

AGREEMENT FOR SALE

FOR FLAT NO. A - 2705, 27th FLOOR,

ALONGWITH ONE CAR PARKING

ALTA MONTE TOWER "A" C. H. S. L.

SITUATED AT

PLOTS BEARING C.T.S. Nos. 812, 813, 821(Part),

811 A/7(Part), 814, 824 and 844

KOKANIPADA, WESTERN EXPRESS HIGHWAY,

MALAD (EAST), MUMBAI - 400097

- SELLER -

KEJRIWAL PLYWOODS PRIVATE LIMITED

represented by the authorised Director

MR. HITESH KUMAR KEJRIWAL

- PURCHASER -

MRS. RACHANA VIKAS GANERIWALA

MR. VIKAS R. GANERIWALA

324-18332

पावती

Wednesday, November 29, 2023

12:55 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 20250 दिनांक: 29/11/2023

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-१ -18332-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रचना विकास गनेरीवाला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

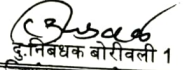
रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:14 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 21977869.67/-

मोबदला रु. 22100000/-

भरलेले मुद्रांक शुल्क: रु. 1326000/-



सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123296306675 दिनांक: 29/11/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010305637202324M दिनांक: 29/11/2023

बँकेचे नाव व पत्ता:

Rachana

Registered Original Document

Delivered On: 8 NOV 2023

Fzw0r.Pjfr

11/29/2023

मूल्यांकन पत्रक (शहरी क्षेत्र बांधीत)

Valuation ID	2197869				
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई, रा.रा.रा.				
मूल्य विभाग	६० भागांक, पूर्व, बोरीवली				
उच्च मूल्य विभाग	भूभाग अग्नी शिशिम भोक्कार भवनाथ हेत टॉवर अग्निशोभा विमार्ग भेसिले मी गेट वाटाई मया मंजुरातील मिल्कती				
मार्क नंबर व भू कर्मांक	मि.टी.एस. नंबर ६६२२				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु	खुली जमीन	निवासी सदनिका	क्यालय	दुकाने	धोब्यामीक
72420	168670	197970	710840	168670	10 जगायतना पत्रक नोंदवणीत
बांधीत क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	105.68 चौरस मीटर	मिल्कतीचा वापर	निवासी सदनिका	मिल्कतीचा प्रकार
बांधकामाचे वर्गीकरण	1-आर सी सी	मिल्कतीचे वा.	० TO ०५५	बांधकामाचा दर	६०००००
उद्भववाहन सुविधा	आहे	मजला	1st floor And Above		
रस्ता समुख	First Sale Date - 14/10/2016				
Sale Type - Resale	Sale Resale of built up Property, constructed after circular dt 02/01/2018				
मजला निहाय घट वाढ	= 120% apply to rate = Rs 202404/-				
घसा-यानुसार मिल्कतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घसा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर				
	= ((202404-72420) * (100 / 100)) + 72420				
	= Rs 202404/-				
A) मुख्य मिल्कतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिल्कतीचे क्षेत्र				
	= 202404 * 105.68				
	= Rs 21390054.72/-				
B) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (168670 * 25/100)				
	= Rs 587814.95/-				
Applicable Rules	= .10.4.16				
एकत्रित अंतिम मूल्य	मुख्य मिल्कतीचे मूल्य + तळघराचे मूल्य + मजलाईन मजला क्षेत्र मूल्य + लगतच्या मळीचे मूल्य + मीठाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य				
	= A + B + C + D + E + F + G + H + I + J				
	= 21390054.72 + 0 + 0 + 0 + 587814.95 + 0 + 0 + 0 + 0 + 0				
	= Rs 21977869.67/-				



सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

बरत - १
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CHALLAN
MTR Form Number-6

GRN	MH010305637202324M	BARCODE			Date	30/10/2023-23:06:46	Form ID		
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)	AABPR3313C				
Location	MUMBAI			Full Name	RACHANA VIKAS GANERIWALA AND O				
Year	2023-2024 One Time			Flat/Block No.	Flat No. A 2705, 27th Floor, OMKAR				
Account Head Details				Amount In Rs.	Premises/Building				
0030045501	Stamp Duty			1326000.00	Monte Building, Alta Monte Tower A Limited				
0030063301	Registration Fee			30000.00	Kokanipada, Western Express Highway East				
					Area/Locality				
					Mumbai				
					Town/City/District				
					PIN				
					4 0 0 0 9				
					Remarks (If Any)				
					PAN2=AAACA6699J--SecondPartyName=KEJRIWAL PLYWOOD				
					PRIVATE LIMITED-				
					Amount In				
					Thirteen Lakh Six Thousand Rupees Only				
					Words				
					FOR USE IN RECEIVING BANK				
Total				13,56,000.00	FOR USE IN RECEIVING BANK				
Payment Details				PUNJAB NATIONAL BANK					
Cheque-DD Details				Bank CIN	Ref. No.	03006172023MUMBAR05133M46040			
Cheque/DD No.				Bank Date	RBI Date	01/11/2023-10:23:45		02/11/2023	
Name of Bank				Bank-Branch					PUNJAB NATIONAL BANK
Name of Branch				Scroll No. , Date					1 , 02/11/2023



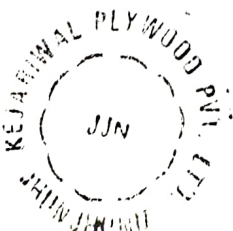
Department ID :

Mobile No. : 865288

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

सदर चलन केवल दृश्यम निबंधक कार्यालयाने नोंदणी करवावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2023.11.14 13:50:48 IST
Reason: GRAS Secure Document
Location: India



Rachana

Vikram R. Ganeriwala

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AGREEMENT FOR SALE



THIS **AGREEMENT FOR SALE** is made at Mumbai on this 29th day of **November 2023**, between **KEJRIWAL PLYWOODS PRIVATE LIMITED** represented by the authorised Director **MR. HITESH KUMAR KEJRIWAL** Having office at 41, Ground Floor, Block C & D, Shalimar Bagh, Near Haiderpur Water Pump, Delhi – 110033 and Correspondence Address Is C/o Hiralal and Sons, Near Gayatri Mandir, Station Road, Jhunjhunu – 333001, Rajasthan here in after referred to as the “**Seller**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, executors, administrators and assigns) of the **One Part**;

AND

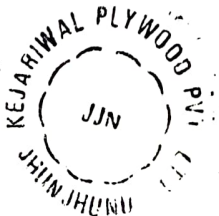
MRS. RACHANA VIKAS GANERIWALA, age 50 years **AND MR. VIKAS R. GANERIWALA** age 53 years Both residing at Flat No. A 2706, Alta Monte Tower, Pathanwadi Off Western Express Highway, Near Shantaram Talao, Malad (East), Mumbai - 400097, hereinafter referred to as the “**Purchaser**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns) of the **Other Part**;

WHEREAS:

- (i) **the Seller** is a member of “Altamonte Tower A Co-operative Housing Society Limited”, a Society duly registered under The Maharashtra Co-operative Societies Act, 1960, vide Registration No. MUM/SRA/HSG/TC/13029/Year 2019 (hereinafter referred to as “**the said Society**”) situated on plots bearing CTS No. 812, 813, 821(Part), 811 A/7(Part), 814, 824 and 844, of village Malad East, Kokanipada, Western Express Highway, Malad (East), Mumbai – 400 097 and having ownership interest in the property of the said Society i.e. Flat No. 2705 on the 27th floor of Tower ‘A’ in the building of the said Society admeasuring 105.68 sq. mt. built up area together with one car parking No. 24 on Podium Level P-3, hereinafter called as “**the said Flat**” of the said Society.

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Joshi K. P.



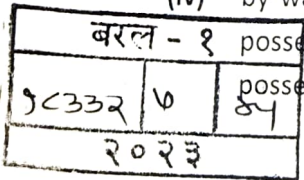
Rachana Vikas R. Ganeriwala

- (ii) the Seller vide Agreement for Sale of Flat dated 3rd October 2016 (hereinafter referred to as “the said Agreement”), purchased and acquired the said Flat on ownership basis, from Era Realtors Private Limited, therein referred to as “the Promoter” of the First Part and Omkar Realtors and Developers Private Limited, therein referred to as “the Confirming Party” of the Second Part. The said Agreement dated 3rd October 2016 was duly registered on 14th October 2016 at Jt. S.R.O. Borivali – 6 vide document no. BRL6/10115/2016. The Seller states and declares that all the consideration and obligations vide the said Agreement for the purchase of the said Flat have been duly discharged and no further payment or instalment is due in relation to the said Flat. As per the said Agreement, Carpet area of the said Flat is 65.52 sq. mt. including the enclosed balcony area. The sanctioned plan include the provisions for niche; duct and slabs, power beds, elevational features, AHU etc. Of about 25.55 sq. mt. for exclusive beneficial use of the said flat.



the building of the said Society was constructed in the year 2015 as per the occupation certificate issued by the Brihanmumbai Mahanagarpalika.

- (iv) by way of letter dated 17th November 2016, the Promoter issued possession letter to the Seller in relation to the said Flat (original possession letter).



- (v) by way of separate letter dated 17th November 2016, the Promoter issued Car Parking allotment letter to the Transferor in relation to the said Flat for Car Parking No. 24 on Podium Level P-3 of the building (original parking letter).

- (vi) the Seller **KEJRIWAL PLYWOODS PRIVATE LIMITED** became member of the said Society, as and when formed.



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Vikram R. Ganeshwala

(vii) the Seller herein is the Legal and Lawful owner of the said Flat and member of the said Society, which is coupled with the right of use, occupation and possession and the right to hold on ownership basis, the said Flat.

(viii) The Seller has paid full and entire consideration of the said Flat to the abovesaid Promoters and have obtained the requisite receipts thereof from the said Promoters and is owner of the said Flat and have absolute and marketable title in respect of the said Flat as on the date of execution of these presents.

(ix) The Seller confirms herein that he is holding the said Flat on Ownership Basis.



(x) the Seller has further represented to the Purchaser that he has complied with all the bye-laws of the said Society from time to time during his occupation of the said Flat and has also paid the requisite Society dues and property taxes as per it's bills and thus he is the Bonafide member of the said Society and the said Flat is free from any encumbrances.

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(xi) the Seller has represented to the Purchaser that he has been the absolute owner of the said Flat and also seized possessed and fully entitled to the ownership of the said Flat and holding the said Flat and the shares of the said Society as stated hereinabove and being member of the said Society, he is desirous of selling and disposing off hid rights, title and interest in the said Flat together with all security deposits, share capital, sinking and repair funds and other amounts to which the Seller is legitimately entitled in respect of the membership of the said Society including the electricity meter and deposit thereof of the said Flat along with the shares of the said society and the Transferees herein, have agreed to purchase and acquire all the rights, title and interest of the Seller in the said Flat

Sh. K. J. J.
KEJARWAL PLYWOOD
J.J.N.

Rachana

Vikram R. Ganerwal

along with shares issued to him and the membership of the said Society for the valuable consideration.

(xii) the Purchaser relying on the abovesaid representation of the Seller herein and believing the same to be true and correct, have agreed to acquire all the rights, title and interest of the Seller in the said Flat, along with shares allotted to him and the membership of the said Society for a valuable consideration being **Rs.2,21,00,000/-**.

(xiii) The Seller has also confirmed that he will hand over all the original property documents, deeds, letters, certificates, possession letter, parking allotment letter, lift access cards etc. to the Purchaser free from all encumbrances immediately on the execution of this deed.



the original possession letter and original parking letter as mentioned on point number (iv) and (v) respectively, are lying in the custody of the Seller herein, which shall be handed over to the Purchaser on the execution of this agreement.

(xv) The said Society, vide their letter no. **AMTA/NOC/SALE/23-24/044** dated **26th September 2023**, have conveyed their no objection to the sale of the said Flat by the Seller to the Purchaser herein.

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The parties herein are desirous of recording their terms and conditions in writing.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:

(1) The Seller doth hereby sells, transfers and assigns the said Flat together with all his beneficial rights, titles and interest in the said Flat being Flat No.

10/11
JARIWAL PLYWOOD
JUN

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Nikhil R. Ganaiwala

A/2705, on the 27th Floor of 'A' Wing of the said Society viz. Altamonte Tower A Co-operative Housing Society Limited, shares of the said Society along with all the deposits including sinking fund, reserve fund, repairs fund, corpus, security deposits etc and all the common amenities which the Seller is entitled to as member of the said Society, to the Purchaser herein and the Purchaser here by purchase the said flat together with all his rights, titles and interests in the above said Flat along with shares and the membership of the said Society from the Seller herein.

(2) The Seller hereby transfers all his rights, titles and interests in the above Flat along with the shares and the membership of the said Society for total consideration of **Rs. 2,21,00,000/- (Rupees: Two crore twenty - one lakhs only)** and the Seller have agreed to acquire the same on the payment of **Rs. 2,21,00,000/- (Rupees: Two crore twenty - one lakhs only)** being the total consideration inclusive of everything in lump-sum.

(3) That the Purchaser has agreed and paid consideration for the said Sale as follows: -



I. A sum of **Rs.2,21,000/- (Rupees Two Lakhs Twenty - One Thousand Five Hundred Only)** being 1% Tax Deducted at Source (TDS) the Purchaser shall be liable to deposit the amount with the Taxing Authorities in accordance with the Income Tax Act 1961 and render a certificate to the Seller

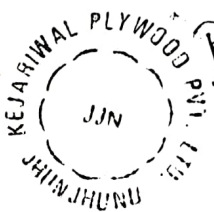
II. A sum of **Rs.51,000/- (Rupees Fifty – One Thousand Only)** paid by UPI Ref No. **327134352554** Drawn on **Kotak Mahindra Bank** Dated **28/09/2023** on or before the execution of these presents (the Seller shall admit and acknowledge the receipt hereunder).

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28/09/2023		

III. A sum of **Rs.78,28,000/- (Rupees Seventy - Eight Lakhs Twenty - Eight Thousand Only)** paid by UPI Ref No. **KKBKH23332866819** Drawn on **Kotak Mahindra Bank** Dated **28/11/2023** on or before the execution of these presents (the Seller shall admit and acknowledge the receipt hereunder).

IV. A sum of **Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs Only)** by way of Pay Order / Obtaining Loan from Bank and any other Financial Institution, within **45 days** of this Agreement for Sale.

Sh. K. K. K.



Rakana

Vikm R. Gaurav

(19) That the Seller and the purchaser are assessed to income Tax under following PAN Nos.

KEJRIWAL PLYWOODS PRIVATE LIMITED : AAACA6699J
MRS. RACHANA VIKAS GANERIWALA : AABPR3313C
MR. VIKAS R GANERIWALA : AAAPG9934D

(20) The Agreement for Sale has been executed in Mumbai, the property is situated at Mumbai, and the payments are made in Mumbai, hence it is subject to jurisdiction of Mumbai Courts of Law.

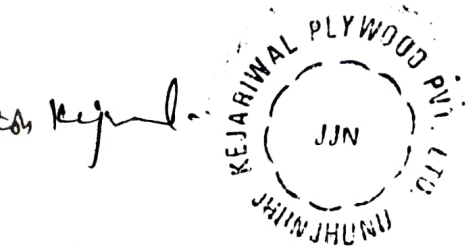


THE SCHEDULE OF THE FLAT ABOVE REFERRED TO:

Flat No. : A – 2705 on the 27th Floor
Area : 105.68 sq. mt. built up area along with one car parking Space No. 24 On podium Level P-3
Building : OMKAR ALTA MONTE
Name of Society : Alta Monte Tower A C.H.S. Limited
Address : CTS No. 812, 813, 821(Part), 811 A/7(Part), 814, 824 and 844
Village Malad East, Borivali Taluka
Kokanipada, Western Express Highway
Malad (East), Mumbai – 400 097

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Rachana Vikas R. Ganeriwala



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year mentioned hereinabove.

SIGNED AND DELIVERED by the

Within named "SELLER"

KEJRIWAL PLYWOODS PRIVATE LIMITED

represented by the authorised Director

MR. HITESH KUMAR KEJRIWAL **KEJRIWAL PLYWOODS PVT LTD.**

In the presence of.....

1) BHARAT C. RUIA

Bharat C. Ruia

2) Vaibhav V. Jedhe

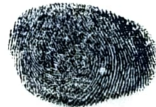
V



SIGNED AND DELIVERED by the within

Within named "PURCHASER"

MRS. RACHANA VIKAS GANERIWALA



Rachana



MR. VIKAS R. GANERIWALA



In the presence of.....

Vikas R. Ganeriwala

1) BHARAT C. RUIA

2) *V*

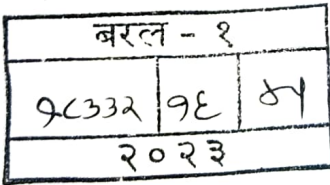


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RECEIPT

RECEIVED of and from the Purchasers MRS. RACHANA VIKAS GANERIWALA And MR. VIKAS R. GANERIWALA, the sum of Rs. 81,00,000/- (Rupees Eighty - One Lakh only) being Part consideration Paid in respect of sale of Flat No. A - 2705 on the 27th Floor in the building known as 'OMKAR ALTA MONTE' of 'Alta Monte Tower "A" C.H.S. Limited' situated at Kokanipada, Western Express Highway, Malad (East), Mumbai- 400 097, in the following manner:

No	Cheque/Pay Order/RTGS	Dated	Bank	Amount
1	being 1% TDS amount deducted and to be deposited by the Purchaser in accordance with the income Tax act 1961			02,21,000/-
2	327134352554	28/09/2023	Kotak Mahindra Bank	00,51,000/-
3	KKBKH23332866819	28/11/2023	Kotak Mahindra Bank	78,28,000/-
(Subject to realization of Cheques/Instrument			Total Rs.	81,00,000/-



WE SAY RECEIVED

~~KEJRIWAL~~ PLYWOODS PVT. LTD.
Hitesh Kumar
DIRECTOR

KEJRIWAL PLYWOODS PRIVATE LIMITED

represented by the authorised Director

MR. HITESH KUMAR KEJRIWAL

SELLER



/Witnesses:

1) *[Signature]*

2) *[Signature]*

ALTA MONTE TOWER A CHS LTD

Near Shantaram Talao, Western Express Highway, Malad East, Mumbai 400097

Reg No : MUM/SRA/HSG/(T.C.)/13029/2019 | Tel : +91 22 49782354 | Email : am.tower.a.chs@gmail.com
[CTS No. 811 A/7 (Part), 812, 813, 814 A/1, 814 A/2a, 814 A/3, 814 A/4, B21, B24, B25 (Part) and B44 of village Malad (East)]

Ref: AMTA/NOC/Sale/23-24/044

Date: 26th September, 2023

To,

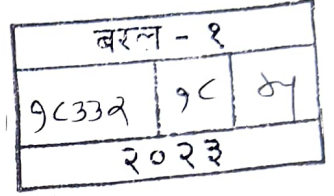
M/s. Kejriwal Plywoods Pvt. Ltd.
Flat No: A-2705, Alta Monte Tower A CHS
Western Express Highway,
Near Kurar Metro Station
Malad (East), Mumbai - 400097



Dear Sir/Madam,

Sub. : NOC for Sale of Flat No. A-2705, Tower A ("the said flat")

Ref. : Your application dated 04th October, 2023



Dear Sir / Madam,

We are in receipt of an application dated 04th October, 2023 submitted by **Mr. Kejriwal Plywoods Pvt. Ltd.** ("Owner" / "Member") of the **Flat No. A-2705**, Tower A along with 01 Parking No.24 on P-3 Level expressing their desire to sell the said flat to **Mrs. Rachana Vikas Ganeriwala & Mr. Vikas Radheshyam Gancriwala** (the "Proposed Buyers") and seeking No Objection Certificate (NOC) from the Society for the same.

1. We confirm that Alta Monte Tower A Co-operative Housing Society Limited (the "Society") is registered under No. MUM/SRA/HSG/(T.C.)/13029/2019 dated November 20, 2019. We also confirm that the deed conveying/transferring the land and the said building to the Society has still not been executed by the "Developers" and it will be done in due course of time and that the Society is in the process of taking handover of the Society property and common area from the Developer.
2. The Society confirms, to the best of its knowledge, that there are no restrictive/negative covenants in the Bye-laws / Rules of the Society concerning the transfer of shares/member'(s) interests in the Society and other related matters. This is to confirm that the above-stated Members have fully paid the society maintenance dues as raised till March 2023 and will be liable for any maintenance dues raised till the completion of the proposed sale. The share certificate not issued yet. This is to further state that as per records available with our society, the said flat is free from any encumbrance/loan.
3. **M/s. Kejriwal Plywoods Pvt. Ltd.** is aware and acknowledge that accounts of the past period-related maintenance expenses for the flats at Alta Monte Tower A Housing Society Limited are yet to be finalized and handed over by the Developers to the Society and the property taxes assessed on the flats/Common area is yet to be undertaken and completed by the relevant authority. In the event, the accounts of the past period are handed over by the



ALTA MONTE TOWER A CHS LTD

Near Shantaram Talao, Western Express Highway, Malad East, Mumbai 400097

Reg. No. : MUM/SRA/HSG/(T.C.)/13029/2019 | Tel : +91 22 49782354 | Email : am.tower.a.chs@gmail.com
[CTS no. 811 A/7 (Part), 812, 813, 814 A/1, 814 A/2a, 814 A/3, 814 A/4, 821, 824, 825 (Part) and 844 of village Malad (East)]

Developers and there is any shortfall or outstanding dues against the Flat and/ or any tax is levied by any local / government authorities, the Owners and/or the Proposed Buyers (as the case may be) will be joint / severally liable to pay the same to the society/ relevant authorities **M/s. Kejriwal Plywoods Pvt. Ltd.** has also confirmed and acknowledged that if any past dues and taxes for the said property/Flat and shares is payable, the same will be liable to be paid by the Member. Notwithstanding anything stated herein, pursuant to the finalization and consummation of the sale of the Flat to the Proposed Buyers and transfer of rights, titles, and interest to the Proposed Buyers, any outstanding dues of the past period and taxes in the case be levied on the Society/the Flat by the relevant government authority, it shall be payable by the Proposed Buyer, as and when demanded by Alta Monte Tower A Co-operative Housing Society Limited and/or the Government Authorities respectively.

4. This NOC does not relieve the Owners or in case of the sale of the Flat, the Proposed Buyers from payment of any past liabilities or dues or taxes by whatever name called which may arise in the future for or in respect of the Flat.
5. The Society has considered the request made by the Owners and hereby grants permission to **M/s. Kejriwal Plywoods Pvt. Ltd.** to enter into a sale transaction of their **Flat No. 2705, Tower A**, subject to rules, regulations and Byelaws of the Society and payment of statutory fees, transfer premium, deposits, and voluntary contribution to the society.
6. This NOC is being issued as per the information available in the Society's records and the Society or the Management Committee does not take any responsibility for any representations made and the information submitted by Members to the Proposed Buyers.

Thanking You,

Yours faithfully

For Alta Monte Tower "A" Co-Operative Housing Society Limited

Sushant Biswas
(Hon. Secretary)



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omkar

POSSESSION LETTER

Date: 17th November, 2016

To,
M/S. Kejriwal Plywoods Pvt. Ltd.
41, Ground Floor, Block C & D,
Shalimar Bagh, Near Haiderpur Water Pump,
Delhi - 110033



Dear Sir/Madam,

Sub :- Possession of Flat No. A-2705 on 27th Floor, Tower/Wing "A" in building known as "Alta Monte" situated at Plot bearing C. T. S. Nos. 812, 813, 821(Part), 811 A/7(Part), 814 and 814 of Village Malad, Taluka Borivali situate at Malad (East), Mumbai- 400 097 ('said Flat')

Ref :- Our communication / letter dated 28th December 2015

This is to record as under:-

1. By the Agreement for Sale dated 14th October, 2016 registered at sub-Registrar of Assurances Mumbai, vide Registration No. BRL- 6-10115-2016, you have purchased the Flat No. A-2705 on 27th Floor in Tower/Wing "A" in the aforesaid building on ownership basis for the consideration and on the terms and condition mentioned therein.
2. We are pleased to inform you that the construction of aforesaid building/wing including the above said Flat is completed and the M.C.G.M./S.R.A. has issued Part OC/ Full OC (Occupation Certificate) dated 23rd December 2015 in respect of the said building/wing.
3. You have examined and inspected the aforesaid building/wing and said aforesaid Flat and are fully satisfied that :-

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omkar

Date: 26th October, 2016

To,

M/S. Kejriwal Plywoods Pvt. Ltd.

41, Ground Floor, Block C & D,

Shalimar Bagh, Near Haiderpur Water Pump,

Delhi - 110033

9



Dear Sir,

We have to inform you that under the Articles of Agreement dated **14th October, 2016** you are permitted to park your light motor vehicle(s) in car parking space (s) No. **24** on Podium level **P-3**, in the compound.

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

Thanking you,

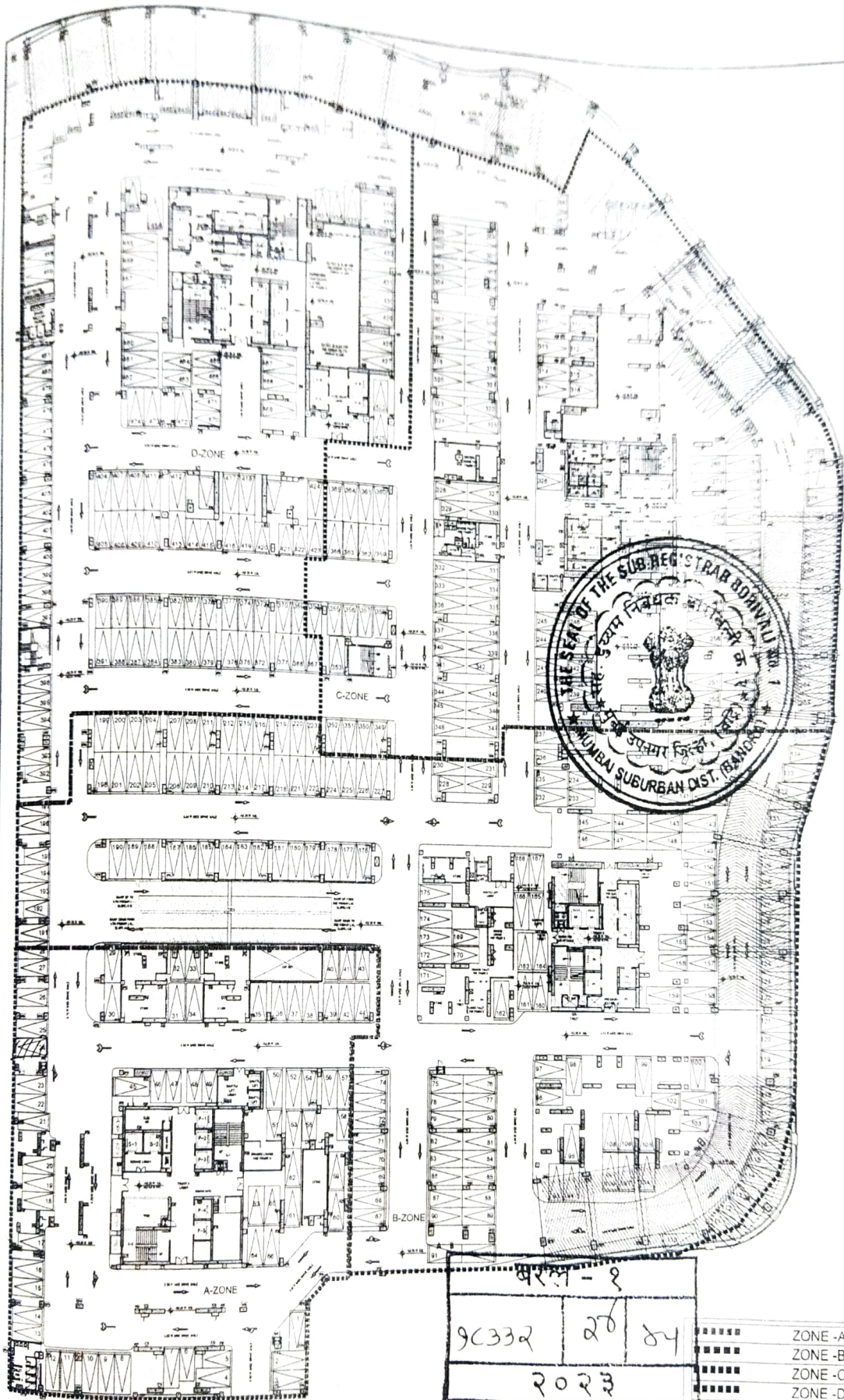
Yours truly,

For Era Realtors Pvt. Ltd.

(Authorized Signatory)

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Encl: Plan.



9C332 27 84
 2023

- ZONE-A
- ZONE-B
- ZONE-C
- ZONE-D

THIRD PODIUM LEVEL PARKING
 PROPOSED RESIDENTIAL SCHEME @ J.B. NAGAR MALAD (MUMBAI)

UNIKAN REALTORS & DEVELOPERS PVT. LTD.
 SCALE: 1/50
 DATE: 11/08/2023
 DRAWN: 11/08/23
 CHECKED: 11/08/23

A Tower



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

सेवा क्रमांक PN0602022700000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16231734 202220BIL16231735
पत्रकारांचे नाव व पत्ता OMKAR REALTORS & DEVELOPERS Pvt. Ltd. OMKAR HOUSE, Off EASTERN EXPRESS HIGHWAY, Opp SION - CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI-400022		प्रेमक - Assit. Assessor & Collector, P North Ward, 9th floor, Liberty Garden, Malad (West), Mumbai - 400 064. ईमेल - aacpn.ac@mcmg.gov.in दूरध्वनी क्र. 0222399944

मालमत्ता करमात्रे, गारनिष्ठा इमारत, इमारतीचे नाव/चिप, सी.टी.एस क्र. / प्लॉट क्र., फावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्जन, करदात्याचा
811A/T/00, VILLAGE MALADEAST, WESTERN EXPRESS HIGHWAY, HOUSE - TOWER 'A' ALTA-MONTE CHS Ltd OMKAR REALTORS & DEVELOPERS Pvt. Ltd

प्रथम करनिर्धारण दिनांक	23/12/2015	जलजोडणी क्रमांक :	एकूण भांडवली मूल्य:	162234876
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एकूण भांडवली मूल्य ₹ One Hundred Sixty Two Crore Twenty Three Lakh Forty Eight Thousand Only (अधरी)

31/03/2010 या तारखेपर्यंतची धरबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2022 यावधीचा अपूर्णवर्षीय धरबाकी
देयक काळावधी.	01/04/2022	ते 31/03/2023



कराचे नाव	01/04/2022	ते	30/09/2022
सर्वसाधारण कर			890635
जल कर			0
जल लाभ कर			558702
मूलनि सांगण कर			0
मूलनि सांगण लाभ कर			348176
म.न.पा. शिक्षण उपकर			323908
राज्य शिक्षण उपकर			283354
रोजगार हमी उपकर			162
वृक्ष उपकर			16200
पथ कर			404894
एकूण देयक रकम			2826031
कलम 152 अ नुसार दंडाची रकम			0
परताव्यावरील व्याजाची वसुली			0
आगाऊ अधिदानाचे समायोजन			0
वाव्याची निव्वळ रकम			2826031
प्रतिदानाची निव्वळ रकम			0
अधरी रुपये	₹ Twenty Eight Lakh Twenty Six Thousand Thirty One Only		₹ Twenty Eight Lakh Twenty Six Thousand Only
अंतिम देय दिनांक	31/12/2022		

"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTN0602022700000 , Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती बसविणे व ती गोळा करणे, यांचा, अग्रे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात अमेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहेत असा अन्वयार्थ लावला जाणार नाही.



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

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ब) चा अंतर्भाव होण्यासाठी जारी करण्यात येत आहे.

महेश पाटील
करनिर्धारक व संकलक



SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/2143/PN/PL&STGL/AP

Date : **23 DEC 2015**

To,
Shri. Anand V. Dhokay,
F-63 Plams Acres,
Mahatma Phule Road,
Mulund (E), Mumbai-81

Sub: Occupation Certificate to Sale Residential Building i.e. Tower 'A' for Slum Rehabilitation Scheme on plot bearing C.T.S. No. 811 A/7 (pt), 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt) Village Malad(E), P/N - Ward of M.C.G.M,



Ref: 1) Your proposal submitted vide letter dated 12/06/2015

Gentleman,

With reference to above the development work to Sale Residential Building consisting tower 'A' comprising Lower Ground + Ground Floor + 5 Level Podium/Parking Floors + Stilt/Amenities + 45th Upper Floors, (including LMR, OHT & STR) for Under S. R. Scheme on plot bearing C.T.S. No. 811 A/7 (pt), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad(E), Malad (E), P/N - Ward of M.C.G.M, which is completed under the supervision of Architect Shri. Anand V. Dhokay, License No. CA/87/1855 Structural Engineer Achyut Watve, Lic. No. STR/W/10 and Site Supervisor Shri. Kishor Parmar, License No. P/458/SS-I may be occupied on the following conditions.

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1. That you shall hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from Asstt. Commissioner of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. Before asking last 25% OCC to sale building.

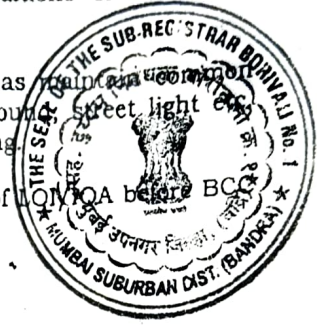
SRA/ENG/2413/PN/PL & STGL/AP

2. That layout R.G. shall be developed as per D.C. Regulation, 1991 before asking last 25% OCC to sale residential building.
- 2(a) That you shall take at most necessary precautions and safety measures for the occupant tenant, during the construction of balance sale tower for the building under reference.
3. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before asking last 25% OCC to sale residential building.
4. That you shall get D. P. Road/set back land demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and hand over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before asking last 25% OCC to sale residential building.
5. In case of S.R. Scheme on State Govt. /MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before asking last 25% OCC to sale residential building.
6. That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D. C. regulation No.38(27) before asking last 25% OCC to sale residential building.
7. That the setback handing over certificate shall be obtained from Asstt. Commissioner P/North Ward of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. before asking last 25% OCC to sale residential building.
8. That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before asking last 25% OCC to sale residential building.
9. That you shall submit the balance N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, before asking last 25% OCC to sale residential building.
10. That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit shall be submitted before asking last 25% OCC to sale residential building.
11. That you shall operate the lift only with valid licences i.e. for lift no 1, 2, 4, 5, 6 & 7, & balance lifts to be operated on receipts of valid licences from Inspector of Lifts, P.W.D. Maharashtra.



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12. That you shall submit the canvas mounted plans for building as well as for as build utility provided.
13. That you shall handover the copies of all building plans, as build services etc. to the society and periodic drill for all services & utilities to be performed by society.
14. That you shall comply all the remarks/conditions of CFO NOC judiciously.
15. That you shall form federation of society so as to provide all amenities such as internal road recreation ground street light before asking full OCC of sale residential building.
16. That you shall comply the balance conditions of LON/OA before BCC to rehab buildings or as directly by SRA.



A set of certified completion plan in returned herewith please.

Yours faithfully,

[Signature]
23/12/15
Executive Engineer - W.S 1/c
Slum Rehabilitation Authority

Copy to :-

✓ Developer : M/s. Omkar Realtors & Developers Pvt. Ltd.

For information please

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[Signature]
23/12/15
Executive Engineer - W.S 1/c
Slum Rehabilitation Authority

SLUM REHABILITATION AUTHORITY

5th floor, Grhe Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/2143/PN/PL/AP

10 AUG 2011

COMMENCEMENT CERTIFICATE

SALE BUILDING

To,

M/s. Onkar Realtors & Developers Pvt. Ltd.,
Onkar Esquare, Off. Eastern Express Highway,
Opp. Sion Chunarbhatti Signal, Sion (E),
Mumbai-400 022.

Sit,

With reference to your application No. 1022

dated 29/07/2011

for Development Permission and grant of Commencement Certificate under section 44 & 49 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____

C.T.S. No. S11A/7 * of village Malad T.P.S. No. _____

ward F/N situated at Malad (E) in Mumbai.

* 812(pt.), 813, 821(pt.) & 844

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1759/PN/PL/LCI dt. 15/06/2011
IOA U/R No. SRA/ENG/2143/PN/PL/AP dt. 05/08/2011
and on following conditions.

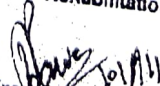
1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 46 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 C.E.O. (SRA) has appointed SHRI DEEPAK V. PAWAR

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth i.e. upto 7th level of podium top for RCC frame structure only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority


Executive Engineer (SRA) II
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

M/S KEJRIWAL PLYWOODS PVT. LTD.

REGD. OFFICE: Flat no.41, Ground Floor, Block- C&D, Shalimar Bagh, Near Haiderpur Water Pump, Delhi-110033

CIN NO: U20290DL1996PTC075127 EMAIL ID: hkkejriwal@gmail.com

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE BOARD MEETING OF THE DIRECTORS OF M/S KEJRIWAL PLYWOODS PRIVATE LIMITED HELD ON TUESDAY THE 21TH DAY OF NOVEMBER, 2023 AT 11.30 A.M. AT FLAT NO.41, GROUND FLOOR, BLOCK-C&D, SHALIMAR BAGH, NEAR HAIDERPUR WATER PUMP, DELHI-110033.

"RESOLVED THAT Mr. Hitesh Kumar Kejriwal, Director of the Company be and is hereby authorised on behalf of the company to sign all necessary documents to get the title deed & Sale agreement registered in favour of Company in respect of Sale of aProperty Situated at Flat No.A-2705, Alta Monte Tower A, Near Shantaram Talao, Western Express Highway, Malad East, Mumbai-400097.

"FURTHER RESOLVED THAT Mr. Hitesh Kumar Kejriwal is authorised to take all necessary steps and file the necessary documents with the Registrar for acquisition of the propertysale in favour of company.

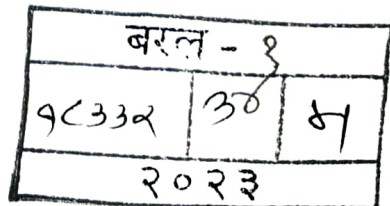
True Certified Copy

ForKejriwal PlywoodsPvt. Ltd.

Kejriwal Plywoods Pvt. Ltd.

Pawan Kumar Kejriwal
Director

(Pawan Kumar Kejriwal) (Hitesh Kumar Kejriwal)
Director Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RACHANA VIKAS GANERIWALA

SATNARAYAN RAMLAL RUIA

15/04/1973

Permanent Account Number

AABPR3313C

Rachana

Signature



29012008

Rachana



324/18332
बुधवार, 29 नोव्हेंबर 2023 12:56 म नं.

दस्त गोवबारा भाग-1

दस्त-१

दस्त क्रमांक 18332/2023

दस्त क्रमांक. बरल-१ /18332/2023

बाजार मूल्य: रु. 2,19,77,870/- मोबदला: रु. 2,21,00,000/-

भरलेले मुद्रांक शुल्क: रु.13,26,000/-

द. नि. मह. द. नि. बरल-१ यांचे कार्यालयात

पावती:20250

पावती दिनांक: 29/11/2023

अ. क्र. 18332 वर दि.29-11-2023

सादरकरणाचा नाव: रचना विकास गनेरीवाला

गेजी 12:53 म नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 900.00

पृथांची संख्या: 45

एकूण: 30900.00

Rachana

दस्त हजर करणाऱ्याची सही:

Rachana
सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

Rachana
सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: काररनामा

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

शिक्का क्रं. 1 29 / 11 / 2023 12 : 53 : 54 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 11 / 2023 12 : 54 : 51 PM ची वेळ: (फी)

बरल - १		
90332	००	०५
२०२३		

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे * दस्तऐवजातील संपूर्ण मजकूर, निष्ठादक व्यक्ती, साक्षीदार व साबित जोडलेल्या सादरपत्राची सत्यता तपासली आहे * दस्तऐवजाची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्ठादक व साक्षीदार यांचे संपूर्णपणे जबाबदार राहतील.

Rachana
लिहून देणारे

Rachana
लिहून घेणारे :

Vikram R. Ganaiwal



29/11/2023 12:59:15 PM

पुस्तक क्रमांक बरल-१ /18332/2023
दस्तावेजा प्रकार : करारनामा

- | | | |
|----------|---|-------------------------------------|
| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार |
| 1 | नाम: नेहरीबाब, लायब्रर पावलेट डिप्लोमेट चे मंचावक त्रिेश कुमार
के.ने.डी.बाब
पत्ता: प्लॉट नं. ऑफिस नं. 41, माला नं. तळ मजला, इमारतीचे नाव: ब्लॉक सी बॅंड डी, शांतिभार बाग, ब्लॉक नं. दिल्ली, रोड नं. वैद्यपूर बॉयंग पाव जवळ, दिल्ली, NORTH WEST DELHI.
पिन नंबर: AAACA6699J | लिहून घेणार
वय: 40
स्वाक्षरी- |
| 2 | नाम: रचना विक्रम गनेरीवाला
पत्ता: प्लॉट नं. मदनिका नं. ए 2706, माला नं. 27 वा मजला, इमारतीचे नाव: अल्टा मॉन्टे टॉवर, ब्लॉक नं. मालाड पूर्व, रोड नं. पठाणवाडी ऑफ वेस्टर्न एक्सप्रेस हायवे, शांताराम तलाव जवळ, महाराष्ट्र, MUMBAI.
पिन नंबर: AABPR3313C | लिहून घेणार
वय: 50
स्वाक्षरी- |
| 3 | नाम: विक्रम आर गनेरीवाला
पत्ता: प्लॉट नं. मदनिका नं. ए 2706, माला नं. 27 वा मजला, इमारतीचे नाव: अल्टा मॉन्टे टॉवर, ब्लॉक नं. मालाड पूर्व, रोड नं. पठाणवाडी ऑफ वेस्टर्न एक्सप्रेस हायवे, शांताराम तलाव जवळ, महाराष्ट्र, MUMBAI.
पिन नंबर: AAAPG9934D | लिहून घेणार
वय: 53
स्वाक्षरी- |

John Kymal

Rachana

Vikram R. Ganeriwal

छायाचित्र	उत्सा प्रमाणित

वरील दस्तऐवज करून देणार तयारकीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ: 29 / 11 / 2023 12 : 57 : 05 PM

बरल - १
9C332 24 25
2023

ओळख -
खानील दस्त असे निवेदीत करताना की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

- | | | |
|----------|--|-------------------|
| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार |
| 1 | नाम: भरत चंद्रप्रकाश रुईया
वय: 55
पत्ता: 2203, अंमकार अल्टा मॉन्टे टॉवर ए मीएचएसएल, मालाड पूर्व मुंबई
पिन कोड: 400097 | स्वाक्षरी |
| 2 | नाम: वैभव वसंत जेधे
वय: 32
पत्ता: तानाजी तगर मालाड पूर्व
पिन कोड: 400097 | स्वाक्षरी |

Bharat Ruisa

Vai Bhav

छायाचित्र	उत्सा प्रमाणित

शिक्का क्र.4 ची वेळ: 29 / 11 / 2023 12 : 59 : 09 PM

बरल-१/ 9C332/2023
पुस्तक क्रमांक १, क्रमांक.....
नोंदला. 24/11/2023
दिनांक:

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

प्रमाणित करण्यात येते, की हा
दस्तावेज मध्ये एकूण ०५ पाने आहेत.
सह. दुय्यम निबंधक, बोरीवली क्र.-१
मुंबई उपनगर जिल्हा.

Payment Receipt

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	सह. दुय्यम निबंधक, बोरीवली क्र. १, मुंबई उपनगर जिल्हा.	निबंधक, बोरीवली क्र. १, मुंबई उपनगर जिल्हा.	Deface Date
1	RACHANA VIKAS GANERIWALA AND OTHER	eChallan	03006172023103100178	MH010305637202324M	1326000.00	SD	0006066794202324	29/11/2023
2		DHC		1123296306675	900	RF	1123296306675D	29/11/2023
3	RACHANA VIKAS GANERIWALA AND OTHER			MH010305637202324M	30000	RF	0006066794202324	29/11/2023



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

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सूची क्र.2

दुय्यम निबंधक : महं दु.नि. बोरीवली 1

दस्त क्रमांक : 18332/2023

नोंदणी :

Regn 63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	22100000
(3) बाजारभाव (माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	21977869.67

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: ए 2705, माळा नं: 27 वा मजला, ओमकार अल्टा मॉन्टे बिल्डिंग, इमारतीचे नाव: अल्टा मॉन्टे टॉवर ए सी. एच. एस. लिमिटेड, ब्लॉक नं: मालाड पूर्व, मुंबई 400097, रोड : कोकणीपाडा, वेस्टर्न एक्सप्रेस हायवे, इतर माहिती: व्हिलेज मालाड पूर्व, सदनिकेचे एकूण क्षेत्र 105.68 चौ मीटर बिल्टअप, सोबत एक कार पार्किंग स्पेस नं 24 पोटियम लेबल पी 3 मध्ये, इतर माहिती आणि मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे. PUI: PN0602022700000 ((C.T.S. Number : 812, 813, 821(Part), 811 A/7(Part), 814, 824 and 844 ;))

(5) क्षेत्रफळ

1) 105.68 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 पत्ता.

1): नाव:-केजरीवाल प्लायवूड प्रायवेट लिमिटेड चे संचालक हितेश कुमार केजरीवाल वय:-40; पत्ता:-प्लॉट नं: ऑफिस नं 41, माळा नं: तळ मजला, इमारतीचे नाव: ब्लॉक सी अँड डी, शालिमार् बाग, ब्लॉक नं: दिल्ली, रोड नं: हैदरपूर वॉटर पंप जवळ, दिल्ली, NORTH WEST DELHI. पिन कोड:-110033 पॅन नं:-AAACA6699J

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

1): नाव:-रचना विकास गनेरीवाला वय:-50; पत्ता:-प्लॉट नं: सदनिका नं ए 2706, माळा नं: 27 वा मजला, इमारतीचे नाव: अल्टा मॉन्टे टॉवर, ब्लॉक नं: मालाड पूर्व, रोड नं: पठाणवाडी ऑफ वेस्टर्न एक्सप्रेस हायवे, शांताराम तलाव जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AABPR3313C
2): नाव:-विकास आर गनेरीवाला वय:-53; पत्ता:-प्लॉट नं: सदनिका नं ए 2706, माळा नं: 27 वा मजला, इमारतीचे नाव: अल्टा मॉन्टे टॉवर, ब्लॉक नं: मालाड पूर्व, रोड नं: पठाणवाडी ऑफ वेस्टर्न एक्सप्रेस हायवे, शांताराम तलाव जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAAPG9934D

(9) दस्तऐवज करून दिल्याचा दिनांक

29/11/2023

(10) दस्त नोंदणी केल्याचा दिनांक

29/11/2023

(11) अनुक्रमांक, खंड व पृष्ठ

18332/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

1326000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

1998-1999

1999-2000

2000-2001

2001-2002

2002-2003

2003

2004

2005-2006

2006-2007

2007

2008-2009

Dated This 29th Day of November 2023

KEJRIWAL PLYWOODS PRIVATE LIMITED

represented by the authorised Director

MR. HITESH KUMAR KEJRIWAL

..... SELLER

A N D

MRS. RACHANA VIKAS GANERIWALA

MR. VIKAS R. GANERIWALA

..... PURCHASERS