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पावती

Original/Duplicate

Tuesday, May 29, 2018

नोंदणी क्र.: 39म

1:53 PM

Regn.: 39M

पावती क्र.: 6928

दिनांक: 29/05/2018

गावाचे नाव: कोपरी

दस्तऐवजाचा अनुक्रमांक: करल3-6324-2018

दस्तऐवजाचा प्रकार: करारनामा

सह करारनाम्याचे नाव: नीरज सी. अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:12 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुली - 3

वाजार मुल्य: रु.42831181 /-

मोबदला रु 70000000/-

भरलेले मुद्रांक मुल्य: रु. 3500000/-

1) देयकाचा प्रकार eSBTR/SimpleReceipt रक्कम: रु.30000/-

व.सं.सं.देशीय ऑर्डर क्रमांक: MH002045859201819S दिनांक: 29/05/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 680/-

मूळ दस्त, स्कॅन्ड प्रिंट

मिळाली

प्लॉट क्रमांक: 118-कापरी - कुलो  
 3रा मूल्य विभाग: 118/545भूभाग कोपरी गावातील सर्व मिळकती.  
 सर्व्हे नंबर/अ. भू क्रमांक: सि.टी.एस नंबर#7

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	199100	162500	चौरस मीटर

बांधीव क्षेत्राची माहिती	232.64 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय-	0 TO 20 वर्ष	मूल्यदर/बांधकामाचा दर -	Rs. 162500/-
सदनिकाचे मोजमाप	सारे	मजला -	1th floor To 20th floor		

Final Sale Date - 27/05/2008

Plot is constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ = 110% apply to rate= Rs.178750/-

घसाऱ्यानुसार मिळकतीचा पाने चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसाऱ्यानुसार टक्केवारी) + खुल्या जमिनीचा दर )  
 = ( ( 178750-82300 ) \* ( 100 / 100 ) ) + 82300 )  
 = Rs. 178750/-

A) मूल्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 178750 \* 232.64  
 = Rs. 41584400/-  
 27 चौरस मीटर  
 = 27.9 \* ( 178750 \* 25/100 )  
 = Rs. 1246781.25/-

मूल्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझानाइन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + व्हिस्टा वाहन तळघरा मूल्य + खुल्या जमिनीवरील वाहन तळघरे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + व्हिस्टा वास्तव्यी  
 = A + B + C + D + E + F + G + H + I  
 = 41584400 + 0 + 0 + 0 + 1246781.25 + 0 + 0 + 0 + 0  
 = Rs. 42831181.25/-

Home

Print

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सह दुय्यम निबंधक  
 कुर्ला-३ (वर्ग-२)



महाराष्ट्र शासन  
 GOVERNMENT OF MAHARASHTRA  
 शिव बाँक व कोषागार पावली  
 SHIV BANK & TREASURY RECEIPT (e-SBTR)

16144468808575

Stationery No: 16144468808575  
 Print DtTime : 29-MAY-2018 09:20:42  
 GRAS GRN : MH002045859201819S  
 Office Name : IGR199-KRL3\_JT SUB REGI  
 GRN Date : 28-May-2018@18:27:35

StDuty Schm: 0030045501-75/STAMP DUTY  
 StDuty Amt : R 35,00,000/- (Rs Three Five, Zero Zero, Zero Zero Zero only)  
 RegFee Schm: 0030063301-70/Registration Fees  
 RegFee Amt : R 30,00,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable Consideration: R 7,00,00,000/-  
 Prop Descr : 1401 LAKE FRONT, SOLITAIRE CHSL, A S MARG, JVLR, MARG, POWAI, MUMBAI, Maha  
 ashtra, 400076

Payer: PAN-AAQPG9248E, NEERAJ AGGARWAL AND  
 RUBEENA AGGARWAL  
 1401 LAKE FRONT, SOLITAIRE CHSL, A S MARG, JVLR, MARG, POWAI, MUMBAI, Maha  
 ashtra, 400076, VISHWANATH S HARLALKA

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१-०१००  
 १२/५/१८

Signature/office use - - - Please write below this line - - -

Agreement For Sale

29th May 2018

W. Harlalka

Deepak Harlalka



Aggarwal  
 Aggarwal

# Data of ESBTR for GRN MH002045859201819S

## Bank - IDBI BANK

Bank/Branch : IBKL - 6910714/POWAI  
 Amt Txn id : 167914357  
 Stationary No : 16144468808575  
 Print DtTime : 29/05/2018 09:20:42  
 Print DtTime : 28/05/2018 18:27:34  
 GRN : 00332018052851172  
 GRAS GRN : MH002045859201819S  
 GRN Date : 28/05/2018 18:27:35  
 Branch Name : 21017 MUMBAI  
 Line Name : IGR199 / KRL3\_LJT SUB REGISTRAR KURLA NO 3

SI Duty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
 SI Duty Amt : Rs 35,00,000.00/- (Rs Thirty Five Lakh Rupees Only)

Regn Fee Schm : 0030063301-70 / Registration Fee  
 Regn Fee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

**Only for verification not to be printed and used**

Article : B25  
 Prop Mvblty : Immovable  
 Consideration : 7,00,00,000.00/-  
 Prop Descr : 1401 LAKE FRONTSOLITAIRE CHSLA S MARGJVLR , MARGPOWAIMUMBAI  
 Maharashtra  
 400076  
 Duty Payer : PAN-AAOPG9248E NEERAJ AGGARWAL AND RUBEENA AGGARWAL  
 Other Party : PAN-AAAPH7636R VISHWANATH S HARLALKA

Bank Scroll No : 100  
 Bank Scroll Date : 29-05-2018  
 Credit Date :  
 Mobile Number : 919820045003



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₹ 328	3	38
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### Detail Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-390-6324	0001145208201819	29/05/2018-16:03:14	IGR199	30000.00
2	(IS)-390-6324	0001145208201819	29/05/2018-16:03:14	IGR199	3500000.00
Total Defacement Amount					35,30,000.00





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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai on this 29<sup>th</sup> day of May in the Christian year Two Thousand and Eighteen

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V.N.  
A.H.  
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BETWEEN

1) VISHWANATH S. HARLALKA [PAN : AAAPH7636R], 2) DEEPAK V. HARLALKA [PAN : AAAPH5628M], and 3) ANJALI D. HARLALKA [PAN : AAAPH8406K] all of Mumbai, Indian inhabitants, having their office address at 413, Jogani Industrial Estate, Opp. Kasturba Hospital, J. R. Boricha Marg., Lower Parel (E), Mumbai 400011, hereinafter called "the Transferors" (which expression shall, unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include them, their respective heirs, executors and administrators) of the **One Part**;

AND

1) NEERAJ C. AGGARWAL [PAN : AALPA5791K ] AND 2) RUBEENA N. AGGARWAL [PAN : AAOPG9248E ] both of Mumbai, Indian Inhabitants, residing at C-605, G. E. Gardens, L.B.S Road, Kanjurmarg (W), Mumbai - 400078 hereinafter referred to as "the Transferees" (which expression shall, unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include them, their respective heirs, executors, administrators and assigns) of the **Other Part**.

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WHEREAS: 2 1 30

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(1) The Transferors have represented to the Transferees as under:

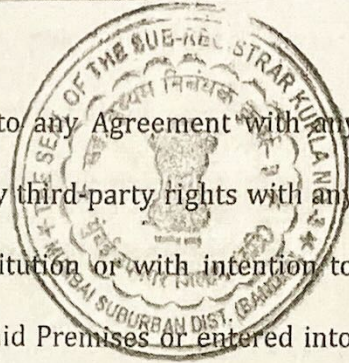
1. By an Agreement dated 27<sup>TH</sup> September 2008 (registered under sr. no. BDR-3/10556/2008 on 20<sup>th</sup>December, 2008) one Vinita Estates Pvt. Ltd. therein referred to as the Promoters of the one part and the Transferors therein referred to as the Purchasers of the other part; the Promoters therein sold to the Purchasers therein Flat No. 1401 admeasuring 2086 sq.ft carpet area on 14<sup>th</sup> floor (hereinafter referred to as "**the said Flat**") of the building known as "Solitaire" situate at Powai, Mumbai. The Promoters allotted Car Parking space nos. S24 and P17 in the said building Solitaire to the Transferors.
2. The Flat Purchasers in the said Building Solitaire came together and formed Lakefront Solitaire Co-operative Housing Society Ltd. (hereinafter referred to as "**the said Society**") and as such, the Transferors were allotted 5 shares of Rs.50/- each bearing distinctive nos. 146 to 150 (both inclusive) held under Share Certificate bearing No. 027 of the said Society (hereinafter referred to as "**the said Shares**"). The said Flat, the said Shares and the said Car parkings are hereinafter collectively referred to as "**the said Premises**".
3. Thus the Transferors are the Owners of, or otherwise well and sufficiently entitled to hold use, enjoy, occupy and possess the said Premises and save and except the Transferors no other person or party has any right, title, interest, claim or demand into over or upon the said Premises or any part thereof either by way of sale, exchange, charge, mortgage, gift, trust, bequest, tenancy, possession, inheritance, caretaker, leave and license, lien or otherwise howsoever.
4. That the Transferors have not committed or omitted any act, deed, matter or thing whereby their holding of the said Premises and incidental

rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said Premises and other rights and benefits in respect thereof which may prejudicially affect or encumber the said Premises, in any manner whatsoever.

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That the Transferors have not received any notice for acquisition or requisition of the said Premises.

6. That the Transferors have not entered into any Agreement with any other person for sale, tenancy, nor created any third-party rights with any persons or person or with any financial institution or with intention to create any security or lien in respect of the said Premises or entered into any Agreement/Arrangement of whatsoever nature concerning or affecting the said Premises which may adversely affect the marketability or title of the said Premises.



7. That the Transferors have duly paid and discharged all their income tax and other statutory liabilities and there is no other outstanding amount due nor any other notice, claim or demand in respect thereof has been received by the Transferors which will adversely affect the transfer of the said Premises to the Transferees.

8. That there is no decree, order, direction, injunction, notice or any execution process or any other process of like nature of any Court, Tribunal or any local or public body or authority whereby or by reason whereof the Transferors are prohibited, restrained, prevented or disentitled from entering into this transaction with the Transferees for the sale and transfer of the said Premises.

9. That there is no attachment levied on the said Premises before or after judgment, or any order of injunction or prohibitory order passed by any competent Court or other public authority restraining the Transferors from

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dealing with or disposing of the said Premises and there is also no  
lispendens registered in respect of the said Premises.

10. That the Transferors or any one on their behalf have not stood or given  
any guarantee or surety to any bank, financial institution or to any person  
or persons which if invoked will invalidate the transaction herein.

11. That the Transferors have duly paid all rents, rates and  
assessments/outgoings, maintenance charges and all other charges and  
amount due or payable by the Transferors to the concerned authorities and  
the said Society in respect of the said Premises for the period upto the date  
hereof and the Transferees shall pay the same hereafter.

12. In the circumstances, the Transferors are the owners and absolutely  
seized and possessed of or otherwise well and sufficiently entitled to the  
said Premises more particularly described in the Schedule hereunder  
written.

(II) The Transferors have agreed to sell and transfer and the Transferees have  
agreed to purchase and acquire the said Premises more particularly  
described in the Schedule hereunder written for the total consideration of  
Rs. 7,00,00,000/- (Rupees Seven Crore only) subject to Tax Deduction at  
Source and on the terms and conditions hereinafter appearing.

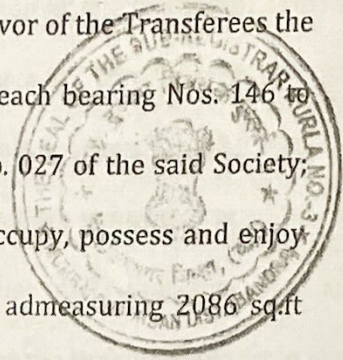
**NOW THIS AGREEMENT WITNESSETH:**

1. The Recitals herein above form an integral part of this AGREEMENT.
2. That in pursuance of the said agreement and in consideration of i) Rs.  
93,00,000/- (Rupees Ninety Three Lakh Only) after deducting TDS of Rs.  
7,00,000/- (Rupees Seven Lakh Only), paid to the Transferors and ii) the  
balance sum of Rs. 6,00,00,000/- ( Rupees Six Crore Only) to be paid by the  
Transferee's Financial Institution/Bank within 10 working days from the  
day of receiving the Mortgage NOC (in Bank Format) from the said society



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in favor of the Transferee's Financial Institution, making together a total consideration of Rs. 7,00,00,000/- (Rupees Seven Crore only) payable by the Transferees to the Transferors (the payment and receipt whereof the Transferors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Transferees forever) AND the Transferors do and each of them doth hereby sell and transfer, unto and in favor of the Transferees the said Premises viz. (i) 5 (Five shares) of Rs.50/- each bearing Nos. 146 to 150 and 41 to 45 held under Share Certificate No. 027 of the said Society; and (ii) all right, title and interest to own, use, occupy, possess and enjoy the said Flat being Flat No. 1401 on 14th floor, admeasuring 2086 sq.ft carpet area of the building known as "Solitaire" situate at Powai, Mumbai, and iii) Car Parking nos. S24 and P17 more particularly described in the Schedule hereunder written TOGETHER WITH all rights, privileges, benefits belonging to or in any way appurtenant thereto or any part thereof now at or any time hereto before usually held, used, enjoyed or occupied therewith or as members of the said Society and also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said premises and all other evidences in respect of the said premises or any part thereof AND all the estate right, title, interest, use, inheritance, property, possession, benefit, claim or demand whatsoever at law and in equity of the Transferors into, out of or upon the said premises TO HAVE AND TO HOLD all AND singular the said Premises hereby granted and, transferred and intended or expressed so to be with every right member and appurtenances unto and to the use and benefit of the Transferees forever SUBJECT to the proportionate payment by the Transferees in respect of the Society's charges, rates cesses and taxes, assessments, dues and duties chargeable hereafter upon the same to become payable hereafter to the said Society and/or to the Municipal

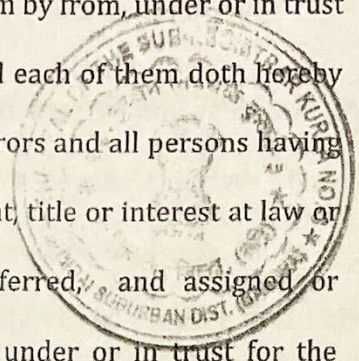


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Corporation or any other Public Body or authority in respect thereof **AND**  
the Transferors doth hereby covenant with the Transferees that  
notwithstanding any act, deed, matter or thing whatsoever by the  
Transferors or any person or persons lawfully or equitably claiming by,  
from, under, or in trust for them made, done, executed, committed, omitted  
or knowingly or willingly suffered to the contrary or been party or privy to  
act, deed, matter or thing whereby or by reason or means thereof **THEY** the  
Transferors are not prevented from selling and transferring the said  
Premises unto and to the use of the Transferees or whereby or by reason or  
by means whereof the same or any part thereof are in any use, encumbered  
in estate, right, title or interest or otherwise **AND** that the rules and  
regulations and bye-laws of the said Society for the time being in force have  
been observed and performed by the Transferors and they have duly paid  
all rents, charges, rates and taxes and outgoings in respect of the said  
Premises up to the date of these presents **AND** that notwithstanding any  
act, deed, matter or thing whatsoever by the Transferors or any person or  
persons lawfully or equitably claiming by, from, under, or in trust for them  
made, done, executed, committed, omitted or knowingly or willingly  
suffered to the contrary the Transferors have in themselves good right full  
power and absolute authority to sell, assign and transfer the said Premises  
hereby granted or intended so to be unto and to the use of the Transferees  
in the manner aforesaid and that it shall be lawful for the Transferees from  
time to time and at all times hereafter peaceably and quietly to hold, enter  
upon, have, occupy, possess and enjoy the said Premises and every part  
thereof hereby granted to them for their own use and benefits without any  
suit, lawful eviction, interruption, claim or demand whatsoever from or by  
the Transferors or any person lawfully or equitably claiming or to claim  
from under or in trust for the Transferors **AND THAT** free and clear and  
freely and clearly and absolutely acquitted, exonerated, released and

discharged or otherwise by the Transferors well and sufficiently  
 saved, defended kept harmless and indemnified of, from and against all  
 former and other estate, title, charges and/or encumbrances whatsoever  
 already made, executed or suffered by the Transferors or any person or  
 persons lawfully or equitably claiming or to claim by from, under or in trust  
 for the Transferors AND the Transferors do and each of them doth hereby  
 covenant with the Transferees that the Transferors and all persons having  
 or lawfully or equitably claiming any estate right, title or interest at law or  
 in equity in the said Premises hereby transferred, and assigned or  
 expressed so to be or any part thereof by or under or in trust for the  
 Transferors shall and will from time to time and at all times hereafter at the  
 request and cost of the Transferees do and execute or cause to be done and  
 executed all such further and other acts, deeds, matters and things in law  
 whatsoever for transfer of the said Premises in favor of the Transferees  
 AND the Transferees for themselves, their respective heirs, executors,  
 administrators and assigns do hereby covenant with the Transferors that  
 THEY the Transferees shall become the members of the said Society and  
 shall hereafter pay all the Society's charges payable to the said Society as  
 also proportionate municipal taxes, rates, cess, dues, duties, imposition  
 outgoings and charges payable in respect of the said Premises and shall  
 also observe and abide by the rules, regulations and bye-laws of the said  
 AND that the Transferors have, on execution hereof, handed over to the  
 Transferees quiet, vacant and peaceful possession of the said Flat described  
 in the Schedule hereunder written.

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The Transferees hereby agree that incase there is delay in payment to be  
 made by the TRANSFEREE'S Financial Institution/Bank in disbursing the  
 balance amount of Rs. 6,00,00,000/- (Rupees Six Crore Only) as mentioned  
 in clause (2) hereinabove, the TRANSFEREES shall be liable to pay an  
 interest at the rate of 12% per annum on the balance consideration for

such delayed period.

4. The Transferors shall hand over the vacant and peaceful possession of the said premises to the Transferees along with all the Original Title documents in respect of the said Premises, on receiving the Full and Final Consideration amount.

5. Time is of the essence in the agreement. In case of any failure of the Transferees to meet his obligations hereunder beyond the days allowed herein or as may be allowed by the Transferors explicitly in writing hereinafter, the agreement shall automatically stand cancelled and the Transferors shall be at liberty to sell the said flat along with the said shares to anyone else without any recourse to the Transferees. The transferees shall be entitled to refund of the amounts paid under these agreement, without any interest, after deduction of amount not exceeding 10 % of the total consideration agreed herein. In case of any failure of the Transferor to meet his obligations hereunder the Transferee shall be entitled to specific performance.

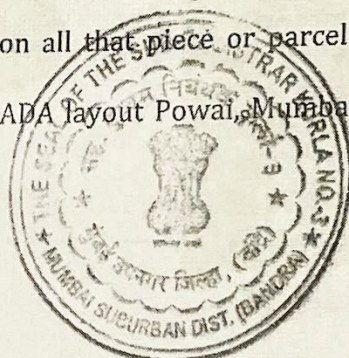
6. THE TRANSFERORS agree and allow the TRANSFEREES to deposit 1% TDS on the total consideration from the own contribution amount, payable to the TRANSFEROR, with the Central Government on or before the Registration of Agreement For Sale and provide proof of payment along with TDS certificate Form 16B, as per Section 194 (i) (a) of Income Tax effective from 1st June 2013. The applicable TDS amount will be deposited with the Govt. on or before the registration of Agreement For Sale and the TRANSFEREES will provide TDS certificates to the TRANSFEROR as under the provisions of section 203 of the Income Tax Act, 1961.
7. It is agreed that the transfer charges payable to the said Society for sale and transfer of the said Premises shall be borne and paid by the Transferors and Transferees in equal share.

8. The stamp duty and registration charges on these presents shall be borne and paid by the Transferees alone. Each Party shall bear and pay their respective Advocates costs.

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THE SCHEDULE REFERRED TO HEREIN ABOVE

Right, title and interest in the said premises viz Flat No. 1401 admeasuring 2086 sq.ft carpet area on 14<sup>th</sup> floor of the building known as "Solitaire" along with Car parking Space nos. S24 and P17 together with 5 shares of Rs.50/- each bearing distinctive nos. 146 to 150 (both inclusive) held under Share Certificate bearing No. 027 of the Lake Front Solitaire Co-operative Housing Society Ltd. situate at A. S. Marg, Powai, Mumbai - 400 076 standing on all that piece or parcel of land bearing CTS Nos. 7/3 of Village Kopari at MHADA layout Powai, Mumbai within the Registration Sub-District of Mumbai City.



IN WITNESS WHEREOF, the parties hereto have signed and delivered these presents at Mumbai the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

By the within named **Transferors**

1) **VISHWANATH S. HARLALKA,**



V. Harlalka



2) **DEEPAK V. HARLALKA, and**

Deepak Harlalka



3) ANJALI D. HARLALKA

) Anjali Haralka



in the presence of. ....



1. ASAD SHAIKH Asad  
AKRAM NADAF Akram

SIGNED SEALED AND DELIVERED

by the within named Transferees

1) NEERAJ C. AGGARWAL, and

) Aggarwal



2) RUBEENA N. AGGARWAL

) Aggarwal



in the presence of .....

1. ASAD SHAIKH - Asad  
2. AKRAM NADAF Akram



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## Receipt

I have acknowledged to have received of and from the withinnamed Transferees the following mentioned total consideration viz. a sum of Rs. 93,00,000/- (Rupees Ninety Three Lakh only) after deducting 1% TDS of Rs. 7,00,000/- (Rupees Seven Lakh only) on the total consideration as under:

- i) A sum of **Rs. 11,00,000/- (Rupees Eleven Lakh Only)** paid to the Transferor "VISHWANATH S. HARLALKA" by Cheque no. **384121** dated 10.04.2018 drawn on State Bank of India , Bhandup West Branch;
- ii) A sum of **Rs. 29,00,000/- (Rupees Twenty Nine Lakh Only)** paid to Transferor "VISHWANATH S. HARLALKA" by Cheque no. **384122** dated 17.04.2018 drawn on State Bank of India , Bhandup West Branch;
- iii) A sum of **Rs. 28,00,000/- (Rupees Twenty Eight Lakh Only)** paid to Transferor "DEEPAK V. HARLALKA" by Cheque no. **384142** dated 29.05.2018 drawn on State Bank of India, Bhandup West Branch;
- iv) A sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)** paid to Transferor "ANJALI D. HARLALKA" by Cheque no. **296780** dated 29.05.2018 drawn on State Bank of India, Bhandup West Branch;

We Say Received,

V. Harlalka  
Vishwanath S. Harlalka,

Deepak Harlalka  
Deepak V. Harlalka and



Anjali Harlalka  
Anjali D. Harlalka

(Transferors)

£320	74	30
2086		





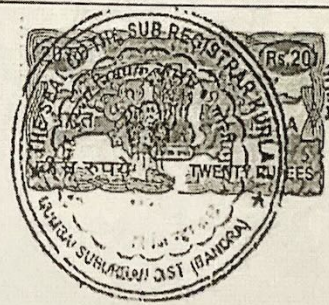
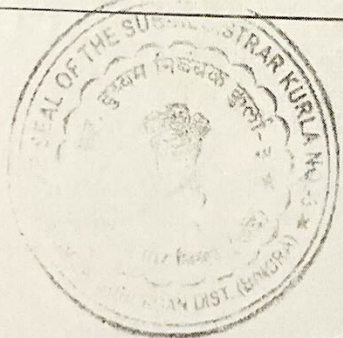
सूची क्र. दोन INDEX NO. II

गावाचे नाव जोपरी

करल-३		
६३२४	१६	३४
२०१६		

विहित प्रमाणे भरण्यात येणारे शुल्क व कराचे विवरण  
 शुल्क नं. 10/275,820/10

- (1) विविध रु. 773 रॉपन विभागाचे नाव - जोपरी - कुर्ला, उपविभागाचे नाव - 116/545 - भुगम जोपरी गावातील सर्व मिल्करी तरंग मिल्करी सि टी एस नंबर - 7 पत्र आहे - फ्लॉट नं 1401, 14 वा मजरा, रॉलीटेअर, आदि शक्याचरी राड म्हाडा ज्योकर पॉई अचरी पु पु, स्टॉल्ट +27 सिटीरसन 7/3 (1) रॉपी मिल्करीचे अंशफल 232 64 ची भी आहे.
- (1) विविध इस्टेट प्रा ति ये सयातक सजव छावीटा तर्फे भुजल्यार तुणर गाभी AACCV3961G - - घर/प्लॉट नं - गल्ली/रस्ता - ईमारतीचे नाव 425 ए गनुकमत, 14 या रस्ता बादा प मु 50, ईमारत न - पेट/बनाहत - शहर/गाव - तालुका - पिन - पिन नम्बर -
- (1) विवनाथ एस हरलातका - - घर/प्लॉट नं - गल्ली/रस्ता - ईमारतीचे नाव 413, जोगानी इडस्ट्रीयल इस्टेट, जू आर बोरीटा मार्ग लोअरपरंत मु 11, ईमारत न - पेट/बनाहत - शहर/गाव - तालुका - पिन - पिन नम्बर ए ए ए पी एच 7636 आर
- (2) विपक र्ही हरलातका - - घर/प्लॉट नं - गल्ली/रस्ता - ईमारतीचे नाव वरीलप्रमाणे, ईमारत न - पेट/बनाहत - शहर/गाव - तालुका - पिन - पिन नम्बर ए ए ए पी एच 5528 एम
- (3) अजली डी हरलातका - - घर/प्लॉट नं - गल्ली/रस्ता - ईमारतीचे नाव वरीलप्रमाणे, ईमारत न - पेट/बनाहत - शहर/गाव - तालुका - पिन - पिन नम्बर ए ए ए पी एच 8406 क
- (7) दिनांक करून दिल्याचा 27/09/2008
- (8) नोंदणीचा 23/12/2008
- (9) अनुकमंक, छांड व गुल 10556 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 1048275 00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 30000 00
- (12) शोरा



खरी प्रत

*(Signature)*

सह. दुय्यम निबंधक, कुर्ला-१  
 मुंबई उपनगर जिल्हा

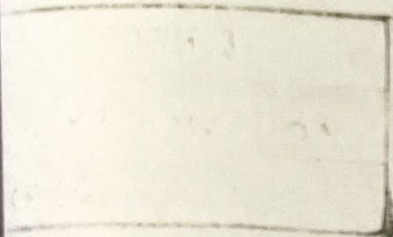


श्री. *(Signature)* साहयकर  
 दान देणारे जो. *(Signature)*  
 नं. *(Signature)*  
 दि. १८/११/१८

For *(Signature)*  
 सह. दुय्यम निबंधक, कुर्ला-१  
 मुंबई उपनगर जिल्हा

५६२६१९

FRONT SOLITAIRE CND LTD



करल-३		
E32r	१५	३०
२०१८		

are Certificate No. 027

Reg. Folio 6/27

# LAKE FRONT SOLITAIRE CHS. LTD.

Regd. No. MUM/W-S/HSG/ITC) 10657/2013-2014 Year-2014 Dated.: 03-02-2014

Plot No. 70, Off Village Kopari, Adi Shankarcharya Road, Mhada Lay out, Powai, Mumbai - 400 076.

Email:- wadhvasolitaire25@gmail.com

Registered under the Maharashtra Co-operative Society Act 1960

SHARE CERTIFICATE

AUTHORISED SHARE CAPITAL Rs. 1,00,000/-

DIVIDED INTO 5 SHARES OF Rs. 50/- Each

THIS IS TO CERTIFY that MR. VISHWANATH HARLALKA & MR. DEEPAK HARLALKA & MRS. ANJALI D. HARLALKA of Unit No. 1401

the Registered holder of 5 Fully paid up Share(s) of Rs. 50/- each.

numbered from 146 to 150 both inclusive in Lake Front Solitaire

Co-operative Hsg. Society Ltd. Mumbai, subject to the bye laws of the Society for the time being in force

and that the sum of Rupees 250/- only has been paid up in respect of each of the said shares.

Given under the common seal of the society on this 17TH day of MAY 2015.....

[Signature]  
Chairman

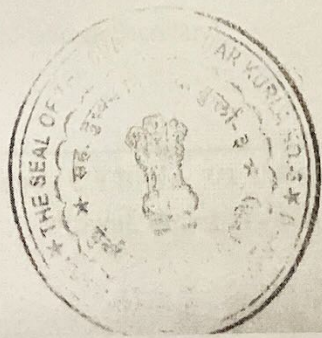
[Signature]  
Secretary

[Signature]  
Authorised M.C. Member



# Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee
Chairman Secretary Auth Member M.C.				
Chairman Secretary Auth Member M.C.				
Chairman Secretary Auth Member M.C.				
Chairman Secretary Auth Member M.C.				
Chairman Secretary Auth Member M.C.				



# LAKE FRONT SOLITAIRE CHS. LTD.

Regn. No. MUM/W-S/HSG/(TC)10657/2013-2014 Year-2014 Dated.: 03-02-2014

To  
Mr. Vishwanath Harlalka, Mr. Deepak Harlalka  
& Mrs. Anjali D. Harlalka  
Lake front Solitaire Co-op Hsg Soc. Ltd  
Flat no 1401

Date: 15<sup>th</sup> May 15, 2018

करल-३		
६३२४	२०	३४
२०१८		

Dear Mr. Vishwanath Harlalka,

Ref.: Flat No. 1401 in the above named society

We are in receipt of your application dated 17<sup>th</sup> April 2018 under Appendix 20(1) giving notice of your intention to transfer your Shares and interest in the Capital/Property of the Society held jointly with Mr. Deepak Harlalka & Mrs. Anjali D. Harlalka, along with Appendix 20(2) being the consent of the proposed transferee/s Mr. Neeraj Charanjev Aggarwal & Mrs. Rubeena N. Aggarwal.  
The above flat has been allotted the Parking No. P-17 on Podium level and S-24 on Basement Level

Please note that we shall have no objection in the said matter subject to your complying with certain transfer formalities as mentioned below:

1. A copy of the agreement between both above referred parties, dully registered with the Sub-Registrar of Assurances should be made available to us along with Index No. II.
2. Proper Stamp Duty should be paid on the instrument as per the present Bombay Stamps Act, and proof thereto should be submitted to us.
3. Transfer fee of Rs. 500/- to be paid by you and Entrance fee of Rs. 100/- to be remitted by the proposed transferee. Transfer premium is also applicable and stands payable by you as decided by the General Body.
4. All transfer forms and undertakings there under, as required under the bye-laws should be dully filled in by the Transferor and the Transferee and should be submitted to the Society. This list has been given to you separately.
5. You will have to continue to pay all your dues towards Society charges and discharge all your liabilities till the date of cessation of your membership.
6. The above referred flat should be free from encumbrances whatsoever, prior to the said proposed transfer.
7. The Proposed member (Transferee) shall not apply for further transfer of shares and the interest in the capital/property of the society unless a period of one year is completed from the date of his/her admission as a member. (Sec.29 of the MCS Act, 1960).

Yours faithfully,  
For Lake Front Solitaire Co-op. Hsg. Soc. Ltd.

*M. M. Mhadke*

(Chairman/Secretary)



Address.: C.T.S. No. 7/3, Off Village Kopari, Adi Shankarcharya Road, Mhada Lay out,  
Powai, Mumbai - 400 076. Email.: - wadhvasolitaire25@gmail.com

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CE/869/BPES/AS 05 JAN 2013

To/  
Smt. Dimple Gala (Owner)  
Room No2, Pleasant View,  
Plot No 56/57, Sector 14,  
Vashi, Navi Mumbai

By Mr. E.S. (Executive Engineer) Building Section  
Municipal Corporation of Greater Mumbai  
Paper 141/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

Sub:- Full occupation permission to building on plot bearing C.T.S.No. 7/3 of Village Kopari at MHADA Layout Powai, Mumbai.

Gentleman,

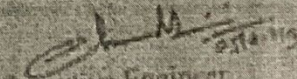
The full development work i.e. building comprising of Block 'A' having Gr. + 2 + 3<sup>rd</sup> (p) upper floors and Block 'B' having Basement + Sub + 2 level podium + 1<sup>st</sup> to 26<sup>th</sup> upper residential floors on plot bearing C.T.S.No. 7/3 of Village Kopari at MHADA Layout Powai, Mumbai is completed under the supervision of Architect Shri Bhupendra Patrawala having License No. CA/75/706 and Structural Engineer Shri K.N. Hadker having License No. STR/12 may be occupied on the following conditions.

1. That the certificate under Section 270-A of M.M.C. Act shall be submitted within three months of D.C.C. whichever is earlier.

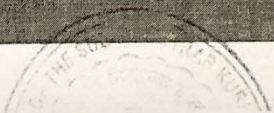
A set of certified completions plans is returned herewith in token of Municipal approval.

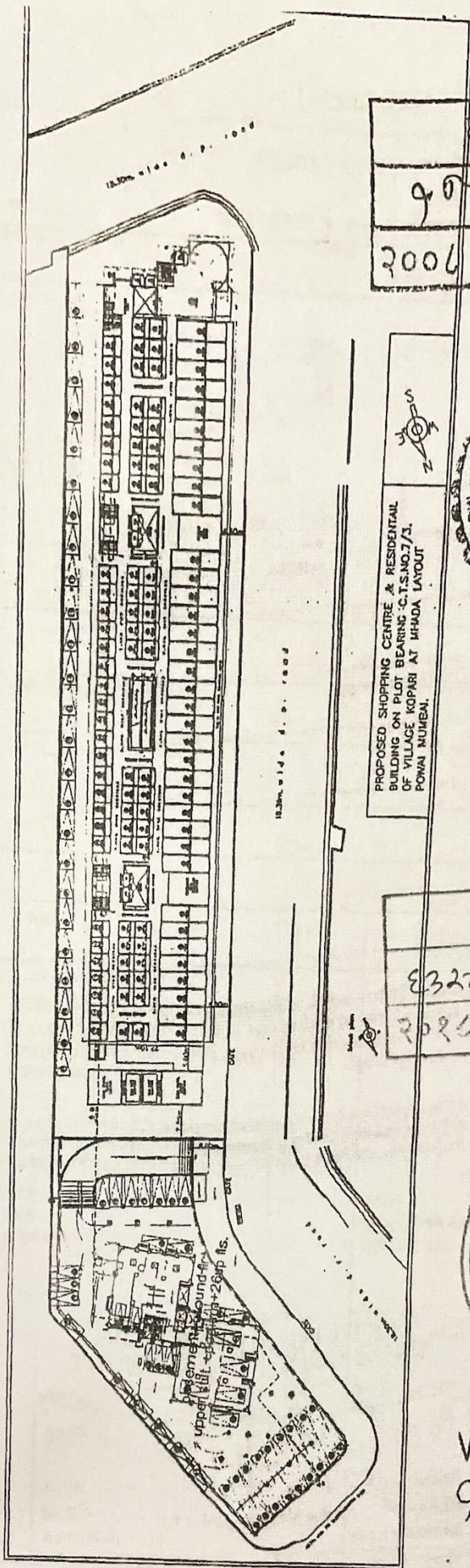
Note: This permission is issued without prejudice to actions under sections 305, 311-A of Mumbai Municipal Corporation Act.

Yours faithfully,

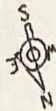
  
Executive Engineer  
(Building proposals)(E.S.-1)

9325	25	36
9000		





बदर-३		
१०१५६	५३	
२००६		



PROPOSED SHOPPING CENTRE & RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO.7/3, OF VILLAGE KOPARI AT MHADA LAYOUT, POWAI MUMBAI.



करल-३		
६३२४	२२	३४
२०१६		



V.W

*[Handwritten signature]*

A.H.

Annexure C बदर-३

मालमत्ता पत्रक

क्रमांक १०५६ ५७

००६

राजधानी विकास प्राधिकरण, नवी मुंबई

विकास क्षेत्र -

विकास क्षेत्र -

६३२४ २३ ३४

२०२६

२१४८.१ (क-१)

+१६७११४.१ न.पू.क्र (क)

८ ते १०, १०/१ ते ४४चे (क)

क्षेत्र सापील. (क-१)

१००८२.१

-१६६४४८.७ मयिन

मिळकत पत्रिका नं.

पू.क्र.७/२ ते ७/२१

उपखलेने क्षेत्र कमी.

००१६३३.५

[विनरोती सारा (४८.२०) मुंदा]

[(२८१.२०) मुंदात ११.७.७० अखेर]

[१७१५.२० ता.१.८.७१ पासून ता]

[१.८.७१ पासून]

[वार्षिक विनरोती सारा १.८.११]

[जमिन वार्षिक प्रती १००]

[चौ.मी. क्षेत्र कमी]



मुंबई प्राधिकरण

पत्रक क्र. मुंबई धारक

वर्ग १९६८ [मिळकत पत्रिका नं.]

परंपरा

सार धार

सार मंत्र

दिनांक	व्यवहार	छंद क्रमांक	नविन धारक (पा) परंपरा (प) किंवा धार (पा)	साक्षरता
०१/०७/१९७१	मा.ड.जि.अ.यांचेकडील ५ क्रमांक LND/DC/V/२ कोपरी दि. २३.६.७० ने विनरोती कडे वार्. धार २५७१ दरसाल रु. ४८.३० पेसे विनरोती सारा सारा दि. १.८.६४ ते ११.७.७० अखेरीस मंजुरी.			को. ११०-०२-१५ न.पू.क्र. मुंदा
०३/०७/१९७४	मा.अ.ड.जि अंधेरी कॅन्डील रि.वि.रो. आदेश क्र. ADCLND/D-C-V-२ ता..... अन्वये रि वि रोती सारा क्र.२१.२० या अन्वये मंजूर झाला त्याची नॉद घेतली क्षेत्र २१४८.१ ची फिटारला १.८.७१ पासून			को. ११४-०२-११ न.पू.क्र. मुंदा
११/१२/१९९६	स्व.सु आदेश न.पू.क्र.१ पाहा		(धारक) महाराष्ट्र ग्रहनिर्माण मंडळ मुंबई (११४१.७०) चौ.मी.	को. ११४-०२-११ न.पू.क्र. मुंदा

CERTIFIED TRUE COPY

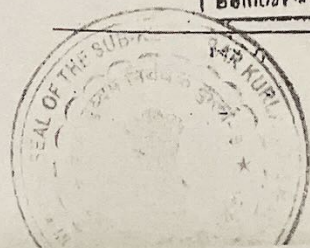
*[Signature]*

BK...

Recd...

3, B...

Bombay...



V. H.

*[Signature]* A. H.




**मालमत्ता पत्रक**

प्रस.क्र./न.भ.अ.क्र. - न.भ.अ. मुंबई

दिनांक - मुंबई उपनगर जिल्हा

धोरण - मुंबई उपनगर जिल्हा, मुंबई शहर (मुंबई उपनगर जिल्हा, मुंबई शहर)

प्लॉट क्रमांक	अपतन पात्र (क)	साक्षारक
<p>१५/११/११६ पा.मि.मि.वि.करी मुंबई उपनगर पोस्ट कार्यालय अपतन क्र. २/१/११६ एस्.आर. १४०१ दि. २६.५.१७ व अपतनी अपतन क्र. न.भ.अ. मु.अपतनी/न.भ.अ. ७ ते १०, १०/१ ते ११/१६ दि. ५.५.१८ अन्वये, न.भ.अ. ८ ते १०, १०/१ ते ११ व क्षेत्र ८.६०.३३.४ प्रो.चौ. न.भ.अ. ७ चें क्षेत्र ११४८.१ चौ.मी. चापणे साभाल कोठे ८.७०.०८२.२ चौ.मी. कारख कोठे न.भ.अ. ७/१ ते ७/२३ या स्थान स्थान विचारात घेतिले उपतनीने त्याचे क्षेत्र ८.६६.४४८.७ चौ. मी. कमी करून ३.६३३.५ चौ.मी. क्षेत्र चापण करून दि. १.७.७८ ३.७.७४.२६.८३ व ३६.१२.९५ चा चौती १४ केंद्राचा. सातेप न.भ.अ. क्रमांक ७ सा, ७/१ असा रोज बदल करून सासा प्रकषर १५५५ दाखल करून सततचें क्षेत्र "मोडिंग -१" सार्जे आरविला.</p>	<p>धारक - "मुंबई उपनगर क्षेत्र विकास संस्थान."</p>	<p>करल-३</p> <p>२०११ ७६</p> <p>२००६</p> 



करल-३		
६३२५	२०	३०
२०१६		

तपासणी करावयाची

*[Handwritten Signature]*

धरी नबकत

न.भ.अ. मुंबई

मुंबई उपनगर जिल्हा

प्रमाणपत्र

बरे दिनांक २९/१२/०८ नसल्याने मुद्रा  
नसल्याने तपार मिळाले २९/१२/०८ कागदाची  
नसल्याने मिळाले. मिळाले २९/१२/०८  
बरी नबकत

*[Handwritten Signature]*  
दार मु.अ.दि.स. मंत्रालय  
मुंबई

१००-७७  
४-६  
१०४-७७

मिळविले यामिर्हेला प्रामाणिक  
प्रमाणपत्र दिनांक २९/१२/०८ कोस.  
मिळविले २९/१२/०८ मिळविले प्रमाणपत्र  
मुद्रा नसल्याने तपार मिळाले २९/१२/०८  
नसल्याने मिळाले. मिळाले २९/१२/०८  
बरी नबकत

*[Handwritten Signature]*

मुंबई उपनगर जिल्हा, मुंबई शहर

व

लि.क्र. - २१

AH

**CERTIFIED TRUE COPY**

*[Handwritten Signature]*

**RUPENDRA PATRAVALA,**  
DIRECTOR

Room No. 101 and 102,  
#3, Bombay Sahakar Marg  
Bombay-400 023.



# मालमत्तापत्रिका

क्रमांक	मालमत्तापत्रिका नंबर	पत्तिका/न.पु.पा.का. - न.भू.अ.मुलुंड	जिल्हा - मुंबई उपनगर जिल्हा
दिनांक	पत्रिका नंबर	धारणीधर	शासनाला दिलेल्या आकारामांना किंवा पाहण्यापासून तयार केलेल्या फोटोसंपादकीय नियत बंध
	११५६.६	१-१	
पत्रिकाधर	<div style="border: 2px solid black; padding: 5px; text-align: center;">                 बदर-३                  २०५५६                  २००६             </div>		
पत्रिकाधर			
पत्रिकाधर			
पत्रिकाधर			
पत्रिकाधर			
पत्रिकाधर			
पत्रिकाधर			
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पत्रिकाधर			
पत्रिकाधर			
पत्रिकाधर			
पत्रिकाधर			



०५/११/१९९८  
 भा.जिल्हाधिकारी मु.उ.  
 जिल्हा याचे कडोले  
 आदेश क्र.सी./कार्या-  
 २३ एकत्र/पो.चि.  
 एस.आर २४०१  
 दि.२६.५.९७ च इकडोले  
 आदेश क्र.न.पु.अ.मु.  
 /कोपरी/न.पु.क्र.७ ते  
 १०, १०/१ ते ४४/९८  
 दि.५.११.९८ अन्वये  
 न.पु.क्र.७/३ ची  
 स्वतंत्र मिळकत पत्रिका  
 ११५६.६ चा.मी.क्षेत्रा-  
 ची उपडली.सदरचे  
 क्षेत्र शांपिंग-२  
 साठी आर्शित सत्त  
 प्रकार पृथ-१ दाखल  
 केला.

धारक -  
 "मुंबई गृहनिर्माण क्षेत्र विकास"  
 मंडळ  
 १९९८-११-०५  
 न.पु.अ.  
 मुलुंड

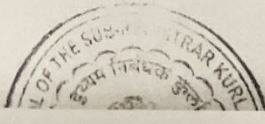
न.भू.अ. मुलुंड  
 मुंबई उपनगर जिल्हा

२७/१२/०४  
 २८/१/०५  
 २९/२/०५

१९७५६-६  
 गऊडकार (फोटो सिध्या  
 श्राविक सलें (क्षेत्र मंग.

करण -  
 २०४६

V H.  
 A.H.



मालमत्ता पत्रक

अनुक्रमांक - प्र.प्र.अ. मुंबई

दिनांक - मुंबई उपनगर जिल्हा

धर्माचे नाव: ...  
 धर्मस्थळ: ...  
 धर्मस्थळाचा पत्ता: ...

क्रमांक	व्यवस्था	पत्र क्रमांक	श्रीमंत कारक (क) सुद्धा (र) किंवा पार (क)	साक्षात्करण
०५/११/११८	मा. निवासीपुत्रपुत्री मुला उपनगर पोपेकडील आरंभा रु. नं. ४७/१ २४/एकरी/बो. वि. एस. आर. - २४०१ दि. २६.५.१७ बंधकडील आरंभा रु. नं. ४७. मु. नं. ४७/१/१ ७ ते १०, १०/१ ते ४४/१८ दि. ५.११.३८ अन्वये. २. पु. अ. ८ ते १०, १०/१ ते ४४ चे क्षेत्र ६६०.११४.१ चौ. मी. ३. पु. अ. ७ पे क्षेत्र २१४८.१ चौ. मी. पायथी साथील बांधकाम (७७, ७८, ७९, ८०) चौ. मी. बांधकाम बरेलें. ४. पु. अ. ७/२ ते ७/२१ या स्थान स्वतंत्र मिळकत पत्रिका उपदर्शने तयार क्षेत्र ६६९.४४८.७ चौ. मी. इतकी इतकी. ३६३३.५ चौ. मी. क्षेत्र कायम करून दि. १.७.७६ ३.७.७४-२६.१.८३ म. ४६.१३.९६ या चौकरी ११ कल्प्या, तसेच २. पु. अ. ४/१० मं. ७ ७/१ असा रीत बदल काल सत्ता प्रकार ७५२-१ दाखल करून सत्तापे क्षेत्र "२४०१ -१" साठी आतासत.		धार्मिक- "मुंबई गुणनिर्माण क्षेत्र विकास संस्थान."	बंदी - ३ २०१६ ७६ २००६
			करल - ३ ६३२४ २४ ३४ २००६	



करल - ३		
६३२४	२४	३४
२००६		

धर्मस्थळाचा पत्ता - ...  
 धर्मस्थळ - ...

प्र.प्र.अ. मुंबई  
 मुंबई उपनगर जिल्हा

३००-७७  
 ४२  
 १०४-७७

धर्म स्थळ दिनांक २९/२/०६ त कर्तव्य पुस्तक  
 तपस्युत्तर दिनांक २९/२/०६ त कायम होई  
 तपस्युत्तर दिनांक २९/२/०६ त इतर तपस्युत्तर  
 धर्मा/मन्त्रकार  
 बगर मन्त्रकार/संविधान  
 इत्यादी

प्रमाणपत्र

मिळकत पत्रिका प्रमाणित  
 प्रमाणित दिनांक क्षेत्र ३६३३-४ क्षेत्र.  
 मिळकत धर्मा/मन्त्रकार तपस्युत्तर तोच  
 धर्मा/मन्त्रकार तपस्युत्तर तोच  
 मूळ सत्ता मन्त्रकार तपस्युत्तर तोच  
 इत्यादी, मिळकत तपस्युत्तर तोच  
 इत्यादी असे.

प्रमाणित धर्मस्थळ प्रमाणित  
 मुंबई उपनगर जिल्हा मुंबई. (कृ.प्र. - २१)  
 A.H.

CERTIFIED  
 TRUE COPY

BRUPENGA PATRAVALA,  
 District

Room No. 1st and 2nd floor,  
 #3, Boma-vy Surachai Marg  
 Bombay-400 023.



Annexure E

Gen-115-1000-2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

90774	4K
NOV 2003	

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 869 /BPES/A

COMMENCEMENT CERTIFICATE

To, Smt. Dimple N. Gala



Sir,

With reference to your application No. 2003 dated 8/12/2000 for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act, 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. \_\_\_\_\_ on plot No. \_\_\_\_\_ C.T.S.No. 713 MHA PA (Bye-laws) Divn/Village/Town Planning Scheme No. \_\_\_\_\_ situated at Road/Street \_\_\_\_\_ Ward \_\_\_\_\_

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

1. The land vacated in consequence of the endorsement of the set-back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:

(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with

**CERTIFIED TRUE COPY**  
 BHUPENARA PATRAWALA,  
 Architect  
 Room No. P, 2nd Floor,  
 83, Bombay Samachar Marg,  
 Bombay-400 023.

करल-3		
320	22	30
2026		



E328 2u 3r  
 2012  
 Gen-1151

2  
 ARCHITECT  
 Room No. F-2nd Floor,  
 33, Bombay Samarth Building,  
 Bombay-400 023.

(c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri \_\_\_\_\_ Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is valid upto \_\_\_\_\_



C.C. Upto plinth as per  
 amended plan dated 2/6/2004

For and on behalf of Local Authority  
 The Municipal Corporation of Greater Mumbai.

09-07-2004  
 869

07-11-2003  
 Assistant Engineer Building Proposal  
 Eastern Suburbs (S & T Wards)  
 Executive Engineer, Building Proposals  
 (Eastern Suburbs)  
 FOR

31-07-04

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CERTIFIED  
 TRUE COPY  
 BRUPCHHRA PACHAWALA,  
 Room No. F-2nd Floor,  
 33, Bombay Samarth Building,  
 Bombay-400 023

Full CC as per amended plan dt 9/6/05

Assistant Engineer Building Proposal  
 Eastern Suburbs (S & T Wards)

GE/869 SP/AS 20 SEP 2006

C.C upto plinth for blocks B & C as per amended plans approved on 7.9.06  
 Full C.C for block A

Executive Engineer Building Proposa  
 (Eastern Suburbs.)



V. H.  
 gm  
 A.H.

IBPESIAS 13 DEC 2006

cc for Block 'B' only i.e upto 6<sup>th</sup> floor as per approved  
ended plan dt. 7/9/2006

*S. S. S.*  
5/12/2006

Executive Engineer Building Proposal  
(Eastern Suburbs)

बदर-३	
१४.५५६	६९
Full c.c for Block 'A'	
2007	

IBPESIAS F 6 JUL 2007

top of 17<sup>th</sup> floor for Block 'B' and  
ended plans approved dt. 19.6.2007

*S. S. S.*

Executive Engineer Building Proposal  
(Eastern Suburbs)



**CERTIFIED  
TRUE COPY**

*S. S. S.*

SHREYAS PATRAWALA,  
Architect  
Room No. 'F', 2nd Floor,  
B3, Bombay Samachar Marg,  
Bombay-400 023.

करल-३		
९३२४	२५	३४
२०१६		



Annexure D

24

**Brihanmumbai Mahanagarपालिका**

No.CE/ 809 /BPES/AS

To,

7 Sept 2006

Shri. Bhupendra Patrawala  
Architect  
Room NO. F, 2<sup>nd</sup> floor,  
93, Mumbai Samachar Marg,  
Mumbai-400 033

बदर-3	
गोमट 45	45
२००६	

Sub- Amended plans for proposed bldg, on plot bearing CTS No. 713 of village Kopari at MHADA Layout, Powai

Ref:- Your letter dt.19.7.2006

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office intimation Of Disapproval under No. dt.24.3.2003 and amended plan approval letter under even No. dt.20.6.2006, 21.6.04, 9.6.2005 & 21.3.06 and following additional conditions :-

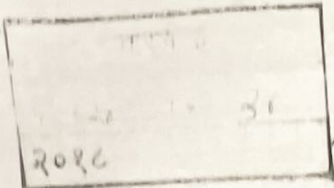
1. That the R.C.C. design and calculations as per the amended plans considering seismic forces should be submitted through the registered Structural Engineer before starting the work.
2. That the extra water and sewerage charges shall be paid to A.E.W.W.'S' Ward.
3. That all requisite fees, deposits, development charges etc. shall be paid.
4. That the revised CFO NOC shall be submitted.
5. That the parking layout approval from E.E.(T & C) shall be submitted.
6. That the C.C. shall be got endorsed as per amended plans.

One set of amended plans duly signed and stamped is hereby returned in token of the Municipal approval.

Yours faithfully,

*(Signature)*  
Executive Engineer  
(Building Proposals)( E.S.)

Acc : one set of plan



CERTIFIED  
TRUE COPY

*(Signature)*

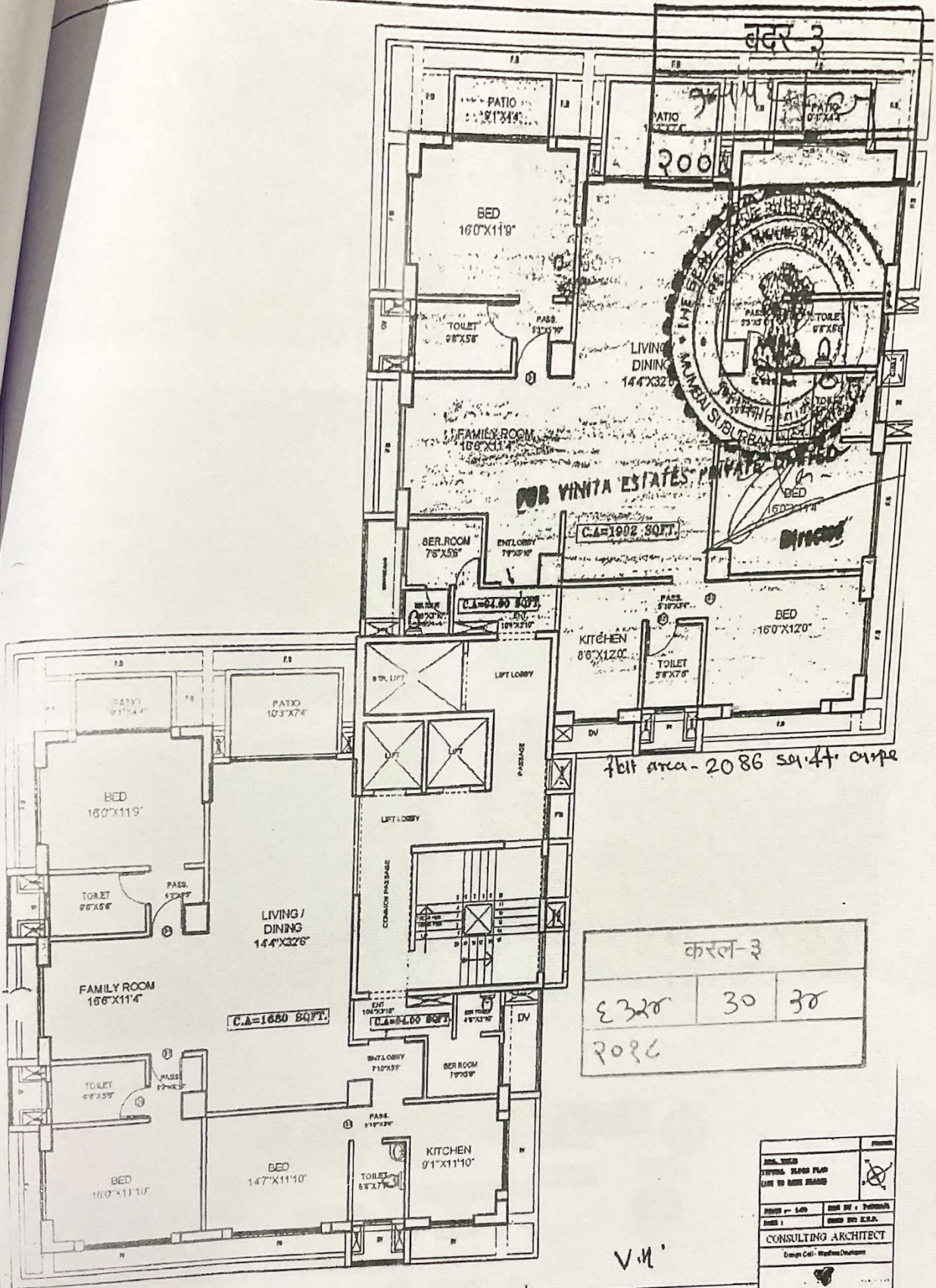
**BUHENDRA PATRAWALA,**  
Architect  
Room No. 'F', 2nd Floor,  
93, Mumbai Samachar Marg,  
Bombay-400 033.



V N'

gn

A.H.



Nett area - 2086 sq. ft. approx

करल-३		
६३२०	३०	३०
२०२६		

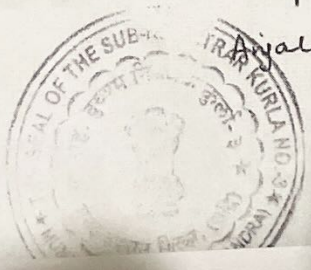
DATE: _____	SCALE: _____
DRAWING: _____	
DRAWN BY: _____	
CHECKED BY: _____	
CONSULTING ARCHITECT	
Design Cell: _____	
PLANNING & ARCHITECTURE DEVELOPMENT CONSULTING OFFICE: 101, VIKRAM, 14TH FLOOR, BANGALORE, KARNATAKA PHONE: 2334 1111	

**SOLITAIRE**

PROPOSED BUILDING ON PLOT BEARING SURVEY NO. 713/KOPR VILLAGE, MIMADA LAYOUT,  
 ADI SANKARACHARYA MARG, OPP. PCMAAN LANE, POWAI

V.M.  
 Vishnuvardhan Marathe  
 Deepak Karalle

Ajayi Horlalka





आयकर विभाग  
INCOME TAX DEPARTMENT  
DEEPAK VISHWANATH HARLALKA  
VISHWANATH SEWARAMJI HARLALKA  
23/10/1963  
Permanent Account Number  
AAAPH5628M  
Deepak Harlalka  
Signature  
भारत सरकार  
GOVT. OF INDIA

Deepak Harlalka

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISHWANATH HARLALKA  
SEWARAM BANARSILALJI HARLALKA  
25/06/1940  
Permanent Account Number  
AAAPH7636R  
V. Harlalka  
Signature  
भारत सरकार  
GOVT. OF INDIA

V. Harlalka

आयकर विभाग  
INCOME TAX DEPARTMENT  
NEERAJ AGGARWAL  
CHARANJEEV LAL AGGARWAL  
15/09/1974  
Permanent Account Number  
AALPA5791K  
Aggarwal  
Signature  
भारत सरकार  
GOVT. OF INDIA

Aggarwal

आयकर विभाग  
INCOME TAX DEPARTMENT  
ANJALI DEEPAK HARLALKA  
RAJENDRAKUMAR RAJGARHIA  
25/03/1966  
Permanent Account Number  
AAAPH8406K  
Anjali Harlalka  
Signature  
भारत सरकार  
GOVT. OF INDIA

Anjali Harlalka

आयकर विभाग  
INCOME TAX DEPARTMENT  
ASAD AFZAL SHAIKH  
AFZAL HADI BAKSH SHAIKH  
29/04/1981  
Permanent Account Number  
AXWPS1944C  
Signature  
भारत सरकार  
GOVT. OF INDIA

Asad

आयकर विभाग  
INCOME TAX DEPARTMENT  
RUBINA NEERAJ AGGARWAL  
CHANDER MOHAN AGGARWAL  
15/02/1976  
Permanent Account Number  
AAOPG9248E  
Aggarwal  
Signature  
भारत सरकार  
GOVT. OF INDIA

Aggarwal

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE  
DL No: MH03 19970008824 DOI: 05-03-1997  
Valid Till: 01-04-2025 (NT)  
20-05-2017  
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
FORM 7  
RULE 16 (2)  
COV DOI  
LMV 28-04-2012  
MCWG 06-03-1997  
DOB: 02-04-1975 BG:  
Name: RAMCHANDRA CHIVILKAR  
S/D/W of: BALIRAM CHIVILKAR  
Add: 22, BHAU MASTER CHAWL, GANESH CHOWK,  
V.B FADKE MARG, ALTAJ NAGAR,  
MUMBAI, MUMBAI, MH  
PIN: 400088  
Signature & ID of Issuing Authority: MH03  
Signature/Thumb Impression of Holder  
करल-३

Ramchandra



६३२०	३१	३०
२०१८		

6324

4.05 म.म.

दस्त गोषवारा भाग-1

करल3

दस्त क्रमांक: 6324/2018

6324/2018

करल-3

मोबदला: रु. 7,00,00,000/-

करल-3		
8328	32	38
2018		

रु. 35,00,000/-

दु. नि. सह. दु. नि. करल3 यांचे कार्यालयात

पावती:6928

पावती दिनांक:

अ. क्र. 6324 तर दि.29-05-2018

29/05/2018

म.म. 3.51 म.म. वा. हजर केला.

सादरकरणाचाचे नाव: नीरज सी. अग्रवाल

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

680.00

पृष्ठांची संख्या: 34

*(Signature)*

दस्त हजर करणाऱ्याची सही:

एकुण: 30680.00

सह दु. निबंधक कुर्ला-3

सह दु. निबंधक कुर्ला-3

प्रसंगा प्रकार करारनामा

मुदत शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कट्टी क्षेत्राच्या हद्दीत किंवा उप-खड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्र. 1 29 / 05 / 2018 03 : 51 : 50 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 29 / 05 / 2018 03 : 52 : 31 PM ची वेळ: (फी)



### प्रतिज्ञापत्र

“सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतुदीनुसार नोंदणीत हातळ केलेला आहे. वरतातील संपूर्ण मजकूर, निवृत्त झालेले असलेले व नोंदणीत उल्लेख केलेल्या कागदांची आणि या दस्तऐवजाच्या कोणत्याही भागासाठी काढाल दस्त निष्पादक व नोंदणीत घेतलेल्या कोणत्याही कागदाच्या कोणत्याही भागासाठी दस्त निवृत्त झालेले / नोंदणीत घेतलेल्या कोणत्याही कायदा / नियम / परिपत्रकाचा अंदाज घेतला जाईल.”

नीरज अग्रवाल  
१) *(Signature)*  
२) Deepak Karkale

नीरज अग्रवाल  
१) *(Signature)*  
२) *(Signature)*



5/2018 4 11 10 PM

दस्त गोपवारा भाग-2

करल3  
दस्त क्रमांक:6324/2018

करल-3  
8828 33 36  
2020

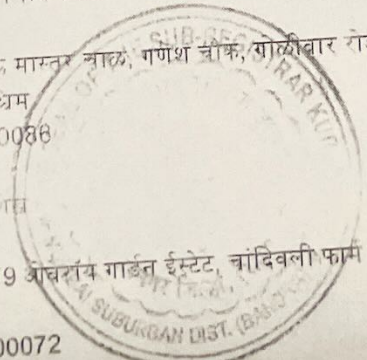
क्रमांक: 6324/2018

- | अनु क्र. | पक्षकाराचे नाव व पत्ता   | पक्षकाराचा प्रकार  | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|--|-----------|---------------|
| 1        | नाव: विश्वनाथ एस. हरलालका<br>पत्ता: 413, , जोगानी इंडस्ट्रियल ईस्टेट, लोअर परेल (पूर्व), मुंबई, कस्तूरबा हॉस्पिटलच्या समोर, जे. आर. बोरीचा मार्ग, आररीपाडा, MAHARASHTRA, MUMBAI, Non-Government.<br>पिन नंबर: AAAPH7636R | लिहून देणार<br>वय :-78<br>स्वाक्षरी:-<br><i>V. Maralka</i>     |           |               |
| 2        | नाव: दीपक बी. हरलालका<br>पत्ता: 413, , जोगानी इंडस्ट्रियल ईस्टेट, लोअर परेल (पूर्व), मुंबई, कस्तूरबा हॉस्पिटलच्या समोर, जे. आर. बोरीचा मार्ग, आररीपाडा MAHARASHTRA, MUMBAI, Non-Government<br>पिन नंबर: AAAPH5628M       | लिहून देणार<br>वय :-55<br>स्वाक्षरी:-<br><i>Deepal Maralka</i> |           |               |
| 3        | नाव: अरुली डी. हरलालका<br>पत्ता: 413, , जोगानी इंडस्ट्रियल ईस्टेट, लोअर परेल (पूर्व), मुंबई, कस्तूरबा हॉस्पिटलच्या समोर, जे. आर. बोरीचा मार्ग, आररीपाडा, MAHARASHTRA, MUMBAI, Non-Government.<br>पिन नंबर: AAAPH8406K    | लिहून देणार<br>वय :-52<br>स्वाक्षरी:-<br><i>Arushi Maralka</i> |           |               |
| 4        | नाव: नीरज सी. अग्रवाल<br>पत्ता: फ्लॉट नं. सी-605, 6 वा मजला, जी. ड. गार्डन्स, कांजूरमार्ग (पश्चिम), मुंबई, एल.बी.एस रोड, भाडूप ईण्ड. एस्टाटे, MAHARASHTRA, MUMBAI, Non-Government.<br>पिन नंबर: AALPA5791K               | लिहून देणार<br>वय :-44<br>स्वाक्षरी:-<br><i>Rajaram</i>        |           |               |
|          | नाव: रीना एन. अग्रवाल<br>पत्ता: फ्लॉट नं. सी-605, 6 वा मजला, जी. ड. गार्डन्स, कांजूरमार्ग (पश्चिम), मुंबई, एल.बी.एस रोड, भाडूप ईण्ड. एस्टाटे, MAHARASHTRA, MUMBAI, Non-Government.<br>पिन नंबर: AAOPG9248E               | लिहून देणार<br>वय :-42<br>स्वाक्षरी:-<br><i>Rajaram</i>        |           |               |

वरील दस्तावेज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ: 29 / 05 / 2018 03 : 59 : 44 PM

ओळख:-  
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- | अनु क्र. | पक्षकाराचे नाव व पत्ता  | स्वाक्षरी       |
|----------|---|-----------------|
| 1        | नाव: आर. वी. निविलकर<br>वय: 39<br>पत्ता: 20, भाऊ मास्तर बाळ, गणेश चौक, सोळीवार रोड,<br>घाटकोपर पश्चिम,<br>पिन कोड: 400086 | <i>R. Vikar</i> |
|          | नाव: अश्विनी<br>वय: 37<br>पत्ता: वी/2079 अचरंय गार्डन ईस्टेट, चांदिवली फार्म रोड, पवई,<br>मुंबई<br>पिन कोड: 400072        | <i>Ashwini</i>  |



EPayment Details.

sr. Epayment Number  
1 MH002045859201819S

Defacement Number  
0001145208201819

6324 /2018

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करल-३		
E328	38	38
२०१८		



प्रमाणित करण्यात येते की या दस्तान्याचे  
एकूण चौकीस (३८) पान आहेत  
करल-३/E328/२०१८  
पुस्तक क्रमांक १ कर्नाकावर  
नोंदला २१/०५/२०१८

दिनांक:  
सह दुय्यम निबंधक कुरली-३  
मुंबई उपनगर जिल्हा

गावाचे नाव : कोपरी

करगनामा

₹.70,000,000/-

₹.42,831,181/-

(8) दस्तावेज (नाईलटय्याच्या वावनिपट्टाकार  
आ लागी देता पी फट्टदार ते नमुद करावे)

(1) दस्तावेज वावनिपट्टा व शरक्रमांक (बसल्यास)

7/3, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: फ्लॅट नं:1401,सॉलिटियर, माळा नं: 14 वा मजला,  
पुणे. पालिकेचे नाव: लेक फ्रंट सॉलिटियर सीएचएस लिमिटेड, ब्लॉक नं: पवई,मुंबई - 400076, रोड नं: ए. एम. मार्ग,  
पुणे. पालिकेचे नाव: पार्किंग स्पेस नं. एम 24 व नं. पी 17 सहित,खेत्रफळ 2086 चौरस फूट कार्पेट  
12.64 चौ.मीटर

1) नाव:- विश्वनाथ एम. हरलालका ;वय: 78;

पत्ता :-413, .. जोगानी इंडस्ट्रियल ईस्टेट, लोअर परेल (पूर्व), मुंबई, कस्तूरबा हॉस्पिटलच्या समोर, जे. आर. बोरीचा  
आसरीपाडा, MAHARASHTRA, MUMBAI, Non-Government. .

पिन कोड:- 400011

पॅन नंबर: AAAPH7636R

2) नाव:- दीपक बी. हरलालका ;वय: 55;

पत्ता :-413, .. जोगानी इंडस्ट्रियल ईस्टेट, लोअर परेल (पूर्व), मुंबई, कस्तूरबा हॉस्पिटलच्या समोर, जे. आर. बोरीचा  
आसरीपाडा, MAHARASHTRA, MUMBAI, Non-Government.

पिन कोड:- 400011

पॅन नंबर: AAAPH5628M

3) नाव:- अंजली डी. हरलालका ;वय: 52;

पत्ता :-413, .. जोगानी इंडस्ट्रियल ईस्टेट, लोअर परेल (पूर्व), मुंबई, कस्तूरबा हॉस्पिटलच्या समोर, जे. आर. बोरीचा  
आसरीपाडा, MAHARASHTRA, MUMBAI, Non-Government.

पिन कोड:- 400011

पॅन नंबर: AAAPH8406K

1)नाव:- नीरज डी. अग्रवाल ; वय:44;

पत्ता:-फ्लॅट नं.सी-605, 6 वा मजला, जी. ड. गार्डन्स, कांजूरमार्ग (पश्चिम), मुंबई, एल.वी.एस रोड, भाडूप ईण्ड. 1  
MAHARASHTRA, MUMBAI, Non-Government.;

पिन कोड:- 400078;

पॅन नं:- AALPA5791K;

2)नाव:- रुबीना एन. अग्रवाल ; वय:42;

पत्ता:-फ्लॅट नं.सी-605, 6 वा मजला, जी. ड. गार्डन्स , कांजूरमार्ग (पश्चिम), मुंबई, एल.वी.एस रोड, भाडूप ईण्ड.  
MAHARASHTRA, MUMBAI, Non-Government.;

पिन कोड:- 400078;

पॅन नं:- AAOPG9248E;

(9) दस्तावेज करून दिल्याचा दिनांक

29/05/2018

(10) दस्त नोंदणी केल्याचा दिनांक

29/05/2018

(11) अनुक्रमांक,पॉट व पृष्ठ

6324/2018

(12) धाकट्याचाप्रमाण मुद्रांक शुल्क

₹.3,500,000/-

(13) धाकट्याचाप्रमाण मुद्रांक शुल्क

₹.30,000/-



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-३

मुंबई उपनगर जिल्हा.



मुल्यावनासाठी विभागात घेतलेला तपशील:-

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मुद्रांक शुल्क आकारासाठी निबंधक अंतर्गत

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

\*\*\*\*\*

DATED THIS \_\_\_\_ DAY OF MAY 2018

\*\*\*\*\*

VISHWANATH S. HARLALKA,  
DEEPAK V. HARLALKA &  
ANJALI D. HARLALKA

... TRANSFERORS

AND

NEERAJ C. AGGARWAL &  
RUBEENA N. AGGARWAL.

... TRANSFEREES

\*\*\*\*\*

AGREEMENT FOR SALE

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