



Friday, May 20, 2011

6:04:45 PM

Original

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Regn. 39 M

पावती

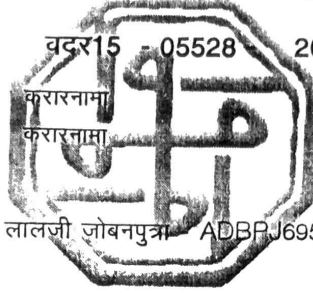
पावती क्र. : 5550

गावाचे नाव बांद्रा

दिनांक 20/05/2011

दस्ताऐवजाचा अनुक्रमांक वदर 15 - 05528 2011

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव:पंकज लालजी जोबनपुत्रा - ADBFJ6959K - -

नोंदणी फी	:-	19700.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)	:-	520.00
एकूण	रु.	20220.00

आपणास हा दस्त अंदाजे 6:19PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.का-अंधेरी 4

बाजार मुल्य: 1966600 रु. मोबदला: 1500000रु.

भरलेले मुद्रांक शुल्क: 98500 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: डीसीबी बँक, मुंबई;

डीडी/धनाकर्ष क्रमांक.: 934397; रक्कम: 19700 रु.; दिनांक: 02/05/2011

सह. दुय्यम निबंधक अंधेरी-४

मुंबई उपनगर जिल्हा.

Ping Jobanpura



STATER JIYI CUSTOMER COPY 30. 11. 91 No. 2241

Account No. 17537200010056

Transfer of Funds
Date of Transfer 10/05/2011
From Account No. 17537200010056
To Account No. 17537200010056
Amount 15
Total 15



उपर मुद्रक प्रकृत अत्रा स्वयंसेवक लक्ष्मी खाली तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकारींशी पुरवणीवरून संपर्क साधून, मेळ बरोबर आढळून आला.

सह. पुण्या निबंधक अंधेरी - ४

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai, on this 02nd day of May, 2011 BETWEEN MS CONFORCE ENGINEERS & CONTRACTORS, Sole Proprietary firm of Asif Anwar Pawar, having address at 3rd Mehar Home Co-operative Housing Society Ltd., Momin Nagar, Jogeshwari (West), Mumbai - 400 102, herein referred to as "THE DEVELOPER" (which expression shall mean and include his heirs, executors and administrators, assigns) of the One Part;



बदर-२५/
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AND MR. PANKAJ LALJI JOBANPUTRA an adult, Indian Inhabitant, residing at Flat No. 502, 5th Floor, Tarun Bharat Co-operative Housing Society Ltd., Golibar Naka, 7th Road, Santacruz (East), Mumbai - 400 055 hereinafter in brevity's sake referred to as "THE PURCHASER" (which expression shall mean and include his heirs, executors and administrators, assigns) OF THE OTHER PART;

Handwritten signatures of the parties.

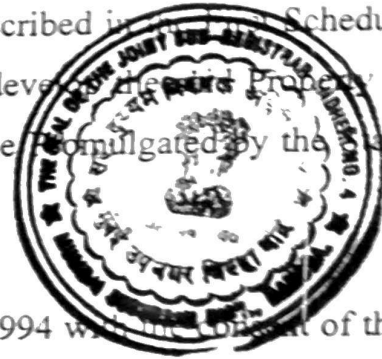
FOR IDBI BANK
Authorized Signatory
RANDRAJI RANANCH

Industrial Development Bank of India Ltd.
Mangal Darshan, Turner Road, Bandra(W), Mumbai-400 050.
D-5/S-1 P.V.C. R. 1007/09/05/1469-72
2006

भारत 56610
129199
SPECIAL ADHESIVE
MAY 02 2011
भारत
985001-985510
INDIA STAMP DUTY MAHARASHTRA

WHEREAS

1. By a Agreement dated m , made and executed between Santacruz Golibar Tarun Bharat Co-operative Housing Society Ltd., Santacruz (E), Mumbai hereinafter referred to as the said Society, bearing Registration No.BOM (W-H) HSG (10)/5331 of 1990-91, Registered under Maharashtra Co-operative Housing Societies Act 1960, therein named as the Owners and M/s A. J. Khatri & Sons, therein named as Developers and thereafter M/s A.J.Khatri & sons entered into an agreement, and surrender and transfer all their rights in favour of said Developer, the Owners did grant Development rights of the said Property more particularly described in the Schedule hereunder written and the Developers were to develop the said Property in accordance with the Slum Rehabilitation Scheme promulgated by the State of Maharashtra.



2. By an under an Agreement dated 13th February 1994 with the consent of the owners of the said Society, the said Developers have assigned the development rights of the said Property described in the First schedule hereunder written to the Developer herein.

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3. The Developer thus being entitled, to develop the said Property, had constructed building on the said property, known as Tarun Bharat Co-operative Housing Society Ltd., consisting two Wings viz., "A" and "B", wherein the Developers had acquired rights to sell the Wing "A" as private ownership Property as contained in the aforesaid agreement dated 13th February 1994.

4. The Developers has agreed to sell and the Purchaser herein has agreed to purchase from the developer the Shop No.7 on ground Floor of "A" wing of the said building, admeasuring 137 sq. ft. (carpet area), hereinafter referred to as the said Shop and more particularly described in the Second Schedule written hereunder.

[Handwritten signatures]

5. The said Shop No.7 is delineated in red colour boundary lines on the plan hereto annexed and marked Annexure "A".
6. As required under Section 4 of The Maharashtra Flat Ownership Act, 1963 the parties are desirous of executing written agreement for sale.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOW:

1. The Developer had constructed a building on the said property more particularly described in the First schedule hereunder written in accordance with the plans and specifications to be approved by the Bombay Municipal Corporation and other Competent Authorities.
2. The Purchaser hereby agreed to Purchase from the Developer and the Developer hereby agreed to sell to the Purchaser the said Shop No. 7 on Ground floor of "A" Wing of the building on the said Property, admeasuring approximately 137 sq. ft. (carpet area) on the said Property, admeasuring approximately 137 sq. ft. (carpet area) as shown in Annexure "A" hereto, for the total consideration of Rs. 15,00,000/- (Rupees Fifteen Lacs only) to be paid by the Purchaser to the Developer.
3. The aforesaid amount of Rs. 15,00,000/- (Rupees fifteen Lacs only) as the price of the said Shop is paid by the Purchaser to the Developer.
4. The said Shop is fully constructed and no permission from Competent Authority under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 is required for sale and transfer of the said Shop.
5. The area of the said Shop is 137 sq.fts. (carpet area) according to the documents of title and/or Government Records and the same shall be taken as correct and accepted by the Purchasers. The price of the said Shop has been agreed to between the parties on a lump sum basis without

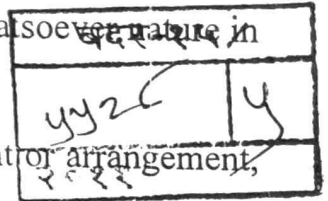


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any reference to the said area and if the said area is ultimately found to be more or less the same shall not be a ground for any increase or decrease in the price or for rescinding this Agreement.

6. The Developers shall make out a marketable title to the said Shop free from all encumbrances, doubts and claims and shall at his own costs and expenses get in all outstanding estates and clear all defects in the title encumbrances and claims by way of sale exchange, mortgage, gift, trust, inheritance, possession lease, lien, easement or otherwise.
7. The Developer hereby declares and confirms as under:—
- (a) The Developer is well and sufficiently entitled to the said Shop described in the Second Schedule hereunder written. His title to the said Shop is free and marketable.
- (b) No other person except the Developer has any right, claim or demand in respect of the said Shop or any part thereof.
- (c) The Developer has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said Shop and the said Shop is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Developer hereby declares that he shall hereafter not create any third party rights of whatsoever nature in respect of the said Shop.
- (d) The Developer has not entered into any agreement or arrangement, oral or written with regard to the sale of the said Shop.
- (e) There are no proceedings instituted by or against the Developer in respect of the said Shop and pending in any Court or before any authority and the said Shop is not under any lispensens.
8. The Developer further declares that no notices including any notice for acquisition, requisition or set back by the Government Central or State or by the Municipal Corporation of Greater Mumbai or any other local, or public body or authority in respect of the said Shop have been issued to served upon or received by the Developer or his agent or any person on



Signature of Developer

his behalf and that all previous notices and requisitions have been duly complied with by the Developer.

9. In the event of the sale not being completed due to any willful default on the part of the Developer, the Purchasers shall have the right to require specific performance by the Developer of this Agreement.
10. The Developer herein doth hereby indemnify and keep indemnified the Purchaser against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said Shop or the said shares (as and when issued), claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of the terms and conditions of the Agreement, covenants and provisions.
11. The Developer herein say and admits that all the plans, specifications of the said Shop and the said property as mentioned in both the schedules written hereunder is sanctioned by the BMC and other competent authorities, and Developer indemnify and keep indemnified the Purchaser against any defects in the plans and specification of the said Shop or property as mentioned herein.
12. The Developer shall pay all assessments, rents, rates, taxes and outgoings in respect of the said Shop previous to the day of handing over possession and the completion of the sale and the same, if necessary, shall be apportioned between the Developer and the Purchasers.
13. The stamp-duty, registration charges and all other out of pocket expenses payable on this deed shall be borne and paid by the Purchasers alone and each party shall bear and pay their own expenses including their own Advocates professional fees.



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QdJ

QdJ

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

FIRST SCHEDULE

All that pieces or parcel of land together with structures/building standing thereon bearing City Survey No. 15(pt) of Santacruz Golibar, Bombay in the registration Sub District of Bandra (E), Bombay Suburban District admeasuring 900 sq. meters or thereabouts.

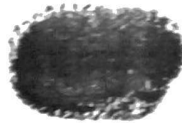
SECOND SCHEDULE

The Shop bearing No.7 on Ground Floor on "A" known as Tarun Bharat Co-operative Housing Society Ltd. situated at Golibar Naka, Santacruz (E) admeasuring 137 sq. meters (carpet area) in the registration Sub District of Bandra (E), Village Bandra, Mumbai Suburban Dist.



SIGNED AND DELIVERED BY)
the withinnamed Developer)
M/S CONFORCE ENGINEERS &)
CONTRACTORS through its)
Proprietor,)
ASIF ANWAR PAWAR)

Asif Anwar Pawar

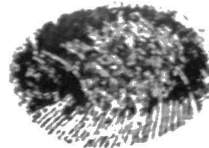


In presence of *P. Pachar*)
.....)
.....)

In presence of)
.....)
.....)

SIGNED AND DELIVERED BY)
the withinnamed Purchaser)
PANKAJ LALJI JOBANPUTRA)
In presence of)
.....)
.....)

Pankaj Jobanputra



In presence of *[Signature]*)
.....)
.....)
.....)

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S

RECEIPT.

Received sum of Rs.15,00,000/- (Rupees Fifteen Lacs Only) from Purchaser Mr. Pankaj Lalji Jobanputra for full and final consideration for the Shop sold to Mr. Pankaj Lalji Jobanputra . The address of the said shop is Shop bearing No.7, Ground floor, Tarun Bharat Co-operative Housing Society Ltd., Golibar Naka, Santacruz (E), Mumbai – 400 055, admeasuring 137 sq.ft (carpet area).

I Say Received Cash.

Date : 02nd May, 2011.

Place : Mumbai.



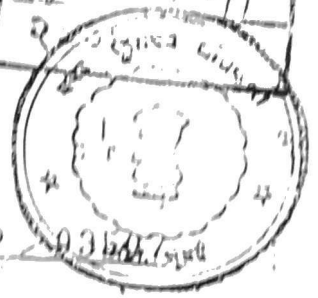
(Mr. Asif Anwar Pawar)



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U.P. - 1,00,000-100-WOA-5-(Ga) 413
 U.M.B.D., No. 1000, dated 10.9.2011

नांदा-पूर्व RULED CARD

३५	३५२	१-१	No. 93647
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महाराष्ट्र स्टामिन



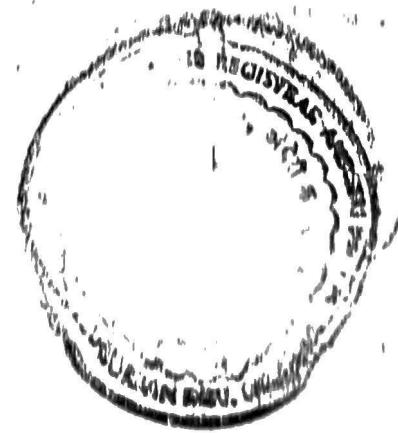
बदर-२५/
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नमस्कार का > १२
 नज्द का नं. ३३०२
 नफ्तल तया ३३-१२
 नफ्तल दिना ३३-१२
 तयार करवासी :-
 बसावणगर



खरी मत
 नगर शासन कार्यालय, पत्ता

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CONTENTS

FIRST FLOOR

06 AUG 2002

STAMP OF DATE OF APPROVAL OF PLANS

Approved, Subject to the condition mentioned in this office permission Letter no. SRA/ENG/RE G/10/12/02 = 6 AUG 2002

Executive Engineer
Slum Rehabilitation Authority

STAMP OF DATE OF APPROVAL OF PLANS

Name of Owner

SANTACRUZ GOLIBAR TARUN BHARAT
CO-OP. HSG SOCIETY (PROPOSED)

Description Of Proposal & Property

PROPOSED S.R. SCHEME ON
C.T.S. NO. 15 (FT) OF VILLAGE
AT 2TH ROAD, GOLIBAR,
MUMBAI - 4

Proj. No.

Drn. By

CC 1384

HARI

Drg. No.

Checked By

CC-1384/MUM/03

CONS. COMB.

North

Remarks

CONSULTANTS
COMBINED

101, MANEK KUNJ (MEGHWADI), DR. S. S. RAO ROAD, LALBAUG,
PAREL, MUMBAI - 400 012. TEL : 4710758



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CONTENTS

FIRST FLOOR PLAN SCALE CAL.

06 AUG 2002

STAMP OF DATE OF APPROVAL OF PLANS

Approved, Subject to the condition mentioned in this office permission Letter no. SRA/ENG/SP&H/ET/PH/1/AP - 6 AUG 2002.....

Executive Engineer
Slum Rehabilitation Authority

STAMP OF DATE OF APPROVAL OF PLANS

Name of Owner

SANTAGRUZ GOLIBAR TARUN BHARAT CO-OP. HSG SOCIETY (PROPOSED)

Description Of Proposal & Property

PROPOSED S.R. SCHEME ON P.C.T.S. NO. 15 (FT) OF VILE PARADE AT 7TH ROAD, GOLIBAR, MUMBAI - 4

Proj. No.

CG 1384

Drn. By

HAVIR

Date

06 AUG 2002

Drg. No.

CG 1384/MUN/03

Checked By

CONS. Comb.

Scale

As shown

North

Remarks

CONSULTANTS COMBINED

101, MANEK KUNJ (MEGHWADI), DR. S/S RAO ROAD, LALBAUG PAREL, MUMBAI - 400 012, TEL. - 4710758

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SLUM REHABILITATION AUTHORITY
5th floor, Girha Nirman Bhavan, Dandara (E) Mumbai - 400 051.

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

No. No.SRA/Eng/826/HE/MHL/AP
COMMENCEMENT CERTIFICATE

बदर-१/
१५२१/१३
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To,
A.J. Khatri & Sons
3, Meher Homes CHS, Near Momin Nagar,
Station Road, Jogeshwari (W), Mumbai-400 102.

Sir,
With reference to your application No 4536 dated 14/8/2002 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permit for a building on 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on No. _____ C.T.S No. 15(pt) of village Bandra, Sanjay (E) situated at 7th Road ward H/E T.P.S. No. _____



The Commencement Certificate/Building Permit is granted subject to compliance with conditions mentioned in LOI U/R No SRA/Eng/594/HE/MHL/LOI/12.5.2002 and on following conditions:
No. SRA/Eng/HE/MHL/AP/6.8.2002



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- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or used or permitted to be used by any person until occupancy permit is granted.
- The Commencement Certificate/Development permit shall be valid for one year from the date of its issue. However the construction shall be completed within three months from the date of its issue.
- This permission does not entitle you to go beyond the provision of Coastal Zone Regulation Act, 1972.
- Construction is not commenced till the Commencement Certificate is issued. If the construction is extended beyond the stipulated period, the applicant shall file an application for extension of the Commencement Certificate.
- This Certificate is subject to be revoked by the C.E.O. if the development in respect of which permission is granted is not carried out or the development is not in accordance with the conditions of the certificate.
- Any of the conditions of the certificate is not complied with.
- The C.E.O. (SRA) shall ensure that the same is obtained by the applicant and or his legal representative and the applicant and every person doing business in the area shall be deemed to have carried out the development works in accordance with section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but also on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

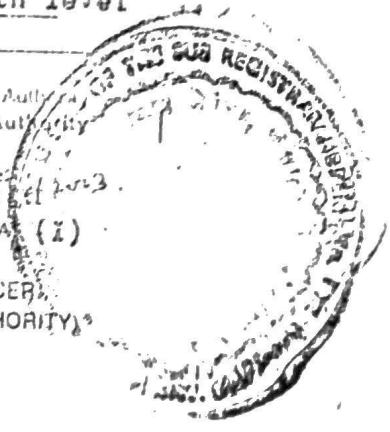
The C.E.O. (SRA) has appointed Shri R.R. Alilakar

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 top of basement up to plinth level only.

Handwritten signature

For and on behalf of Local Authority
The Slum Rehabilitation Authority
24/08/2011
Executive Engineer (SRA) (I)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



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बदर-२/
१०/१०
२००४

SRAT ENCI 826/HA/11HL/HP 16 AUG 2004

This C.C. is further extended for regularised work upto 7th floor (ie full height) for rehab. wing 'B' only as per approved amended plan dt 15.6 AUG 2004

Executive Engineer
Slum Rehabilitation Authority



SRAT ENCI 826/HA/11HY/HP 9 SEP 2004

This C.C. is further extended for work upto G+7 floors for part of sale wing-A master plan at pg. 445.



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बदर-२/
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२०१०

SLUM REHABILITATION AUTHORITY
5th floor, Girha Nirman Bhavan, Dandora (E) Mumbai - 400 051.

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

No. No. SRA/Eng/826/HE/MHL/AP
COMMENCEMENT CERTIFICATE

To, A.J. Khatri & Sons
3, Meher Homes CHS, Near Momin Nagar,
Station Road, Jogeshwari (W), Mumbai-400 102.
Sir,

With reference to your application No 4536 dated 14/8/2002 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permit under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on No. CTS No. 15(pt) of village Bandra, San situated at 7th Road ward H/E T.P.S. No. 826/

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No SRA/ENG/594/HE/MHL/LOI/12.8.2002 No. SRA/ENG/HE/MHL/AP/6.8.2002 and on following conditions.



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- The land vacated in consequence of abandonment of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or used or be occupied or used or permitted to be used by any reason until occupancy permit is granted.
- The Commencement Certificate/Development permit shall be valid for one year from the date of its issue. However the construction shall be completed within three months from the date of its issue.
- This permission does not entitle you to develop land in the coastal zone you are in contravention of the provision of coastal zone regulation plan.
- Construction is not commenced till the Commencement Certificate is issued. That such work shall not be extended beyond the period of three years from the date of the issue of the Commencement Certificate.
- The Certificate is to be revised by the C.E.O. if the conditions of the certificate are not carried out or the use thereof is not in accordance with the conditions imposed.
- Any of the conditions subject to which the same is granted is not complied with.
- The C.E.O. (SRA) if the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through him in the event shall be deemed to have carried out the development work in contravention of section 45 and 46 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but also 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 R.B. Alankar

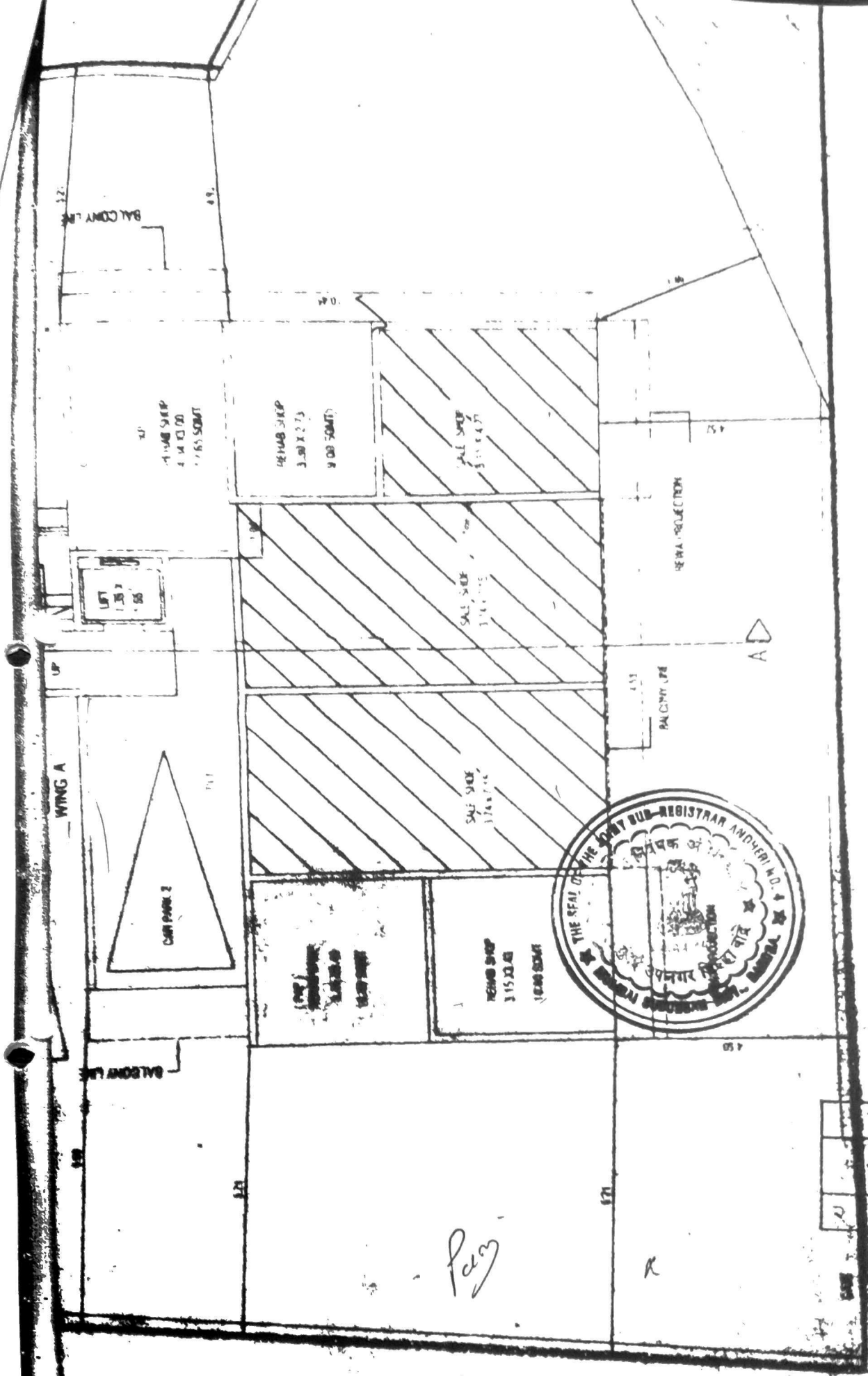
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to top of basement upto plinth level only.

Handwritten signature/initials

For and on behalf of Local Authority
The Slum Rehabilitation Authority
14/8/2003
Executive Engineer (SRA) (I)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)





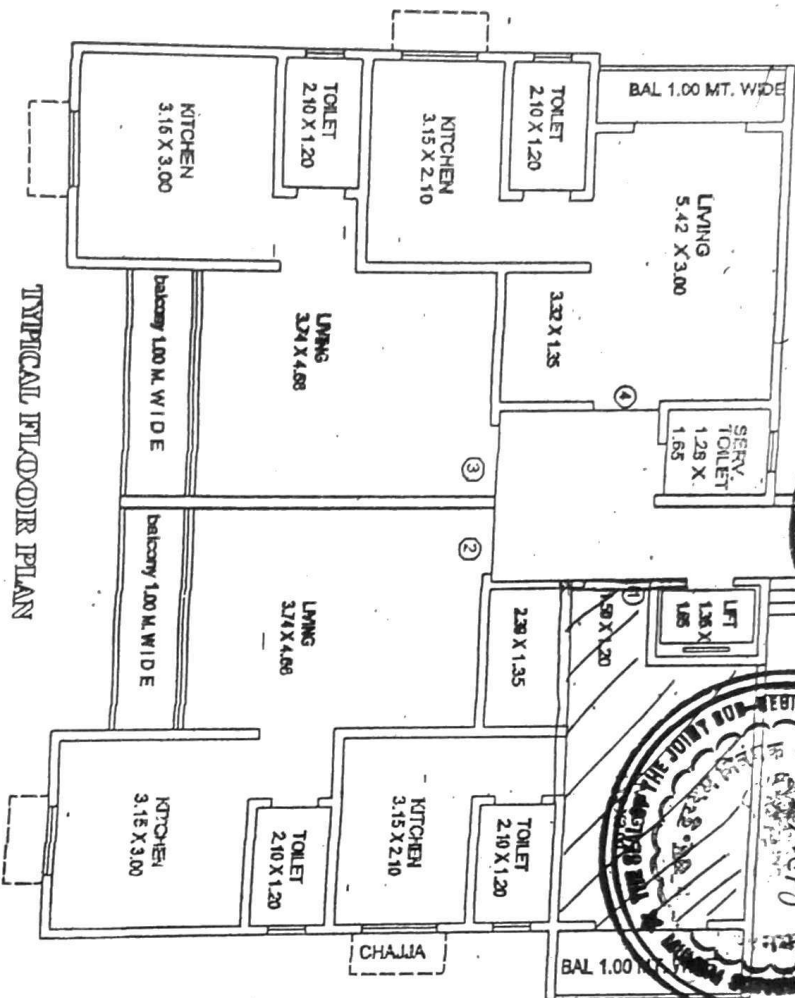
GROUND FLOOR PLAN
SCALE - 1:50

वदर-२५	
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<<<<< 27.45 M T R W I D E R O A D >>>>

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 २००९



बदर-१५१
 ५५२६/९८
 १९९९



See

NAME OF OWNER
 M/S. COFORCE ENG. & CONTRACTORS
 CONSULTANTS
 COMBINED
 architects and interior designer
 101, MANEK KUNJ (MEGHWADI), DR. S. S. ROAD,
 LAIBAUG, PAREL,
 MUMBAI. 400 012.
 TEL. NO. 471 1762, 471 0769.

घोषणापत्र

मी के माध्यम से श्रीवा श्रीलोक याद्वारे घोषित करतो की, दुय्यम
निबंधक अक्षय शिंदे यांचे कार्यालयात कलमुखत्यारपत्राच्या
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
श्री. अक्षय शिंदे व इ. यांनी दि. १९/०५/१९ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे/निष्पादित करुन
कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले
नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यार पत्र पूर्णपणे
वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून
आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला
जाणीव आहे.

दिनांक : २०/०५/१९



कुलमुखत्यारपत्रधारकाचे नाव

व सही



घट्टर-१५/	
५५२६	१७
२०	



दस्ताक्रमांक व वर्ष: 5528/2011

Friday, May 20, 2011

6:05:29 PM

दुय्यम निबंधक: सह दु.नि.का-अंधेरी 4

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बांद्रा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,500,000.00
बा.भा. रु. 1,966,600.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 15 वर्णन: दुकान क्रं 7, तळमजला, ए विंग, तरुण भारत को ऑप हौ सो लि, गोळीबार नाका, सांताक्रुझ पू मु-55
- (3) क्षेत्रफळ (1) 15.28 चौ मी बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. कॉन्फरेन्स इंजिनियर्स अॅण्ड कॉन्ट्रॅक्टर चे मालक असिफ अन्वर पवार तर्फे मुखत्यार केलाश शिवा त्रिकाल, घर/प्लॉट नं: 3, मेहर होम को ऑप हौ सो लि, मोमीन नगर, जोशेश्वरी पू मु-102; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पंकज लालजी शिवा नुपुत्रा ADBPJ6959K -; घर/प्लॉट नं: सदनिका क्रं 502, 5वा मजला, तरुण भारत को ऑप हौ सो लि, गोळीबार नाका, सांताक्रुझ पू मु-55; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 02/05/2011
- (8) नोंदणीचा 20/05/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 5528 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 98350.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 19700.00
- (12) शेर

मूल्यांकन पत्रक

मूल्यांकनाचे वर्ष	2011	
जिल्हा	मुंबई (उपनगर)	दिनांक 5/20/2011
प्राथम्य मूल्य विभाग	- 29-बांदा - पूर्ये (अंशरी)	
उपमूल्य विभाग	- 29/166-अंशभाग उत्तरेस ग्यार सवये कडून साताकुड्ड चेंबूर लिंकरोड कडे जाणारी रस्ता दक्षिणेस गाय सीमा व पश्चिमेस रेल्वे, पूर्वेस पश्चिम दूतगती मार्ग	
मिळकतीचा क्रमांक	सि टी एस. नंबर -- 15	
नागरी क्षेत्राचे नांव	मुंबई (उपनगर)	
मिळकतीचे वर्गीकरण	वांशीव	

बाजार मूल्य दर तकल्यानुसार प्रति चौ मीटर मूल्यदर

खुली जमीन	निगारी सदनिका	कार्यालय	दुकाने	औद्योगिक
46,300	85,800	105,200	128,700	85,800

मिळकतीचे क्षेत्र	15.28	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा नापर		तकमत्रान्याखेरीज दुकाने	उदयाहन सविधा	नाही
मिळकतीचे पय	0 TO 2	(Rule 5)	मजला	On Ground Floor

Rule 10a = 100 % of 128,700 = 128700

घरा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = घरा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर * मिळकतीचे क्षेत्र

= 128,700.00 * 100.00 / 100

= 128,700.00

A) मुख्य मिळकतीचे मूल्य = 128,700.00 * 15.28

= 1,966,536.00

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तकघराचे मूल्य + पीटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +

बंधित वाहन तळाचे मूल्य + लगतच्या गच्छीचे मूल्य + यरील गच्छीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 1,966,536.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 1,966,536.00

