Office No. 1 on 6th Floor in 'E' Wing in the Building known as "TANDICE - 69" situated at Suren Road, Andheri (East), Mumbai - 400 093, (herein referred to as the said "OFFICE"), on the terms and conditions more particularly described therein. The above said Agreement for Sale dated 17th day of December, 2012 was duly registered on 18/12/2012 under Serial No. BDR9 - 10299 - 2012.

2. That by virtue of the above mentioned facts "THE VENDOR" became the sole and absolute owner, fully seized, possessed of and well sufficiently entitled to ownership of Office No. 1 on 6th Floor in 'E' Wing, in the Building known as "TANDICE - 69" situated at Suren Road, Andheri (East), Mumbai - 400 093, what is called "ON OWNERHIP BASIS" (hereinafter referred to as the said "OFFICE").

3. AND WHEREAS the said Building is still under construction, and therefore the management and the state of affairs of the said building are vested in the Promoters.

The Vendor is ully seized and possessed of or otherwise well and sufficiently entitled to hold the said Office No. 1 on 6th Floor in 'E' Wing, by virtue of Agreement for Sale dated 17th day of December, 2012 made between the said Promoters and the Vendor herein and the Vendor has purchased / acquired from the said Promoters the Office No. 1 on 6th Floor in 'E' Wing in

Building known as "TANDICE - 69" situated at Suren Road, Andheri Mumbai - 400 093, on the terms and conditions therein contained.

The lead or herein has agreed to assign all the right, title and interest, benefit and under the said Agreement for Sale dated 17th day of December, 2012 to the Purchasers and the Purchasers herein have agreed to acquire and takeover from the Vendor his rights, titles and benefits arising in and out, of and under the said Agreement at a lump sum price of Rs. 1,02,50,000/-(Rupees One Crore Two Lakhs Fifty Thousand Only).

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

20000

1. The Vendor herein agree to sell, transfer and assign his rights, title and interest to the Purchasers and the Purchasers agree to purchase, takeover and acquire from the Vendor all those beneficial rights, title or interest, claim or beneficial of the Vendor under the said Agreement into, over or upon in the said Office No. 1 on 6th Floor in 'E' Wing in the Building known as "TANDICE - 69" situated at Suren Road, Andheri (East), Mumbai - 400 093 and more particularly described in the schedule herein under written with the beneficial right of the said Agreement for Sale dated 17th day of December, 2012, entered into, by and between the said Promoters and the Vendor herein and the said Agreement is valid, subsisting and binding upon the parties hereto and that the Vendor has not done or committed to do any act or deed whereby the rights of the Vendor under the said Agreement or any of them are in any manner prejudiced, jeopardized or affected that 99/they have not at any time assigned their right and benefits arising out of the said Agreement, dispose off or let out to any other person or third party.

2. The Vendor has agreed to assign and transfer all his right, the interest and substitute whatsoever he has by virtue of the said Agreement to the Purchasers and the Purchasers have agreed to purchase and acquire om the Vendor the said Office and the consequential rights, title and fine the vendor in respect of the said Office, subject to all the ripulations, terms, conditions and covenants attached under the said Agreement for Sale dated 17th day of December, 2012, at an agreed price of Rs. 1.02,50,000/- (Rupees One Crore Twenty Five Lakhs Fifty Thousand)

of the full consideration amount of Rs. 1.02.50.000/- (Rupees One Crore

Twenty Five Lakhs Fifty Thousand Only) as per the following details:

DATE	AMOUNT	CHQ. / P.O. NO.	DRAWN ON	
			,	
باللار				
TOTAL Rs.	/- (R	upees		Only)

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same. And the balance consideration amount of Rs. 10190,000 (Rupees on / 2015, against vacant & peaceful possession of the said Office by the Vendor to The Purchasers. Time is an essence of this contract simultaneously Prompt Possession against full consideration shall be inevitable condition of this Agreement.

on the total consideration amount in respect of tax deduction / collection at source u/s 194IA of the Indian Income Tax Act, 1961 from the above said total consideration and hand over copy of the receipt / challan under which the said amount is deposited with the concerned authorities in the names of the Vendor. It is further agreed by and between the parties hereto that it shall be the sole responsibility of the Vendor to get the refund (if applicable) of above referred tax

बदर - १७/ held liable for the same.

4. In pursuance

2094

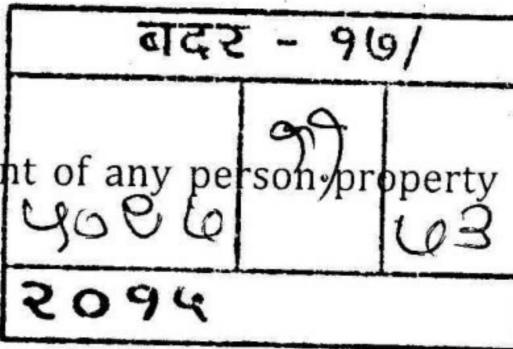
In pursuance to the said Agreement the Vendor herein upon receiving the full and final consideration as mentioned in the said Agreement doth hereby assign,

transfer and assure all his right title and interest in the said Office including the benefits held by his vide Agreement for Sale dated 17th day of December, 2012, in respect of the said Office in favour of the Purchasers herein. The Purchasers shall also be entitled for transfer of all the amounts and other deposits that may be lying to the credits of the Vendor in the books of the Promoters in favour of the Purchasers herein including the rights to become of the Society of the said building as and when the same if for the Promoters.

through his has in no way created any charge craim or the aid Office and that the said Office hereby agreed to be sold is free through his own cost and expenses indemnify, defend or at its option settle and hold Purchaser harmless from and against any and all losses, liabilities, claims, actions, cost and expenses, including reasonable attorney fees and Court cost which Purchasers or their successor in title may have to incur or suffer on account of any defect in the title, use and

Deorge Will

ownership of the said Office, constituting infringement of any person property rights and ownership.



- 6. The Vendor hereby agrees and declares that he or any person/s on his behalf or claiming through his shall have no right, title or interest or claim under the said Agreement of Sale in respect of the said Office and the Purchasers are and shall be fully entitled to enjoy peacefully the said Office without any claims, disturbance or obstructions from the Vendor or any person claiming through his and in such an event, the Vendor shall keep the Purchasers fully indemnified in this regard.
- 7. The Vendor agree and undertake to get the aforesaid Office transferred in the records of the said Promoters / Owners on receiving the full & final Payment from the said Purchasers and Transfer Charges, if any, payable to the Builders / Promoters shall be borne and paid by THE VENDOR & THE PURCHASER IN EQUAL RATIO.
- 8. The Vendor hereby declares that there is no prohibitory order by any Government and / or Authority, which may prohibit the Vendor from transferring the said Office. The Vendor further declares that attachment has been levied on the said Office.
- 9. The Vendor hereby declare that he has in what created and large, claim or lien on the said office and that the said office to be sold is free from all claims, charge, lien, mortgage and encumbrances and if there shall be any claim from any person or persons against the said office "The Vendor" doth hereby agree & undertake to indemnify "The Purchasers" against such claims.
- 10. The Vendor hereby release, relinquish, surrender all rights, title and interest in the membership of the Society, when the same is formed, the shares and the said Office in favour of the Purchasers hereto forever.
- 11. The Purchasers hereby agree to become the members of the Co-Operative Society of the said building i.e. "TANDICE 69" formed by the all the Purchasers of Offices comprised in the said building and further agree to abide by and observe the rules and contribute all the charges, expenses and deposits as may be required from time to time in respect thereof from the date of possession.

- Electric Meter, BMC Deposits or any other deposits standing as on the day of this agreement shall automatically get transfer to the names of Purchasers and Vendor shall not claim the said deposits at any time in future.
- 13. All Original title deeds, documents, deposit receipts and any other paper relevant to the said Office including the receipts of payments made by the Vendor shall be delivered to the Purchasers simultaneously on execution of this

2 o 914. The Vendor covenant to the Purchasers that he has paid necessary Stamp Duty

and Registration fees payable on his earlier Agreement for Sale dated 17th day of December, 2012 as per the Article Rules under the Bombay Stamp Act, 1958 and have registered the same under the Indian Registration Act, 1908 and should there be any claim or demand by the concerned Authority in respect of the deficit Stamp Duty or Registration Fees then in such an event the Vendor shall indemnify and keep harmless the Purchaser in respect of such claim. The Purchasers also agree to pay the necessary Stamp Duty and Registration charges as leviable by the concerned Government Authority on this Agreement.

15. The Vendor hereby further covenants with the Purchasers that Vendor shall execute such other acts, deeds, documents, etc. and Transfer / Sale deed if any necessary things for perfectly securing the interest of the Purchasers in the said Office agreed to sale unto as may be reasonably required to do so for the effective transfer of the said Office in the names of the Purchasers.

16. This Agreement shall always be subject to The Maharachtra & Housing. Soc. Act, 1960 & The Maharashtra Ownership Flat Apt 1,963.

SCHEDULE OF THE PROPERTY

Office No. 1 on 6<sup>th</sup> Floor in 'E' Wing admeasuring 558.76 sq. ft. Carpet Area in the building known as "TANDICE - 69" situated at Suren Road, Andheri (East), Mumbai - 400 093 and constructed on all that piece or parcel of land situated, lying and being at C.T.S. No. 250, 250/1 to 6 and 251/1 to 7 Village: Gundavli, Taluka: Andheri in the District and Registration Sub-District of Mumbai City, Mumbai Suburban District.

The Building "TANDICE - 69" is under construction.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day of month & first herein above written.

SIGNED, SEALED & DELIVERED by	$\boxtimes$	वादर -
The within named "THE VENDOR"	$\boxtimes$	40e6
MR. MANOJ N. MEHTA	$\boxtimes$	300
In the presence of Askutosh & Joy 5	$\boxtimes$	2099
Jan 1	$\boxtimes$	
SIGNED, SEALED & DELIVERED by	$\boxtimes$	
The within named "THE PURCHASERS"	$\boxtimes$	
MR. PARAG RAMESHCHANDRA MALDE	$\boxtimes$	
In the presence of Mandkishor Gonivale	$\boxtimes$	
Toise .	$\boxtimes$	



**Photos of Purchaser** 



(Left thumb impression)



Photo of Vendor,

(Left thumb impression)

& RECEIPT &

RECEIVED with thanks the sum of Rs. 5/00 /- (Rupees Only) from MR. PARAG

RAMESHCHANDRA MALDE being the Initial / Part payment against the sale of Office No. 1 on 6th Floor in 'E' Wing, in the building known as "TENDICE - 69" situated at Suren Road, Andheri (East), Mumbai - 400 093, as per the terms of our Agreement for sale being executed between us on / /2015 as per the following details:-

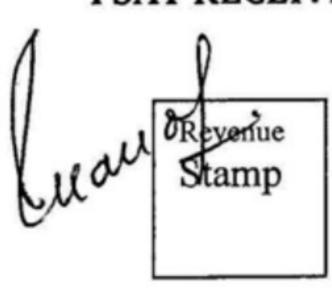
DATE AMOUNT CHQ. NO. DRAWN ON

TOTAL Rs.

/- (Rupees

Only)

I SAY RECEIVED,



(MR. MANOJ N. MEHTA)

DATE: 20/6/15

PLACE: MUMBAI

WITNESSES:

1. John Sold

