

महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१५

1. दस्ताचा प्रकार - Agreement to sell अनुच्छेद क्र- २५

2. सादरकर्त्याचे नाव - \_\_\_\_\_

3. तालुका - मुंबई / अंधेरी / बोरीवली / कर्ना,

4. गावाचे नाव - Gundawali

5. नगरभूमापन क्रमांक / सर्व्हे क्र / अंतिम भूखंड क्र- २५०, २५०/१०६

6. मूल्य दरविभाग (झोन) - १० उपविभाग - २०१०

7. मिळकतीचा प्रकार - खुली जमीन - जिवरसी कार्यालय दुकान - औद्योगिक

प्रती चौ गी दर - ६२३१ ११३००

8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्र - \_\_\_\_\_ कारपेट/बिल्टअप चौ मीटर/फुट,

9. कारपार्किंग - ५ गच्ची - \_\_\_\_\_ पोटमाळा - \_\_\_\_\_

10. मजला क्रमांक - ६<sup>थ</sup>, उदाहन सुविधा आहे/नाही,

11. बांधकाम वर्ष - २०१५ घसारा - \_\_\_\_\_

12. बांधकामाचा प्रकार - आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे

13. बाजारमूल्य दर तक्त्यातील मार्गदर्शक सूचना क्र- \_\_\_\_\_ जमावलेले विरोधी

14. भाडेकरू वगैरे मिळकत असल्यास - 1. त्याच्या ताब्यातील क्षेत्र

2. नवीन इमारतीत दिलेले क्षेत्र

3. भाड्याची रक्कम

15. लिट्ट अँड लायसन्सचा दस्त - 1. प्रतिमाह भाडे रक्कम -

निवासी/अनिवासी

2. अनामत रक्कम/आगाऊ भाडे -

3. कालावधी -

16. निर्धारित केलेले बाजारमूल्य -

17. दस्तामध्ये दर्शविलेला भोवदल -

18. तय मुद्रांक शुल्क - ५१३,०००/-

भरलेले मुद्रांक शुल्क - ५१३,०००/-

19. देय नोंदणी फी - ३०,०००/-

लिपोकर

सहायक नोंदणी अधिकारी

$$113000 \times 62.31 \times 1.05 = 7394000$$

बदर - १७/		
५०२६	९	७३
२०१५		



२३,९४,०००/-

१,०२,५०००/-





CHALLAN  
MTR Form Number-6

बंदर - १७/

५०९६	६	७३
२०१५		

GRN	MH001727162201516E	BARCODE		Date	20/06/2015-13:45:26	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Non-Judicial Customer-Direct Payment			
				TAX ID (If Any)			
Sale of Non Judicial Stamps SoS Mumbai only				PAN No. (If Applicable)		ALUPM8220F	
Office Name				BDR17__JT SUB REGISTRAR ANDHERI 6		Full Name	
Location				MUMBAI		PARAG R MALDE	
Year				2015-2016 One Time		Flat/Block No.	
Account Head Detail's				Amount In Rs.		Premises/Building	
0030045501 Sale of NonJudicial Stamp				513000.00		CE 69	
				Road/Street		OFFICE NO 1 6TH FLOOR E WING TANDI	
				Area/Locality		SUREN ROAD ANDHERI EAST M	
				Town/City/District			
				PIN		4 0 0 0 9 3	
				Remarks (If Any)			
				PAN2=AAHPM4934E-PN=MANOJ N MEHTA-CA =10250000			
				Amount In		Five Lakh Thirteen Thousand Rupees Only	
Total				513000.00		Words	
Payment Details				UNION BANK OF INDIA			
				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		REF No.	
				02901792015062000357		36143256	
Cheque/DD No				Date		20/06/2015-13:45:47	
Name of Bank				Bank-Branch		UNION BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	



Mobile No. : 7303853888





CHALLAN  
MTR Form Number-6

(2)

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५०६६	३	७३
२०१५		

GRN	MH001727365201516E	BARCODE	Date 20/06/2015-13:50:55	Form ID
Department		Inspector General Of Registration		
Type of Payment		Registration Fees		
		Ordinary Collections IGR		
Office Name		BDR17__JT SUB REGISTRAR ANDHERI 6		
Location		MUMBAI		
Year		2015-2016 One Time		
Account Head Details		Amount In Rs.		
0030063301 Amount of Tax		30000.00		
		Flat/Block No.		
		Premises/Building		
		Road/Street		
		Area/Locality		
		Town/City/District		
		PIN		
		Remarks (If Any)		
		PAN2=AAHPM4934E~PN=MANOJ N MEHTA~CA		
		=10250000		
		Amount In Words		
Total		30000.00		
Payment Details		UNION BANK OF INDIA		
Cheque-DD Details		FOR USE IN RECEIVING BANK		
		Bank CIN		
		REF No.		
Cheque/DD No		Date		
Name of Bank		Bank-Branch		
Name of Branch		Scroll No. , Date		

Mobile No. : 7303853888





गावाचे नाव : गुंदवली

(1) विलेपाचा प्रकार

अॅग्रीमेंट टू सेल ऑफ ऑफिस

(2) मूल्य

रु.10,250,000/-

(3) बाबतचा/बाबतच्या बाबतितपट्टाकार  
अकारणी देतो की पट्टेदार ते नमुद करावे)

रु.7,394,000/-

(4) मूल्यात, प्लॉट किंवा व घरक्रमांक(असल्यास)

250,250/1 to 6 and 251/1 to 7, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं 1 6 फ्लोर,  
माळा नं: इ विंग, इमारतीचे नाव: तंडिस 69, ब्लॉक नं: सुरेन रोड, रोड नं: सुरेन रोड

(5) क्षेत्र

62.31 चौ.मीटर

(6) अकारणी किंवा बुडी देण्यात असेल तेव्हा.

(7) अकारणी करन घेणा-या/लिहून ठेवणा-या  
पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा  
हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव  
व पत्ता.

1) नाव:- मनोज एन मेहता ; वय: 36;

पत्ता :-प्लॉट नं: 54, माळा नं: 54/ए, इमारतीचे नाव: 167/सी पी के निवास, ब्लॉक नं: एस V रोड, रोड नं: एस V  
विलेपारले वॅस्ट, महाराष्ट्र, मुंबई.

पिन कोड:- 400056

पॅन नंबर: AAHPM4934E

(8) अकारणी करन घेणा-या पक्षकाराचे व किंवा  
दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश  
असल्यास, प्रतिवादिचे नाव व पत्ता

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

मुंबई, महाराष्ट्र, मुंबई.;

पिन कोड:- 400064;

पॅन नं:- ALUPM8220F;

(9) अकारणी करन दिल्याचा दिनांक

20/06/2015

(10) दस्त नोंदणी केल्याचा दिनांक

20/06/2015

(11) अनुक्रमांक, खंड व पृष्ठ

5097/2015

(12) बाबतचा/बाबतच्या मुद्रांक शुल्क

रु.513,000/-

(13) बाबतचा/बाबतच्या नोंदणी शुल्क

रु.30,000/-

(14) वेग

मुद्रांकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



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**AGREEMENT FOR SALE**

*Peace*  
*by*

**THIS AGREEMENT FOR SALE** is made and entered into at Mumbai on 20<sup>th</sup> day of June 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 **17<sup>th</sup> 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. RIGHT CHANNEL CONSTRUCTION PRIVATE LIMITED**



said MR. MANOJ N. MEHTA has purchased, the right, title and interest in respect of **Office No. 1 on 6<sup>th</sup> 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 **17<sup>th</sup> 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 6<sup>th</sup> 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

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the management and the state of affairs of the said building are vested in the

4. The Vendor is fully seized and possessed of or otherwise well and sufficiently entitled to hold the said **Office No. 1 on 6<sup>th</sup> Floor in 'E' Wing**, by virtue of Agreement for Sale dated **17<sup>th</sup> 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 6<sup>th</sup> 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 Vendor herein has agreed to assign all the right, title and interest, benefit and claim under the said Agreement for Sale dated **17<sup>th</sup> 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 :**

*[Handwritten signature]*  
*[Handwritten signature]*



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 6<sup>th</sup> 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 **17<sup>th</sup> 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 and that 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.

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2. The Vendor has agreed to assign and transfer all his right, title, interest and profit whatsoever he has by virtue of the said Agreement to the Purchasers and further to sell the said **Office No. 1 on 6<sup>th</sup> Floor in 'E' Wing** to the Purchasers and the Purchasers have agreed to purchase and acquire from the Vendor the said Office and the consequential rights, title and interest of the Vendor in respect of the said Office, subject to all the stipulations, terms, conditions and covenants attached under the said Agreement for Sale dated **17<sup>th</sup> day of December, 2012**, at an agreed price of **Rs. 1,02,50,000/- (Rupees One Crore Twenty Five Lakhs Fifty Thousand Only)** in respect of the said Office.



The Purchasers have paid to the Vendor the Initial Consideration Amount of **Rs. 51,000/- (Rupees Fifty one thousand Only)** out 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
TOTAL Rs.			/- (Rupees Only)

*Buyer*  
*P. Pooja*

*P. Pooja*  
*Buyer*



21  
 And whereof the vendor hereby admits and acknowledges the receipt of the same. And the balance consideration amount of Rs. 110,190,000/- (Rupees one crore nineteen lakh Only) shall be paid 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.

Peace  
 It is hereby agreed by and between the parties hereto that the Purchasers will deduct 1% amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) as applicable 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 deducted at source from the concerned authorities and the Purchaser will not be held liable for the same.

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4. 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 17<sup>th</sup> 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 the joint members of the Society of the said building as and when the same if formed by the Promoters.



5. The Vendor hereby declare that he or any person/s on his behalf or claiming through his has in no way created any charge, claim or lien on the said Office and that the said Office hereby agreed to be sold is free from all claims, charges, lien, mortgage and encumbrances'. The Vendor shall at 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

Peace  
 [Signature]



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ownership of the said Office, constituting infringement of any person's 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 the attachment has been levied on the said Office.
9. The Vendor hereby declare that he has in no way created any charge, 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.





12. The vendor hereby declares that any deposits given against the said Office, 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

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५०६०	Agreement.	१२/०३
२०१४.		

Vendor shall be delivered to the Purchasers simultaneously on execution of this

The Vendor covenant to the Purchasers that he has paid necessary Stamp Duty and Registration fees payable on his earlier Agreement for Sale dated **17<sup>th</sup> 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 Maharashtra State Co-Operative Housing. Soc. Act, 1960 & The Maharashtra Ownership Flat Act, 1963.

### 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.

*Pease*  
*buy*





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  
The within named "THE VENDOR"  
MR. MANOJ N. MEHTA

In the presence of Ashutosh Singh  
*[Signature]*

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- 
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SIGNED, SEALED & DELIVERED by  
The within named "THE PURCHASERS"  
MR. PARAG RAMESHCHANDRA MALDE

In the presence of Nandkishor Govilale  
*[Signature]*

- 
- 
- 
- 
- 



Photo of Vendor



(Left thumb impression)



Photos of Purchaser



(Left thumb impression)





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RECEIPT

RECEIVED with thanks the sum of Rs. 51000 /- (Rupees Fifty One Thousand Only) from MR. PARAG RAMESHCHANDRA MALDE being the Initial / Part payment against the sale of Office No. 1 on 6<sup>th</sup> 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,

*Manoj N. Mehta*  
 Revenue Stamp

(MR. MANOJ N. MEHTA)

DATE: 20/6/15  
 PLACE: MUMBAI

WITNESSES:

- [Signature]*
- [Signature]*

