

**RAJAN V PILLAI**  
**Advocate**  
**Res: 503/A, Dosti Iris,**  
**Dosti Acres, S.M Road,**  
**Wadala (East) Mumbai 400 037**  
**Tel : Tel: 24154957**

**316, Birya House, 3<sup>rd</sup> Floor**  
**265, Bazar Gate Street,**  
**Fort, Mumbai 400 001.**  
**Telefax: 22693771**  
**Cell: 9819474838**

To,

The Assistant General Manager,  
State Bank of India,  
IFB Branch, Malad West  
Mumbai.

02.08.2020

Sir,

This is to certify that I have downloaded the online certified copy of the Agreement for Sale dated 19.05.2014 executed by and between Sunita Bivas Das as the Vendor and Mr. Umang Rajesh Parekh and Mst. Jigar Rajesh Parekh as the Purchasers duly registered under serial No: BDR-12/8139 of 2007 on 03.11.2007 before the SRO at Mumbai. The said certified copy is downloaded after making necessary payment to the Government of Maharashtra and same is public documents which can be verified from the Official site of IGR Maharashtra and the same is scanned copy of the Original Sale Deed stored in the Official site and hence the same is certified copy of the said Sale Deed.

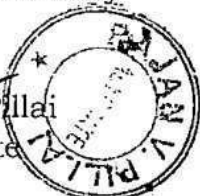
Further I have verified the said online certified copy of online certified copy of Agreement for Sale dated 19.05.2014 executed by and between Sunita Bivas Das as the Vendor and Mr. Umang Rajesh Parekh and Mst. Jigar Rajesh Parekh as the Purchasers and found that both are same, identical and similar and I certify that the same is genuine and enforceable before the court of law in event of filing any proceeding for recovery of sum if any.

Schedule of Property:

Unit No: 432, 4<sup>th</sup> floor, Gundecha Industrial Complex Premises Co-Op Society Limited, Akurli Road, Kandivali East, Mumbai 400101.

Yours faithfully

Rajan Pillai  
Advocate



**Customer's Copy**

**THE KAPOL CO-OP. BANK LTD.**  
**FRANKING DEPOSIT SLIP**

Branch: Kandivali      Date: 2/11/2007

Pay to: Acct. Stamp Duty      **37626**

Franking Value	Rs. 19,700 = 10
Service Charges	Rs. 10 = 10
<b>TOTAL</b>	<b>Rs. 19,700 = 20</b>

Name of the person for whom stamp duty is impressed

Name & Address of Stamp duty paying party.  
UMANU RAJESH PAREKH  
603 Krishna Heights, Near Patel Towers  
Kandivali (W) Mumbai 400 67

Tel./Mobile No. 9372140013

DD/Cheque No. \_\_\_\_\_

Drawn on Bank: \_\_\_\_\_

(For Banker's Use only)

Transit **DELIVERED** 93904

Franking Sn.No. 93904

Cashier \_\_\_\_\_ Officer \_\_\_\_\_

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE made and entered into at MUMBAI this 2nd day of November 2007, BETWEEN: **MRS. SUNITA BIVAS DAS** address 101/102, Thakur Village, Kandivali (W), Mumbai - 400 101 and **MRS. SUNITA BIVAS DAS** address 101/102, Thakur Village, Kandivali (W), Mumbai - 400 101 (Which expression shall mean and include his or her heirs, executors, administrators and assigns) of the ONE PART;

AND:

[Signature]



भारत 93904  
105844  
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10:24  
R.0019700/085400  
INDIA STAMP DUTY MAHARASHTRA

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(1) MR. UMANG RAJESH PAREKH aged 19 years & (2) MST. JIGAR RAJESH PAREKH (MINOR-D.O.B 17<sup>th</sup> January 1991), represented through his Brother & Guardian MR. UMANG RAJESH PAREKH Indian Inhabitants presently residing at A-4/7, Jawahar Housing Society, Sangli - 416416, hereinafter called "THE PURCHASERS" ( Which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their respective executors, administrators and assigns ) of the OTHER PART,



**WHEREAS: -**

The VENDOR has represented to the PURCHASERS as follows: -

- a. By an Agreement dated 11<sup>th</sup> November 2006 made and entered BETWEEN: M/S. KANTI BUILDERS, a Partnership Firm registered under provisions of the Indian Partnership Act 1932, and having its address at 28/2, Niloo Mansion, S.V.Road, Jawahar Nagar, Goregaon (East) Mumbai - 400 062, therein referred to as " The BUILDERS/PROMOTERS" the of First Part; And "MRS. SUNITA BIVAS DAS" The VENDOR" herein, therein referred to as "The PURCHASER" the party of the Second Part; said M/S. KANTI BUILDERS agreed to sell and MRS. SUNITA BIVAS DAS the Vendor herein agreed to purchase Unit No. 432, on 4<sup>th</sup> Floor in the building known as "GUNDECHA INDUSTRIAL COMPLEX" situated at Akurli Road, Kandivali (East), Mumbai - 400 101, together with all rights, title, interests, benefits etc. and on the terms and conditions and at the consideration amount mentioned therein.

*U. Parekh*

*S. Sunita*

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b. THE VENDORS herein have purchased the said Flat from Builders M/S. KANTI BUILDERS as an "Inventor" and paid stamp Duty of Rs.49,000/- (Rupees Forty Nine Thousand Fifty only) on 09/11/2006 in ICICI Bank Ltd., Goregaon Branch, photo state copy of Receipt of Stamp duty and the First page of the said Agreement dated 11<sup>th</sup> November 2006, showing the Franking of the Stamp Duty paid is attached herewith. The said Agreement dated 11<sup>th</sup> November 2006 was registered with the Sub-Registrar of Assurances, Borivali-4, on 16/11/2006 vide documents serial No. BDR-10/07675/2006, Xerox copy of the Receipt is enclosed herewith. THE PURCHASER has paid a Stamp duty of Rs. 14,700/- on this Agreement after claiming a rebate of Rs.49,000/- paid on the Agreement dated 11<sup>th</sup> November 2006 by the VENDORS herein, as per recent amendment in the Bombay Stamp

c. That by virtue of the above purchase " The VENDOR became real, absolute and exclusive owner, or acquirer of the said Unit No. 432 and has paid full payment to The BUILDERS/PROMOTERS towards purchase price of the said Unit and taken the possession of the said Unit.

d. That "The VENDOR" has from time to time and at all times since after entering into the said agreement for sale observed the terms and conditions of the said Agreement for sale, and she herself has good right, full power and absolute authority to sell and dispose of the said Unit and she has truly, faithfully and honestly disclosed all the facts to " The PURCHASERS" without suppressing or misrepresentation of any facts from "The PURCHASERS" and her rights in respect of the said Unit and the said Agreement is absolutely clear and marketable and free from all encumbrances



*CP Panich*

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and reasonable doubts at law and equity, right, title, interest and/or claims in favour of any third party whatsoever in respect of said Unit and said Agreement which affects the rights of the PURCHASERS and she has not received or agreed to receive any consideration from any third party whatsoever either in cash or in kind, created or agreed to create any third party rights and/or inducted or agreed to induct any third party claim, use and/or possession of the said Unit

AND WHEREAS upon the strength of the aforesaid representation made by " The VENDOR" to " The PURCHASERS" and "The PURCHASERS" believing the same to be true and correct, honest and bonafide the parties entered an oral negotiation and pursuant to the negotiations The VENDOR herein has agreed to sell to the PURCHASERS and the PURCHASERS have agreed to purchase and acquire from the said VENDOR the said Unit No. 432, with all rights, title, interests, benefits and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of Rs.11,00,000/- (RUPEES ELEVEN LAKHS ONLY) subject to VENDOR putting the PURCHASERS in possession of the said Unit and/or getting the names of the PURCHASERS recorded in the records of the "The BUILDERS/PROMOTERS" to which The VENDOR has agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.



*CP Singh*

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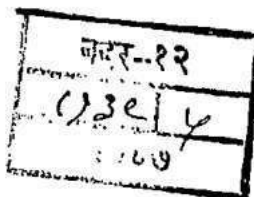
*AM*

**NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. "The VENDOR" has agreed to sell, transfer and assign to the PURCHASERS and the PURCHASERS have agreed to purchase and acquire the said Unit No. 432, on 4<sup>th</sup> Floor in the building known as 'GUNDECHA INDUSTRIAL COMPLEX" situated at Akurli Road, Kandivali (East), Mumbai - 400 101, together with all rights, title, interest, benefits of the said Agreement for the sale dated 11<sup>TH</sup> November 2006, etc., at the lump sum price or consideration amount of Rs.11,00,000/- (RUPEES ELEVEN LAKHS ONLY).
2. "The VENDOR" do admits and acknowledges to have received a sum of Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY) on or before \_\_\_\_\_ being the Part consideration amount pertaining to the said Unit
3. "THE PURCHASERS" agree and undertake to pay to "The VENDOR" Rs.4,00,000/- (RUPEES FOUR LAKHS ONLY) on or before \_\_\_\_\_ being the balance full and final consideration amount for the sale of the said Unit and against receiving the vacant and peaceful possession of the said Unit
4. "The VENDOR" agrees to hand over to " The PURCHASERS" the vacant and peaceful possession of the said Unit on or before \_\_\_\_\_, on receipt of the full and final payment.
5. This is agreed by and between both the parties that the time of payment and possession of the said Unit is the essence of this contract.



*[Handwritten signature]*



*[Handwritten signature]*

6. "The VENDOR" hereby declares that she has in no way created any charge, claim, lien and encumbrances. Should there be any claim from any person or persons against the said Unit, "The VENDOR" doth hereby agrees and undertakes to indemnify "THE PURCHASERS" against such claims.
  
7. "The VENDOR" agrees and undertakes to sign and execute all acts and deeds including Sale Deed, Affidavits, Declarations, Undertakings, etc. in favour of "The PURCHASERS" as and when necessary and required by the PURCHASERS.
  
8. "The PURCHASERS" agree to obey and observe the terms and conditions stipulated in the said Agreement dated 11<sup>th</sup> November 2006 as it is entered into this Agreement.
  
9. "The VENDOR" shall hand over to "The PURCHASERS" all the original papers and documents including Agreement for sale dated 11<sup>th</sup> November 2006 pertaining to the said Unit on completion of transaction of sale.
  
10. "The VENDOR" agrees to get the said Unit transferred in the name of the PURCHASERS in the records of the BUILDERS/PROMOTERS and transfer charges payable if any shall be borne paid by THE PURCHASERS.
  
11. "The VENDOR" hereby declares that there is no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining him from handing over and/or transferring the said Unit "The VENDOR" further declares that no attachment has been levied on the said Unit



*U. J. Jethi*

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12. "The PURCHASERS" are entitled to become the members of the society to be formed in the said building GUNDECHA INDUSTRIAL COMPLEX by the Purchasers of Units/Shop in the said building and shall be abide by the rules and regulations and bye-laws of the society..

13. " The PURCHASERS" agree to pay the necessary stamp duty as leviable by the concerned Government authority on this Agreement and to lodge this Agreement for Sale for registration by paying the registration fees. "The VENDOR" agrees to co-operate with " The PURCHASERS" for completing the necessary registration formalities.

14. "The VENDOR" agrees to clear all the pending dues in respect of the said Unit to the BUILDERS/PROMOTERS, such as Maintenance charges, electricity charges and any other charges due to pay in respect of the said Unit

15. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963.

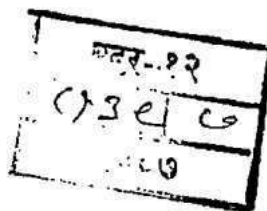


**PROPERTY SCHEDULE**

Unit No. 432, on the 4<sup>th</sup> Floor admeasuring 462 sq.ft.Carpet area in the building known as "GUNDECHA INDUSTRIAL COMPLEX " situated at Akurli Road, Kandivali (East),Mumbai – 400 101, constructed on all that pieces and parcel of land bearing C.T.S. No.148-A, B & C, of Village: Akurli, Taluka: Borivali, in the registration District and Sub- District of Mumbai Suburban.

The Building consists of Ground +4 floors with lift and the year of construction is 2006.

*UP Patel*



*Am*



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

SIGNED, SEALED AND DELIVERED )

by the Within named the "VENDOR" )

MRS. SUNITA BIVAS DAS )

In the presence of..... )

..... )

*Sunita Das*

SIGNED, SEALED AND DELIVERED )

by the within named the PURCHASERS )

(1) MR. UMANG RAJESH PAREKH )

For himself and as Guardian/Brother )

(2) MST. JIGAR R. PAREKH (MINOR) )

in the presence of..... )

..... )

*Umang Parekh*  
*Umang Parekh*



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**RECEIPT**

RECEIVED WITH THANKS from (1) MR. UMANG RAJESH PAREKH & (2) MST. JIGAR RAJESH PAREKH the sum of Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY) on or before execution of this Agreement, being the part consideration against the Sale of Unit No. 432, on 4<sup>th</sup> Floor, in the building known as "GUNDECHA INDUSTRIAL COMPLEX" situated at Akurli Road, Kandivali (East), Mumbai - 400 101, as shown under;

AMOUNT	CHEQUE NO.	DATED	DRAWN ON
Rs.7,00,000/-	006254	3 <sup>rd</sup> Nov. 2007	IDBI Bank Ltd., Sangli Branch
<b>Rs.7,00,000/- : TOTAL : (RUPEES SEVEN LAKHS ONLY)</b>			



I SAY RECEIVED

*Sunita Das*

MRS. SUNITA BIVAS DAS  
The VENDOR

**WITNESSES:**

1. Sign:

Name:

*Sr. Shiv. P. MR.*

Address:

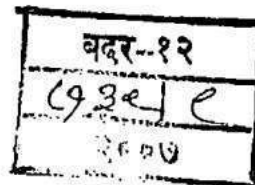
*E.M.P. - Mankaj village, Kandivali (East) Mumbai - 101*

2. Sign:

Name:

*Sachin Phalke*

Address:

*G2, Chiv Mahal, Kandivali (W) Mumbai - 67.*



11/11/2006 12:04:02 PM

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Rogn. 39 M

### पावती

पावती क्र. : 7720

दिनांक 16/11/2006

नामाचे नाव अशुक्ली

दरतऐवजाया अनुमती

दाला ऐवजाया प्रकार

बदल 10 - 07675 - 2006

धरतारनामा

नगर धरतारनामाचे नाव: सुनिता विवास दास - -

नोदणी फी

9800.00

नक्कल (अ. 11(1)), फुटाकनाधी नक्कल (अ. 11(2)),

1420.00

रुखवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (71)

एकूण रु.

11220.00

संपन्नता हा दस्त अंदाजे 12:19PM ह्या वेळेस मिळेल

दुय्यम नियधक

सह पु.नि.का.पोरीयली 4

नगर मूल्य: 951720 रु.

मोबदला: 980000 रु.

मुंबई उपनगर जिल्हा.

दरतऐवजे मुद्रांक शुल्क: 49000 रु.

दस्तावेज प्रकार: डीसी/धनाकबलादी;

दस्तावेज नाव व पत्ता: यु टी आय बँक लि., गु. 82;

दस्तावेज प्रकार क्रमांक: 073485; रकम: 9800 रु.; दिनांक: 09/10/2006

DELIVERED



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**ICICI Bank**  
 Depositor: 20229007  
 Customer Copy  
 Pay to: ICICI Bank Ltd. A/C Stamp Duty  
 Date: 9-11-06  
 Franking Value  
 Service Charges  
 Total  
 Rs. 49000/-  
 Rs. 49010/-  
 Name of Stamp duty paying party:  
**MRS. SUNITA BIVAS DAS.**

Received with interest  
 64073  
 Paid to the account of  
 DD / Cheque No. 073480  
 Drawn on Bank **UTI BANK**

Stamp Duty  
 For Bank's Use only  
 64073

FRANKING DEPOSIT SLIP

1086419  
 2006

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Mumbai on the day of November in the Christian Year Two Thousand

between

**M/s. KANTI BUILDERS**

a Partnership firm registered under provisions of Indian Partnership Act, 1932, having its office at 28/2 Niloo Mansion, Road, Jawahar Nagar, Goregaon (W), Mumbai - 400 062, hereinafter referred to as "THE BUILDERS / PROMOTERS" (which expression shall unless it is repugnant to the context or meaning thereof shall be deemed to mean and include the Partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of last of such survivor and/or survivor and assigns), of the ONE PART

and

Shri/Smt./Ms. SUNITA BIVAS DAS

residing and having his / her / their office at E. M. P. 72/203 THAKUR VILLAGE, KANDIVALI - EAST MUMBAI - 400101

herein after referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall be



REGISTRY NO. 83922  
 Stamp Mark from City Road,  
 Corporation of Mumbai 400 065  
 ANTI-FORGERY 10711102005



REGISTRY NO. 83922  
 127694  
 NOV 03 2006  
 REGISTRY NO. 83922  
 127694  
 NOV 03 2006

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V.L.G.

V.L.G.

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REGISTRY NO. 83922  
 127694  
 NOV 03 2006

to the said property on which the Buildings are constructed or to be constructed and copy of specifications I.O.D./C.C. and copies of the plans of the Unit/Shop/Office/Garage/Parking Space/Open Space etc. agreed to be purchased by the Purchasers approved by the concerned local authority have been Annexed hereto as ANNEXURE "E", ANNEXURE "F", ANNEXURE "G" AND ANNEXURE "H" respectively.

XXVI. The Promoters have accordingly commenced construction of the building under IOD NO CE/9254/BP(WS)/AR dated 12th April, 1994 (hereinafter referred to "as the said Building") in accordance with the said plans on the said property.

XXVII. The Purchaser/s has/have applied to the Promoter and promoters has agreed to the Purchaser/s to allot Unit/Shop/Office No. 432 on the 4th floor, Garage/Parking Space/Open Space No.        on the        described in the "ANNEXURE "H" (hereinafter referred to "as the said premises") in the building to be constructed on the said property and to be known as        INDUSTRIAL COMPLEX" situated at Akurdi Road, Kanheri (East), Mumbai 400 101.

V u b.  
L M



XXVIII. Prior to or simultaneously with the execution of presents, the Purchaser/s has/have paid to the Promoter Rs. 10000/- (Rupees ONE LAC ONLY)

being an earnest money/advance payment (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) towards the said premises agreed to be sold by the Promoters to the Purchaser/s.

V u b.  
L M



XXIX. Under section 4 of the said Act, the Promoters are required to execute a written agreement for sale of the said premises to the Purchaser/s, being in fact, these presents and it is required to register the said agreement under the Ownership Flat Act.

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L M

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The Purchaser/s hereby agree to Purchase from the Promoters and the Promoters hereby agree to sell the Purchaser/s a Unit/Shop/Office No. 432 of Carpet area admeasuring 452 sq. ft. equivalent to 42.92 sq. mts as shown in the floor plan thereof hereto by Blue colour boundary line in Annexure "H" and Garage / Parking Space / Open Space No.      on ground floor in GUNDECHA INDUSTRIAL COMPLEX at Akurli Road, Kandivali (East), Mumbai-400 101 and for the total consideration of Rs. 980000/Rupees NINE LAC EIGHTY THOUSAND only) including the proportionate price of the common areas and facilities appurtenant to the Unit/Shop/Office/Garage/Parking Space/Open Space the nature, extent and description of the common / limited common area and facilities. The purchaser/s has/have paid to the promoter on or before the execution of this agreement a sum of Rs. 100000/- and hereby agree to pay to the promoter the balance amount of Rs. 880000 (Rupees EIGHT LAC EIGHTY THOUSAND ONLY) in the following manner :-



- (i) Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)  
Being 10 % of consideration of plinth.
- (ii) Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)  
Being 5 % of consideration on completion of first slab.
- (i.i) Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)  
Being 5 % of consideration on completion of second slab.
- (iv) Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)  
Being 5 % of consideration on completion of third slab.

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V. u. G.  
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APP. No.

**EXTRACT FROM THE PROPERTY REGISTERED CARD**  
CITY SURVEY *अ.क.नं.* TALUKA : BORIVALI

Dist. : BOMBAY  
SUBURBAN  
DIST.

City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
9857	CYCE-2 2009-8 10011-5	ज. अ. क. नं.	2800 रु. कच्छे वर्ग.
Easement			
holder in Origin of the title as far as traced			
जान देवो, बोली			
Lease			
Other Encumbrances			
Other Remarks			

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrance (e) %	Attestation
29.11.02			गा. श. नं. निहालेंकारी गुंदा उगा गुंदा कां. नं. CTR Appeal 5709 नं. 5111 2900 नं. शे. गा. आय. का. नं. 10011-5 करले जावय होले पाले चौकशी तक्रारी आं. मा. सब. वि. ज. नं. प्रो. नं. 10011-5 गुंदा कां. नं. CTR Appeal 100-37 नं. 2800 रु. को. नं. उगा ती. गुंदा कां. नं. निहालेंकारी गुंदा उगा दरमि. कां. नं. शे. गा. कां. नं. उगा ती. को. नं. उगा ती.	
(प्र. मा. प.)				
CERTIFIED TRUE COPY				

Architect,  
VIJAY HAJINDAS GORADIA  
ARCHITECTS - SURVEYERS,  
8-7, 5th Flr 441, S V, Road,  
Kandivli, Bombay - 400087

बदर-१२  
1934/8  
2006

क्र. १०  
10664/8  
2006

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Handwritten text in a box, possibly a date or reference number.

Handwritten signature or name.



Vertical columns of handwritten text, likely a list or record.

Handwritten text on the left side of the lower section.



Main body of handwritten text in the lower section, organized in columns.

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Bottom section of handwritten text, possibly a signature or final notes.



ANNEXURE - 'G'

Office of the  
Ex. Eng. Bldg. Prop. (W.S.) P. & R. Work  
Mr. Babanlal Arshakar Alarked, Bldg  
- andhall (West), (Newage, 40A 647

BRIHAN MUMBAI MAHANAGARPALIKA

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966  
NO. CHE/ 9254 /UP (WS)AR/AR

7 NOV 1994

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to Shri U.H. Gundecha C.A. to Smt. Manjira B. Patilkar. Industrial Estate Bldg. No. 1 APPLICANT, to the development work at premises at Street No. \_\_\_\_\_, Survey No. 26, Kissa No. B \_\_\_\_\_, CTS No. 148, of village Akurla, situated at Akurla Road, Kandivali (E).

on the following conditions viz.:

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay 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 Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay 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 sections 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966. The Municipal Commissioner has appointed Shri K. J. Kulkarni Executive Engineer to exercise the functions of the Planning Authority under sec. 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This commencement certificate is renewable every year. Such extended period shall be in no case exceed 2 years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
4. 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.
5. This C.C. is valid upto PLINTH LEVEL ONLY



For and on behalf of Local Authority  
The Municipal Corporation of Greater Bombay

Executive Engineer Building Proposal (WS) P & R

FOR

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY  
CERTIFIED TRUE COPY

वदर-१२  
१९३९  
२००७

वदर-१०  
१०/१०/९४  
२००६

HSP/18/10

INDAS GORADIA  
SURVEYERS,  
3 V. Road

- 6. The land vacated in consequence of the enforcement of the set back land line/road widening line shall form part of the public street.
- 7. 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 occupancy permission has been granted.
- 8. This permission does not entitle you to develop land which does not vest in you.

*[Signature]*  
 7/11/94  
 Executive Engineer Bldg. Proposals  
 (Western Suburbs) 'R'

BSP/18/10.

- 9. This c.c. is now valid & further extended upto 2nd slab level as per approved phase programme. Phase-II.

26 APR 1995

*[Signature]*  
 26/4/95  
 Executive Engineer (R.P.)  
 (W.S.) 'R' Ward.

- 10) This c.c. is now valid & extended upto plinth level only for remaining part of bldg.

23 APR 1997

*[Signature]*  
 23/4/97

- 10 This c.c. is now extended for entire work for ground floor only.

24 JUL 1997

*[Signature]*  
 24/7/97



CERTIFIED TRUE COPY

Architect,  
 VIJAY NAGINDAS GORADIA  
 ARCHITECTS - SURVEYERS,  
 6-7, Sahyog Nidhi, S V, Road,  
 Kandivli (W), Bombay-400 071

वदर-१२
८२८१७
२००७

वदर-१०
१८६७ ३३
२००६



दस्ता गोपवारा भाग - 2  
 वदर 10  
 दस्ता क्रमांक (7675/2006)  
 09

दस्ता क्र. [वदर 10-7675-2006] या गोपवारा  
 रजि. मुल्य : 951720 मोबलता 980000 भरसेरो मुद्रांक शुल्क : 48000

पावती क्र.: 7720 दिनांक: 16/11/2006  
 पावतीचे वर्ग  
 नांव: सुनिता विवास दात - -

दस्ता एंजर केल्याचा दिनांक : 16/11/2006 11:59 AM  
 दिवादानाचा दिनांक : 11/11/2006  
 दस्ता एंजर करणा-याची सही :

9800 नोंदणी फी  
 1420 नयकल (अ. 11(1)), पृष्ठांकनाची  
 नयकल (अ. 11(2)),  
 रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
 एकत्रित फी

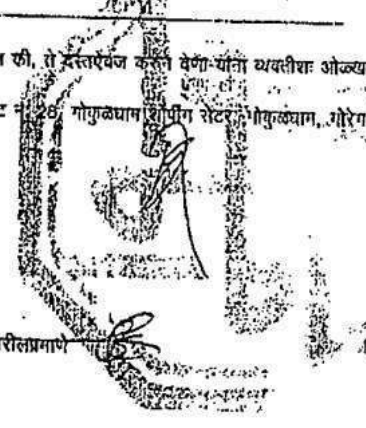
*Sunita B. Das*

दस्ताची प्रकार : 25) करारनामा  
 नोंदणी क्र. 1 ची वेळ : (नादरोकरण) 16/11/2006 11:59 AM  
 नोंदणी क्र. 2 ची वेळ : (फ्री) 16/11/2006 12:05 PM  
 नोंदणी क्र. 3 ची वेळ : (कमुली) 16/11/2006 12:06 PM  
 नोंदणी क्र. 4 ची वेळ : (ओळख) 16/11/2006 12:06 PM

11220: एकूण

दस्ता नोंद केल्याचा दिनांक : 16/11/2006 12:06 PM

ओळख :  
 कर्तील इसम असे निवेदीत करतात की, तो दस्ताएवज करणे वेणा-यांना व्यक्तीस ओळखतात,  
 1) धोलभाई सी. सोनी - , घर/फ्लॅट नं. 25, गोकुळधाम शिपींग सेटर, गोकुळधाम, गोरगाव पू.  
 2) बळीराम गाडे - , घर/फ्लॅट नं. वरीलप्रमाण  
 गल्ली/रस्ता : -  
 ईमारतीचे नाव : -  
 ईमारत नं. : -  
 देव/पसाहदा : -  
 शहर/गाव : -  
 तालुका : -  
 पिन : -



दु. निबंधकाची सही  
 सह दु.वि.का-बोरीवली 4



दस्ता या... या  
 भावे

दस्ता निबंधक बोरीवली-क. 4,  
 उपनगर, बंदरा.

16/11/2006  
 98199/06

दस्ता या... या निबंधक, बोरीवली-क. 4,  
 उपनगर, बंदरा.

वदर-१२  
 1930/92  
 2006

**Gundecha Industrial Complex Premises Co-op. Society Ltd.**

Regn. No. MUM/W-R/GNL/O/1301 - 2005-006 Yr. 2008 Dt. 13/3/2006.  
324, Gundecha Industrial Complex, Akurli Road, Kandivali (East), Mumbai - 400 101.

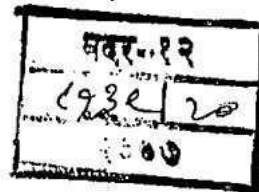
TO WHOM SO EVER IT MAY CONCERN

This is to Certify that we have  
○ is the 1<sup>st</sup> PURCHASER MRS. SUNITA  
residing at E.M.P 72/203, Thakur  
Kandivali (EAST), MUMBAI - 400101, is  
HER UNIT (ORLA) NO. 432 on the 4<sup>th</sup> floor of  
'GUNDECHA INDUSTRIAL Complex Premises Coop Society Ltd  
on Akurli Road, Kandivali (EAST). Mumbai - 400101.  
○ and that all the Society Dues are paid upto date.




For, Gundecha Indl. Comp. Premises  
Co-op. Soc. Ltd.  
Chairman, Secretary, Treasurer.

01 NOV. 07




स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AESPD0466M**



नाम / NAME  
**BIVAS PULIN DAS**

पिता का नाम / FATHER'S NAME  
**TULIN HARIPADA DAS**

जन्म तिथि / DATE OF BIRTH  
**24-05-1976**

हस्ताक्षर / SIGNATURE  


आयकर विदेशाध्यक्ष (प्रणाली)  
 DIRECTOR OF INCOME TAX (SYSTEMS)

(C) E.M.P. 253/72

Thakur Vimal


Kundhaya

(E.S.M. 101



(C)


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AGRPT3014C**



नाम / NAME  
**SACHIN KANAIYALAL THAKKAR**

पिता का नाम / FATHER'S NAME  
**KANAIYALAL SUNDERDAS THAKKAR**

जन्म तिथि / DATE OF BIRTH  
**18-04-1976**

हस्ताक्षर / SIGNATURE  


आयकर सहायक (कंप्यूटर प्रणाली)  
 Computer Operator of Income Tax (Computer Operator)

62. Shiv. Market.

Mathurwadees. Road

Kundhaya (E.S.M. 101

बदर-१२
७२२/२०
२००७

**DRIVING LICENCE**

1. Name of the Licensee: Mr. S. S. S.

2. Address of the Licensee: Plot No. 2518, Sector 10, Gurgaon, Haryana

3. Date of Birth: 25.6.1981

4. Education: Graduate

5. Name of the Issuing Authority: Sub-Registrar, Gurgaon

6. Date of Issue: 25.11.2026

7. Validity: Valid throughout India

8. Description of Vehicle: Motorcycle with gear (B)

9. Signature of Licensee: [Signature]

10. Signature of Issuing Authority: [Signature]

11. Seal of Issuing Authority: [Seal]

12. Photograph: [Photograph]

13. License Number: HR-22200-2026

H.S.



2. Temporary address/ Official address (if any) Plot No. 2518, Sector 10, Gurgaon, Haryana

3. Permanent Address Plot No. 2518, Sector 10, Gurgaon, Haryana

4. Date of Birth 25.6.1981

5. Education/Qualifications Graduate

6. The holder of this licence is licensed to drive throughout India the vehicles of the following description: Motorcycle with gear (B)

7. The licence to drive a motor vehicle other than transport vehicle is valid From 25.11.2026 to 25.11.2026

8. Signature of Licensee: [Signature]

9. Signature of Issuing Authority: [Signature]

10. Seal of Issuing Authority: [Seal]

बदर-१२  
1920/22  
२०५१

03/11/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

बदर 12

दस्त क्र 8139/2007

3:38:40 pm

सह दु.नि.का-बोरीवली 6

दस्त क्रमांक : 8139/2007





दस्ताच्या प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

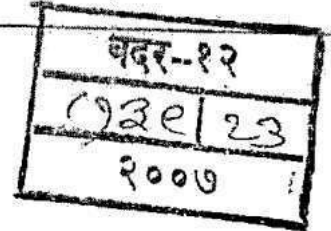
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दसा

<p>1 नाव: उमंग राजेश पारेख हे स्वतः कोरिता व मास्टर जिगर राजेश पारेख यांचे अ.पा.क म्हणून -- पत्ता: घर/फ्लॅट नं: ए-4/7 गल्ली/रस्ता: - ईमारतीचे नाव: जवाहर सोसा ईमारत नं: - पेट/वसाहत: - शहर/:</p>	<p>लिहून घेणार वय 20 सही <i>[Signature]</i></p>		
<p>2 नाव: सुनिता दिगस दास पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: ई एम पी -72/203 पेट/वसाहत: ठाकुर विलेज शहर/गाव: कांदिवली पुं मुं तालुका: - पिन: 101 पॅन नम्बर: A</p>	<p>लिहून घेणार वय 32 सही <i>[Signature]</i></p>		



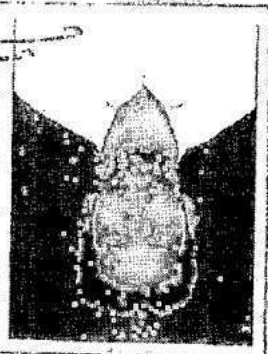




४२-२२/१२२/२००७  
 दिनांक: ०३/११/२००७  
 पं. नं. १३०  
 दिनांक: ०३/११/२००७

४३०  
 दिनांक: ०३/११/२००७

दिनांक: ०३/११/२००७



दिनांक: ०३/११/२००७  
 पं. नं. १३०  
 दिनांक: ०३/११/२००७  
 पं. नं. १३०  
 दिनांक: ०३/११/२००७  
 पं. नं. १३०  
 दिनांक: ०३/११/२००७  
 पं. नं. १३०

४२-२२  
 (१३८/२२)  
 २००७

दिनांक: ०३/११/२००७  
 पं. नं. १३०  
 दिनांक: ०३/११/२००७  
 पं. नं. १३०  
 दिनांक: ०३/११/२००७  
 पं. नं. १३०

दिनांक: ०३/११/२००७  
 पं. नं. १३०  
 दिनांक: ०३/११/२००७  
 पं. नं. १३०  
 दिनांक: ०३/११/२००७  
 पं. नं. १३०

दिनांक: ०३/११/२००७  
 पं. नं. १३०

दिनांक: ०३/११/२००७

