

Ex. Eng. Bldg, Prop. (W/S) P. & R. Ward
Dr. Babasaheb Ambedkar Market Bldg

DR. BABASAHEB AMBEDKAR MARKET BLDG
MUMBAI

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")
NO. CHE / 7733 / BP (WS) / AP / WY

29 APR 2004

COMMENCEMENT CERTIFICATE

To: Shri R.B. Bhalwankar & of
Rachana Astma Const. Pvt. Ltd.,
C.A. to Miss. Janhavi S. Desai.
Sir,

With reference to your application No. 3620 dated 23.01.2004 for
Development Permission and grant of Commencement Certificate under section 45 & 69 of the
Maharashtra Regional and Town Planning Act 1966, to carry out development and building
permission under section 34B of the Bombay Municipal Corporation Act 1888 to erect a
building to the development work of Redevelopment of Topiwala Cinema
C.T.S. No. 746/7

at premises at Street Off S.V. Road, Goregaon (West).
Village Pahadi Goregaon Plot No.
situated at Goregaon (West). Ward P/S

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy 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 no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.



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This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai II:-
(a) The development work in respect of which permission is granted and the certificate is not carried out or the use thereof is not 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.

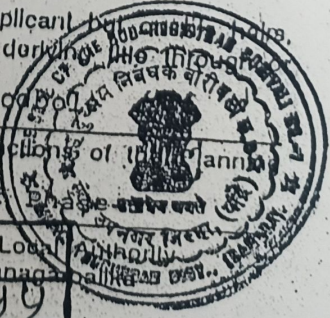
The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by applicant through fraud or misrepresentation and the application and every person deriving therefrom or under him in such an event shall be deemed to have carried out the development work in contravention of section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

The condition of this certificate shall be binding not only on the applicant but also on his successors, assignees, administrators and successors and every person deriving benefit therefrom or under him.

The Municipal Commissioner has appointed Shri S.K. Godbole Assistant Engineer to exercise his powers and functions of this certificate under section 45 of the said Act.

This C.C. is restricted for work upto Top of Basement of

For an on behalf of Local Bill in Mumbai Mahanagar
2002/199
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Asst. Engineer, Building Proposal (West. Sub.)
'P' & 'R' Wards
[Signature]

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

No 914

दस्तावा प्रकार (Nature of Document) Agreement for Sale
 दस्त नोंदणीचा तपशिल (Registration Details) Registrable / Non Registrable
 Registrable Name of S. R.O. Jt. Sub Registrar Borivali II 1750
 ठावाचा युनिक नंबर (Franking Unique No.) 59241
 चिळकतीचे घोडक्यात वर्णन (Property Description in brief) Office No. 914 in Topiwala Centre Borivali (W)
 मोबदला रक्कम (Consideration Amount) ₹ 2,20,000/-
 मुद्रांक खरेदीदाराचे नाव पक्षकार-१ नांव (Stamp Purchasers Name) Rajendra B. Chhapwale
 दस्तातील दुसऱ्या पक्षकाराचे नांव (Name of the other Party) Rachana Astra Construction P. Ltd
 हस्ते अरस्थ्यास नांव व पत्ता (If through Name & Address) Anant Vaspe
 मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) ₹ 2,20,000/-
 अक्षरी (in words) Rs. For The Cosmos Co-op. Bank Ltd.
 प्राधिकृत अधिकाऱ्याची पूर्ण स्वाक्षरी व शिक्का (Authorised Person's full Signature & Seal)
 तपासले व एम.एम.एम. / संबन्धित प्राधिकृत अधिकाऱ्याची स्वाक्षरी व शिक्का
 दुरध्वनीवरून संपर्क साधून, मेळ बरोबर आरकूप आला.
 REKHA BANE
 Asstt. Manager
 B - 112.

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Mumbai on the 15th day of

of March in the Christian Year Two Thousand Eleven BETWEEN

RACHANA - ASTRA CONSTRUCTIONS PVT. LTD. a Company incorporated under the Companies Act, 1956 having its registered office at

within the meaning of the Companies Act, 1956 having its registered office at

101, Sarkar Plaza, Hill Road, Bandra (West), Mumbai-400 050 hereinafter

referred to as "the Promoter" (which expression shall unless it be repugnant to

the context meaning be deemed to mean and include its successors and

assigns) of the ONE PART AND

MR./MS./M/S. Rajendra Ramdas Chhapwale

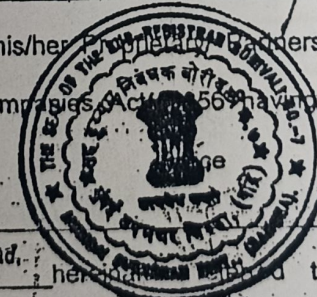
of Mumbai, Indian Inhabitant having his/her principal residence at

Company incorporated under the Companies Act, 1956 having its registered

address/ registered at

115-118, Janki Centre, Dattaji-Salvi Road, Jeevan Nagar, Off. Veer Desai Road, Andheri (West), Mumbai-400 053, hereinafter referred to as

"Purchaser" (which expression shall unless it be repugnant to the context or



FOR THE COSMOS CO-OP. BANK LTD.
 The Cosmos Co-Operative Bank Ltd.
 V/S. Palle Branch, Saraswati Nivas,
 Plot No-45, TPE-1, CTS No 877 A,
 Hariharan Road, Vile Parle (E),
 Mumbai-400 057.
 D-5/STP/PVC/R.1004/06/2004/1762-64/0

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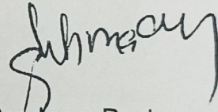
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RECEIPT

RECEIVED the sum of Rs. 9,00,000/- (Rupees Nine Lacs Only) by cheque No. 000016 dated 25.03.2014 drawn on Standard Chartered Bank in favour of Gayatri Pradeep Brahmachary as Earnest money towards sale of Office Premises No. 914 in Topiwala Center.

I say Received



Mrs. Gayatri Pradeep Brahmachary.

(Transferor)

Witnesses:

1. P.S. Mohmochay,
2. A. Sawand.



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ANNEXURES

Annexure 'A'

1. Stamp duty payment receipts 15/03/2011 & 02/03/2012

Annexure 'B'

2. Floor plan of Office Premises No. 914

Annexure 'C'

3. Written Consent of Rachana-Astra Constructions Pvt. Ltd.

Annexure 'D'

4. INDEX II

Annexure 'E'

5. IOD, CC and OC

Annexure 'F'

6. (a) No Due Certificate of Cosmos Cooperative Bank dt. 18.12.2013
(b) No Due Certificate of Cosmos Cooperative Bank dt. 15.04.2014

Annexure 'G'

7. Certificate dt. 25.04.2014 from Chartered Accountant regarding mortgage and charges.

Johnson

B. S. Bhanu

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On or towards the South: By partly land bearing City Survey No. 746/14 and 16 and partly by existing road on the land bearing City Survey No. 746/15.

On or towards the West: By 30' wide existing road on the land bearing City Survey No. 746/1.

On or towards the East: By partly land bearing City Survey No. 797 and partly by land bearing City Survey No. 776.

THE SCHEDULE FOR OFFICE PREMISES:

Office bearing No. 914 on 9th floor admeasuring 350 sq. ft (carpet area) in "Topiwala Center" situated at Station Road, Goregaon (W), Mumbai-400062 on the plot of land described in the Schedule above referred to.

SIGNED, SEALED AND DELIVERED)

by the withinnamed "Transferor")

Mrs. Gayatri Pradeep Brahmachary)

In the presence of:)

1. P.S. Brahmachary
Pradeep Subodh Brahmachary

2. Ajay Sawant
Ajawant

Gayatri Brahmachary



SIGNED, SEALED AND DELIVERED)

by the withinnamed "Transferee")

Mr. Amar B. Tribhuwan)

In the presence of:)

1. P.S. Brahmachary
Pradeep Subodh Brahmachary

2. Ajay Sawant
Ajawant

Amar B. Tribhuwan



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liable and/or responsible and/or... that event, the Transferee shall fully compensate the Transferor...
forthwith on receipt of the demand, if any, shall fully compensate the Transferor...
which the Transferee shall further liable and/or responsible to bear and pay...
interest @ 18% p.a. from the date of default till the date of payment.

8. The Transferor hereby covenants with the Transferee that the Transferor shall be entitled to receive the possession of the said office premises directly from the Transferor Promoter and without any reference to the Transferor.
9. The Transferee shall be liable and responsible to bear and pay all the charges/deposits etc. stipulated in the Agreements for Sale dated 07/10/2010 in respect of the said Office premises. Similarly the Transferee shall also be liable to join the hands with other purchasers of the said building to form a co-operative organization as stipulated therein.
10. The parties hereto shall execute all the required documents to implement and carry out the agreed terms and conditions recorded herein.



11. The parties hereto further agree that either of the parties shall have a right of set-off against the defaulting party.

12. The parties hereto are assessed by the Income Tax as under:

The Transferor : ABLPB5406H

The Transferee : ABBPT1230F

IN WITNESS WHEREOF
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the parties hereto have set and subscribed his/herself and seal the day and the year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

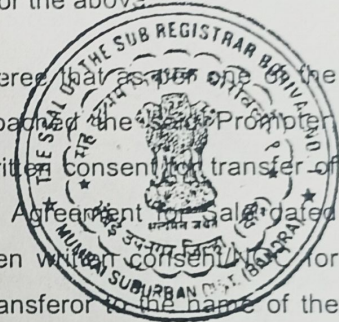
All those pieces and parcel of non-agricultural land situate at Off S. V. Road, Goregaon (West) in the Revenue Village Pahadi Goregaon (West), Taluka Borivali, Mumbai Suburban District (M.S.D.) together with commercial structure standing thereon and popularly known as Topiwala Theatre and bearing Survey No. 104 A/2 (Part) and bearing Plot No. 746/7 of Village Pahadi, Goregaon (West), Taluka Borivali M.S.D. and bearing Part of the private Development Scheme, admeasuring 4152 square metres or thereabouts in Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing as follows i.e. to say:

On or towards the North:

By partly land bearing City Survey No. 797 and partly by wide existing road on the land bearing City Survey No. 746/7

- iv. Rs. 50/- per carpet sq. ft. as towards deposit of electric cable meter and water meter charges i.e. Rs. 17,500/- (Rupees Seventeen Thousand Five Hundred Only);
- v. Rs. 20/- per carpet sq. ft. as towards the development charges i.e. Rs. 7,000/- (Rupees Seven Thousand Only);
- vi. Rs. 5000/- per Unit as formation and registration of condominium i.e. Rs. 5,000/- (Rupees Five Thousand Only);
- vii. Rs. 15/- per carpet sq. ft. (for offices) as maintenance for 12 months in advance i.e. Rs. 63,000/- (Rupees Sixty Three Thousand Only).
- viii. So long as the various premises in the said building are not be separately assessed by the local body for the purposes of property taxes, water charges and rates, the Transferee shall pay the proportionate share of such taxes, rates and other outgoings for the items mentioned in the Second Schedule hereunder written, assessed on the whole building. The Transferee shall tentatively pay Rs. 5,250/- (Rupees Five Thousand Two Hundred Fifty Only) per month to the Promoter for the above

5. The Transferor hereby further covenants with the Transferee that as per the agreed terms and conditions the Transferor has approached the Promoter Rachana-Astra Constructions Pvt. Ltd. and obtained a written consent for transfer of the said Office Premises as well as the benefits of the Agreement for Sale dated 07.03.2012 and in response the said Promoter has given written consent for transfer of the office premises from the names of the Transferor to the name of the Transferee vide its letter dated _____. A copy of the said letter is marked and annexed hereto as Annexure 'C'.



6. The Transferee hereby further covenants with the Transferor that the Transferor shall fulfill and comply all the obligations which are required to be fulfilled and/or complied in terms of the Agreements for Sale dated **15/03/2011 and 07/03/2012**.

7. The Transferor hereby agrees to indemnify Transferee against any claim and/or demand made on the said office premises claiming through the Transferor and in the event, the Transferee suffer any losses, incur any expenses or sustain any prejudices in that event, the Transferor shall fully compensate the Transferee on receipt of the demand if any, failing which the Transferor shall be further liable and responsible to bear and pay interest @ 18% p.a. from the date of default till the date of demand. Similarly the Transferee hereby agrees to indemnify and shall always keep indemnified or harmless, the Transferor against any act of omission and/or commission on the part of the Transferee to fulfill and comply the agreed terms and conditions and/or any statutory obligations and in such an event, the Transferor is

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2008	2008

NOW IT IS MUTUALLY AGREED UNDER:

1. The aforesaid recitals shall form integral part of this Agreement and the same shall be read, construed and interpreted accordingly.
2. The Transferor hereby agrees to transfer all the right title and interest in respect of office premises bearing No. 914 situated on the 9th floor of the building known as 'Topiwala Centre' admeasuring about 350 sq. ft. carpet area, Goregaon East, Mumbai 400 062. A floor plan of the said office premises is marked and attached hereto as Annexure 'B' along with the copy of the IOD and C.C. issued by the Municipal Corporation, Mumbai. The Transferor agrees to pay the lump sum consideration of **Rs. 60,00,000/-** (Rupees. Sixty Lacs Only) and the benefits accrued by virtue of the Agreement for sale dated 15/03/2011 and 07/03/2012.
3. The Transferee hereby agrees to acquire all the right title and interest in respect of said office premises and the benefits accrued by virtue of the Agreement for sale dated 15/03/2011 and 07/03/2012.
4. The Transferee hereby agrees to make the payment of lumpsum consideration of **Rs.60,00,000/-** (Rupees. Sixty Lacs Only) in the following manner:



Rs. 9,00,000/- (Rupees Nine Lacs Only) on or before execution of this Agreement as earnest money. (The Transferor doth hereby admit and acknowledge the said amount and discharge the Transferee forever);
The balance payment of Rs. 51,00,000/- (Rupees Fifty One Lacs Only) to be paid before 15th May 2014.

(c) The Transferee hereby agrees to bear and pay at the time of making payment of the installments/deposit with the Promoter the following amounts:

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- i. Rs. 20/- per carpet sq. ft. as lump sum amount of legal charges in this Agreement and formation of the condominium i.e. Rs. 7,000/- (Rupees Seven Thousand Only)
- ii. Rs. 350/- per carpet sq. ft. plus Rs. 50/- per carpet sq. ft. as for the earnest money, application and entrance fee of the condominium i.e. Rs. 14,000/- (Rupees Four Hundred Only);
- iii. Rs. 50/- per carpet sq. ft. as security deposit for proportionate share of taxes and other outgoings i.e. Rs. 17,500/- (Rupees Seventeen Thousand Five Hundred Only);

f) The Transferor is desirous of transferring all her rights, title and interest in respect of the said Office Premises to the intended Transferee. The Transferee herein has approached the Transferor and shown his readiness and willingness to acquire and transfer all the right, title and interest in respect of the Office Premises No. 914, and the benefit of the Agreement for Sale dated 15/03/2011. Accordingly, the parties hereto had a negotiation for the same.

g) During the course of negotiation, the Transferor herein has represented as under:

(i) The Agreements for Sale dated 15/03/2011 and 07/03/2012 have been duly stamped as required under the provisions of Bombay Stamp Act, 1958.

(ii) The said Agreements for Sale dated 15/03/2011 and 07/03/2012 are valid, subsisting and binding upon the parties thereto.

(iii) As per Clause 7 of the said Agreement the lump sum consideration of the said office premises had been agreed is of Rs. 56,00,000/- out of which, as of today, the Transferor has made the payment of Rs. 56,00,000/- to the Promoter.

(iv) The Promoter has not handed over the possession of the said office premises as occupation certificate has not been obtained by the Promoter.

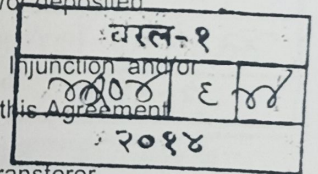
(v) The Transferor has not created any third party right title and/or interest in respect of the said office premises in any manner and subject to the consent of the Transferor as regards the Office Premises No. 914 is marketable title free from all encumbrances.

(vi) As stated above, the Transferor has made the payment of Rs. 56,00,000/- towards cost of premises to the Promoter and the sum of Rs. 2,80,000/- paid as stamp duty. As per clause No. 28 of the Agreement dt. 07.03.2012 the Transferor had also agreed to make certain payments/deposits with the Promoter. However, the said amount has not been paid and/or deposited.

(vii) The Transferor has not been restrained by and Order of Injunction and/or attachment before judgment or otherwise from entering into this Agreement.

(viii) There is no dispute by and between the Promoter and the Transferor.

h) Relying upon the aforesaid representations and believing the same as true and correct, the Transferor has agreed to acquire and transfer all the right title and interest in respect of the office premises No. 914 admeasuring about 350 sq. ft. carpet area situated on the 9th floor of the building known as 'Topiwala Centre' situated at Goregaon (West), Mumbai 400 062 at the consideration and upon certain terms and conditions incorporated hereinafter.



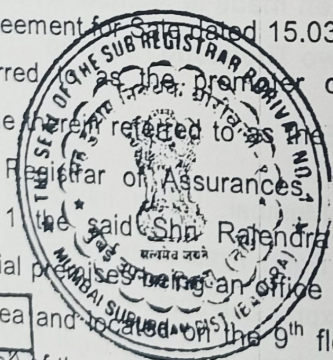
WHEREAS

a) By the Registered Deed of Conveyance dated 23.3.2007, executed between Janhavi Sitaram Desai (therein referred to as 'the Vendor') of the one part and Rachana-Astra Constructions Pvt. Ltd. a Company incorporated within the meaning of the Companies Act, 1956 having its registered office at 101, Sarkar Plaza, Hiranandani Park (hereinafter for brevity's sake referred to as 'the Purchaser') of the other part pursuant to the Agreement dated 24.5.2004 and Supplemental Agreement dated 20/11/2004, sold, transferred, assigned and conveyed all her right title and interest in the plot of land more particularly described in the First Schedule written thereunder with the entitlement to avail the set back area, FSI of 1722.40 sq. mtrs. bearing Survey No. 104 A/2 (Part) and corresponding CTS No. 746/7 Village Pahadi Ghatkhori (West), Taluka - Borivali M.S.D.

b) In the above circumstances, the said Rachana-Astra Constructions Pvt. Ltd. has seized and possessed of and/or otherwise well and sufficiently entitled to have and hold the plot of land more particularly described in the First Schedule hereinabove written as an absolute owner thereof.

c) On application of the said Promoter MCGM has approved the plan vide MCGM EB/CE/7733/BS/AP dated 23.3.2004 and issued Commencement Certificate dated 29.4.2004 read with 22.4.2010 and has completed the construction work as per approved plan and obtained necessary Occupancy Certificate.

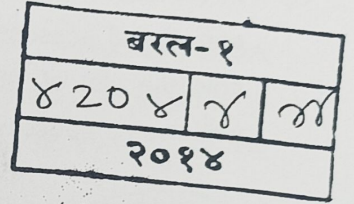
d) By an Agreement for Sale dated 15.03.2011 made between the said Promoter herein also referred to as the transferor of the one part and Shri Rajendra Ramdas Chhapwale herein referred to as the purchaser of the other part and registered with the Sub Registrar of Assurances, Borivali 1, at Sr. No. BDR-16/2638/2011 dated 17/03/2011 the said Shri Rajendra Ramdas Chhapwale agreed to purchase commercial premises being an office bearing No. 914, admeasuring about 350 sq. mtrs. carpet area and located on the 9th floor (hereinafter referred to as 'the said Office')



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remises) of the building known as 'Topiwala Centre' standing on the said Land for such consideration and upon such terms and conditions as are stipulated therein.

e) By an Agreement for Sale dated 07/03/2012 made between the said Shri Rajendra Ramdas Chhapwale herein referred to as the transferor of the one part and the transferee of the other part and registered with the Sub Registrar of Assurances, Borivali 1, at Sr. No. BDR-2/1907/2012 dated 07/03/2012 the Transferor herein agreed to purchase the said Office Premises together with benefit of the Agreement for Sale dated 15/03/2011 at or for such consideration and upon such terms and conditions as are stipulated therein;



DEED OF TRANSFER

[Handwritten signatures]

THIS ARTICLES OF AGREEMENT has been made at Mumbai on this Six day of MAY in the Christian Year Two Thousand Fourteen

BETWEEN

Mrs. GAYATRI PRADEEP BRAHMCHARY of Mumbai, Indian Inhabitant having his residence address at 102, Urvashi, Opp. Guruji Park, Prabhadevi, Mumbai – 400 025 hereinafter referred to as 'the Transferor' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, legal representatives, executors, administrators, successors and assigns) of the **ONE PART**

AND

MR. AMAR B. TRIBHUWAN of Mumbai, Indian Inhabitant having his/her/their ~~proprietary/Partnership Firm/Residential Address/Registered Office~~ a ~~Company~~ incorporated under the ~~Companies Act, 1956~~ having address at Plot 197, Room No. 9, Jawahar Nagar Road No. 3, Goregaon (W), Mumbai- 400062 hereinafter referred to as 'the Transferee' in the case of individual, his/her/their legal representatives, executors, administrators and assigns, present Partners for the time being constituting the Firm, survivor/s of them, legal representatives, executors, administrators, successors and assigns and in the case of Company, its successors and assigns) of the **OTHER PART**

[Handwritten signatures]

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABBPT1230F



नाम /NAME

AMAR BHASKAR TRIBHUWAN

पिता का नाम /FATHER'S NAME

BHASKAR AMALAJI TRIBHUWAN

जन्म तिथि /DATE OF BIRTH

12-06-1971

ECG

हस्ताक्षर /SIGNATURE

[Signature]

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

Purchaser

[Handwritten mark]



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABLPB5406H



नाम /NAME

GAYATRI PRADEEP BRAHMACHARY

पिता का नाम /FATHER'S NAME

RAMDAS VASANT CHHAPWALE

जन्म तिथि /DATE OF BIRTH

12-09-1950

ECG

हस्ताक्षर /SIGNATURE

[Signature]

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

Seller

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BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/7733/BP (WS)/AP

12 MAR 2012

PART OCCUPATION CERTIFICATE

To,
M/s Rachana Astra Constructions Pvt. Ltd,
Owner,

Office of the Ex. Eng. (B.P.) W.S.-P
Municipal Engineering, Planning,
Health & Sanitation, Fire &
90ft, D.P. Rd., Kandivall (E)
Mumbai-400 161

Subject: Permission to occupy partly completed Cinema cum commercial Complex on plot bearing C.T.S. No. 746/7, 746/1 (pt) of village Pahadi, Goregaon off S.V. Road, Goregaon (West)

Ref: Your Architect's letter dtd 04-02-2012

Sir,

Please refer to the Part Occupation Certificate for 2-level basement + Ground + 2 upper floors excluding Theatre portion issued on 19-10-2011.

Further, the part development work of Cinema cum Commercial Complex comprising of 3rd floor banquet hall, 4th floor Refuge area, 5th to 6th floor offices (excluding Theatre portion and Parking Towers) on Plot bearing C.T.S. No. 746/7, 746/1 (pt) of village Pahadi Goregaon off S.V. Road, Goregaon (West), completed under the supervision of Shri Dilip Joshi, Architect having Lic. No. CA/77/3758, Shri M.R. Patil, Lic. Structural Engineer having Lic. No. STR/P/21 and Lic Site Supervisor Shri Satyanarayan P. Rao, having Lic. No. R/74/SS-1) may be occupied subject to the following conditions:

1. That the certificate under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'P' south Ward and a certified copy of the same shall be submitted to this office.
2. That the N.O.C. from the Chief Fire Officer for the entire building including Theatre portion and Parking Towers shall be submitted before asking for Occupation Certificate for the remaining portion of the building.
3. All the conditions of LOI for PPL under no. CHE/427/Roads & II dtd 22-06-2010 shall be complied with & the Public Parking Lot shall be handed over to M.C.A. as per execution of agreement in this behalf before asking for Occupation Certificate for remaining portion of the building.
4. You will complete the work of captive mechanical Car Parking Towers within 60 days hereof.
5. You will not allow purchasers to physically occupy the office premises except for carrying out furniture works, and before commissioning Parking Towers within 60 days.
6. The balance I.O.D. conditions shall be complied with before issue of full Occupation Permission.
7. That conditions mentioned in the Circular under no. AMC/ES/8515/II dtd 22-06-2011 in this behalf and final decision shall be binding upon you.

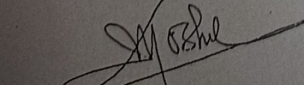


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A set of certified completion plan is returned herewith.

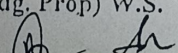
TRUE COPY

Yours faithfully,


D. M. JOSHI
ARCHITECT

— Sd —

Ex. Eng. (Bldg. Prop) W.S. 'P' ward



दुय्यम निबंधक: बोरीवली 1 (मालाड)

दस्तावेज क्रमांक व वर्ष: 1907/2012

Wednesday, March 07, 2012

3:42:35 PM

सूची क्र. दोन INDEX NO. II

गोंगणी 03 ग.

Regn. 63 m.e.

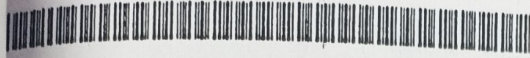
गावाचे नाव : पी.एस.पहाडीगोरेगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 5,000,000.00
बा.भा. रू. 4,254,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 746/7 वर्णन: मूळ दस्त क्रमांक बदर 16/2638/2011 दिनांक 17/3/2011 ह्या करारनामा दस्तातील मु शु रु 280000/- सदर दस्तामध्ये समायोजित केलेले आहे.-----ऑफिस नं 914, नववा मजला, टोपीवाला सेंटर, निअर एस व्ही रोड, पहाडी गोरेगाव प मुं
- (3) क्षेत्रफळ (1) 39.03 चौ मि 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) राजेंद्र रामदास जापवाले तर्फे मुखत्यार सुरेश एन दळवी - -; घर/प्लॉट नं: 115-118, जानकी सेंटर, दत्ताजी साळवे रोड, जीवन नगर, ऑफ विरा देसाई रोड, अंधेरी प मुं 53; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPC5227G
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) गायत्री प्रदीप ब्रम्हचारी - -; घर/प्लॉट नं: 1002; गल्ली/रस्ता: -; इमारतीचे नाव: उर्वशी ऑफ गुरुजी पार्क, प्रभादेवी, मु 25; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABLRB6406H.
- (7) दिनांक करून दिल्याचा 07/03/2012
- (8) नोंदणीचा 07/03/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 1907 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 250000.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000:00
- (12) शेरा



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-१,
मुंबई - प. नगर (जव्हा).



03/2012
2:24 pm

दुय्यम निबंधकः
बोरीवली 1 (मालाड)

दस्त गोषवारा भाग-1

वदर2
दस्त क्र 1907/2012

क्रमांक : 1907/2012

चाचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

पक्षकाराचे भाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाव: गायत्री प्रदीप ब्रम्हचारी - -

पत्ता: घर/फ्लॅट नं: 1002

गल्ली/रस्ता: -

ईमारतीचे नाव: उर्वशी ऑफ गुरुजी पार्क, प्रभादेवी, मुं 25

ईभारत नं: -

पेट/वसाहत: -

राहर/गाव:-

तालुका: -

पेन: -

ईन नम्बर: AB

लिहून घेणार

वय 61

सही



नाव: राजेंद्र रामदास छापवाले तर्फे मुखत्यार सुरेश एन ळवी - -

पत्ता: घर/फ्लॅट नं: 115-118, जानकी सेंटर, दत्ताजी ळवे रोड, जीवन नगर, ऑफ विरा देसाई रोड, अंधेरी मुं 53

गल्ली/रस्ता: -

मारी

लिहून देणार

वय 60

सही



वदर-२/
१२०७/१०४
२०१२

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABLPB5406H



नाम /NAME

GAYATRI PRADEEP BRAHMACHARY

पिता का नाम /FATHER'S NAME

RAMDAS VASANT CHHAPWALE

जन्म तिथि /DATE OF BIRTH

12-09-1950

P.004

हस्ताक्षर /SIGNATURE

G. Brahmachary

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)



बंदर--२/	
१२०७	३९
२०१२	

Your Electricity Bill for Jan-12

Account No.: 150691446

Bill Date: 25-01-2012

Your bill amount payable (roundsum)

Name : RAJENDRA RAMDAS CHHAPWALI

₹ 2190.00

Address : B/2202 OBEROI SKY HEIGHTS
LOKHANDWALA COMPLEX, ANDHERI WEST
OPP JOGGING PARK
MUMBAI 400053

Due by* : 15-02-2012*

*Refers only to current bill amount. Previous balance is payable immediately

Bill Distribution No. SOUTH CENTRAL/SCZ1-VERSOVA/07/806/019/035

Snapshot of your bill

Cycle No. : 07 Tariff : LT 1 Bill No. : 100304949497
Type of Supply : THREE PHASE Category: RESIDENTIAL

Your current month bill amount (₹)* : 2126.27
Net other charges (₹)* : 70.47
Net previous balance (₹)* : 0.09
Total (₹) : 2196.83

Units consumed
Jan-12 : 339
Jan-11 : 242

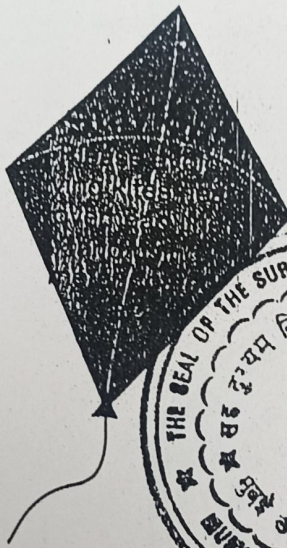
*For details, please see overleaf.

Important message

Tentative meter reading date for your Feb-12 bill is 1-02-2012.

You pay after due date Delayed Payment Charges of 53 will be included in your next month's bill.

Additional security deposit demanded along with 2011 bill still unpaid Rs 1300.00



Track your consumption

Units (kWh)	Month
463	Dec-11
512	Nov-11
406	Oct-11
320	Sep-11
425	Aug-11
478	Jul-11
435	Jun-11
437	May-11
469	Apr-11
385	Mar-11
283	Feb-11

Contact us

For all your queries (24 hours):
1800-200-3030 (toll free) & 3030 3030

www.rinfra.com

Your nearest Customer Care Centre/Internal Grievance Redressal Cell (IGRC):

1st Floor, Usha Kiran Bldg, SV Road, Andheri (W), Mumbai 400 058
Fax: 3009 4200. Email: energy.helpdesk@relianceada.com

(Only for grievances, unresolved by IGRC reach Consumer Grievance Redressal Forum at: E-4, MIDC, Andheri (E), Mumbai 400 093 Tel: 3009 4247. E-mail: consumer.forum@cgfrinfra.org.in. website: cgfrinfra.org.in)

बल्लू - २/१
१२००
२०१२

Shah
Dilling
Business Head (South Central Division)
(For Reliance Infrastructure Ltd.)

अब फ्लेट खरीदो

अपने दम पर
Rs.10,000/-
50 E.M.I.

Rs.5 Lacs
On Booking



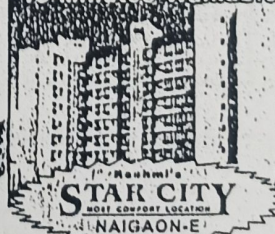
एकदम आसान मोचेरींग व्याज 0% सी पेमेंट की छोटी अवधि बैंक लोन भी शायद

Ab... Flat Kharido

Apne Dam Par
A Unique Concept By

घर हो तो ऐसा

15 Minutes Walkable



STAR CITY
HOUSING PROJECT
NAIGAON-E

Rs.25,000/- increase from 14th Feb '12

2RK Flat : Rs.17.25 Lacs

RHPL 3071 7788

www.apnodampar.com

62 Bldg. Moga Township

Apka Sapna Pura Karne Ke Liye... Sirf Ek Visit Krni Hai... Site Visit, Valuate (10 to 0) Hr. Right Side Auto Stand, Juchandra Rd, Naigaon E.

For Advertising on this Bill : • Email: media.partner@friendscolor.com

Abbr. in receipt 'Q' for cheque, 'C' for cash. E.60.E.

Consolidated stamp duty paid by order no.

MUDRANK A.M.S. 2011/C.R.359/M-1, DATED 06/08/2011.

If paying by cheque, please remember:

- Cheque should be account payee
- Cheque should not be post-dated
- Cheque should be payable through local clearing

- Make cheque payable to Reliance Infrastructure Ltd. A/C No.: 150691446
- Always attach payment slip. Do not staple

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२०१२

03.03.2012

Rajendra Ramdas Chhapwale.
118 Janki Centre,
Dattaji Salvi Road, Jeevan Nagar,
Veer Desai Road, Andheri (West),
Mumbai -400 053

Sub:- Transfer of Office Premises No. 914 of "Topiwala Centre".

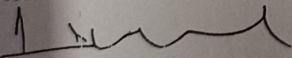
We are in receipt of your letter dated 29th February 2012.

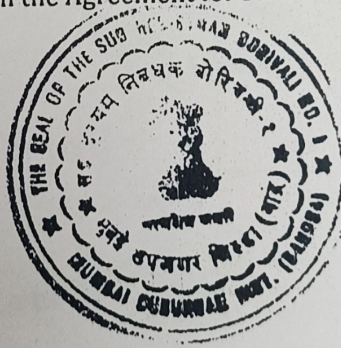
We are pleased to record that we have No Objection if you enter in to an Agreement for Sale of the above Office premises in favor of **Mrs. Gayatri Pradeep Brahmachary**. However, it be noted that same shall be subject to the consent of Cosmos Co-Op. Bank Ltd., and the said Transferee shall forward a Photostat copy of the registered Agreement for Transfer for our office purpose.

It is noted that in terms of the Agreement for Sale dated 15.3.2011 no dues are payable. The said Transferee shall be however liable and responsible to bear and pay the amount as specified in clause 25 and 28 of the said Agreement. Further the said Transferee shall be liable and responsible to fulfill and comply all the obligations as recorded in the Agreement for Sale.

Thanking you,

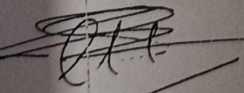
Yours faithfully,
Rachana - Astra Constructions Pvt. Ltd
RACHANA-ASTRA CONSTRUCTIONS PVT. LTD.

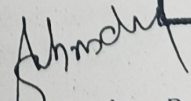

Director



बदर-२/	
१२००	१९
२०१२	

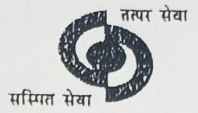
We hereby confirm and acknowledge to whatever is stated hereinabove.


Rajendra R. Chhapwale
(Transferor)


Mrs. Gayatri Pradeep Brahmachary
(Transferee)

THE COSMOS CO-OPERATIVE BANK LTD.

(MULTISTATE SCHEDULED BANK)



Mumbai Regional Office - A

1st Floor, Pratik Avenue, Opp. Shiv Sagar Hotel, Nehru Road, Vile Parle (E), Mumbai - 400 057.

Tel. : 022 - 2613 2085 / 86, 2613 1060 Fax : 022 - 2613 1050

Date :

Date: 07/03/2012

Ref: COS/BANDRA/NOC/CHH/1341/2011-12

To.
Mr. Rajendra Ramdas Chhapwale
2201, Oberoi Sky Heights,
Lokhandwala Complex
Opp. Joggers Park, Andheri (W),
Mumbai 400 053

Sub: No Objection Certificate

Sir,

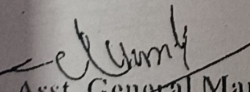
With reference to your requests for selling of 7 offices on 9th floor of Topiwalla Centre, Goregaon (W), Mumbai, we would like to inform you that we have "No Objection" to sale the Office No.903, 904, 907, 908, 912, 913 & 914 at 9th floor of Topiwalla Centre, Goregaon (W), Mumbai for the total consideration of Rs.443.99Lacs

In this view, the said permission is given subject to the following conditions:

1. You will have to deposit entire Sale Proceeds i.e. Rs.443.99Lacs in the loan account with our bank.
2. You will have to include a clause in the Agreement to sell/ sale deed stated that the entire sale proceeds will have to be paid in favor of "The Cosmos Co-op Bank Ltd A/c Rajendra Chhapwale."

Thanking You.

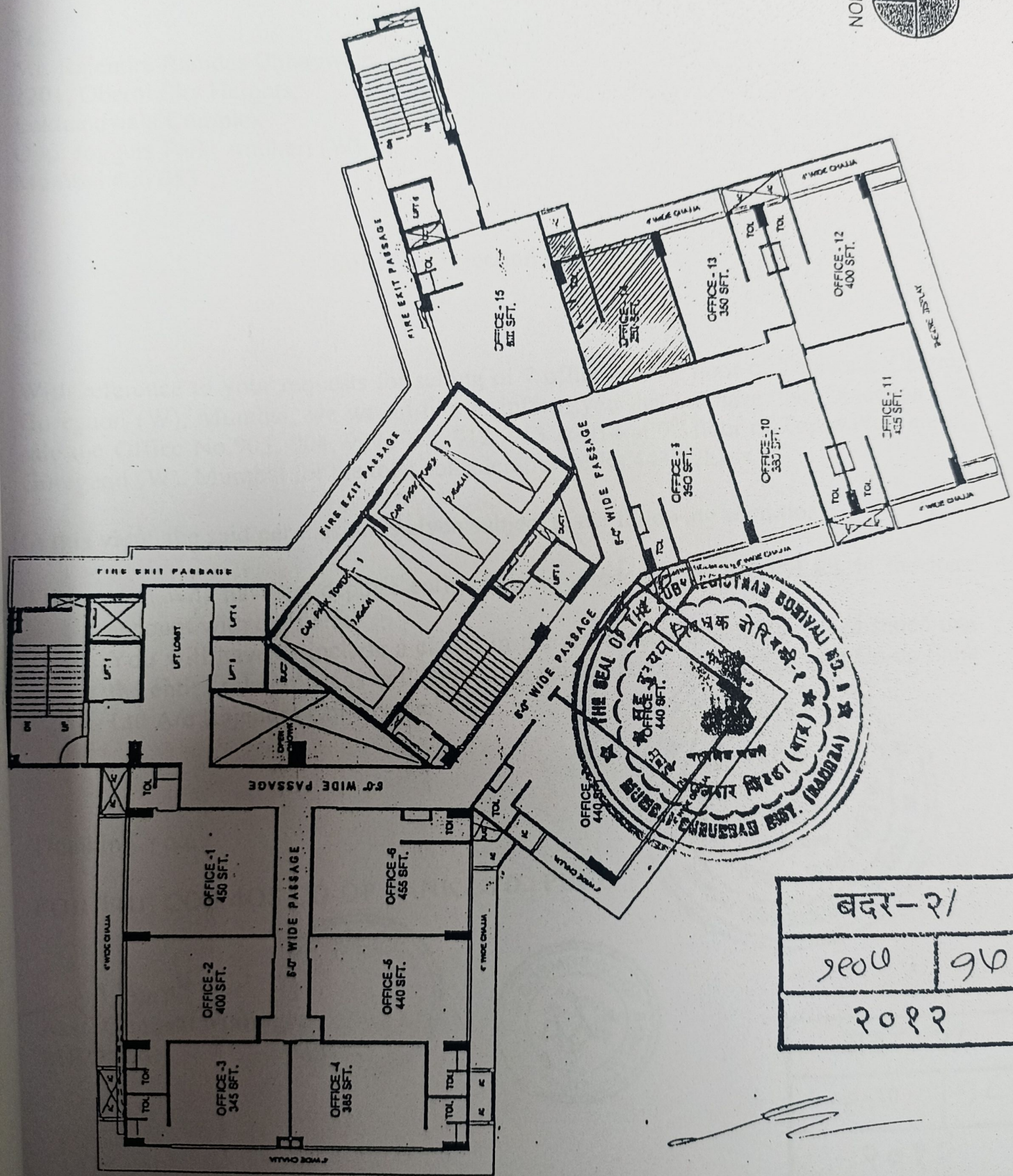
FOR THE COSMOS CO-OP BANK LTD., PUNE


Asst. General Manager
MRO A-1



बदर-२/	
१२००	१८
२०१२	

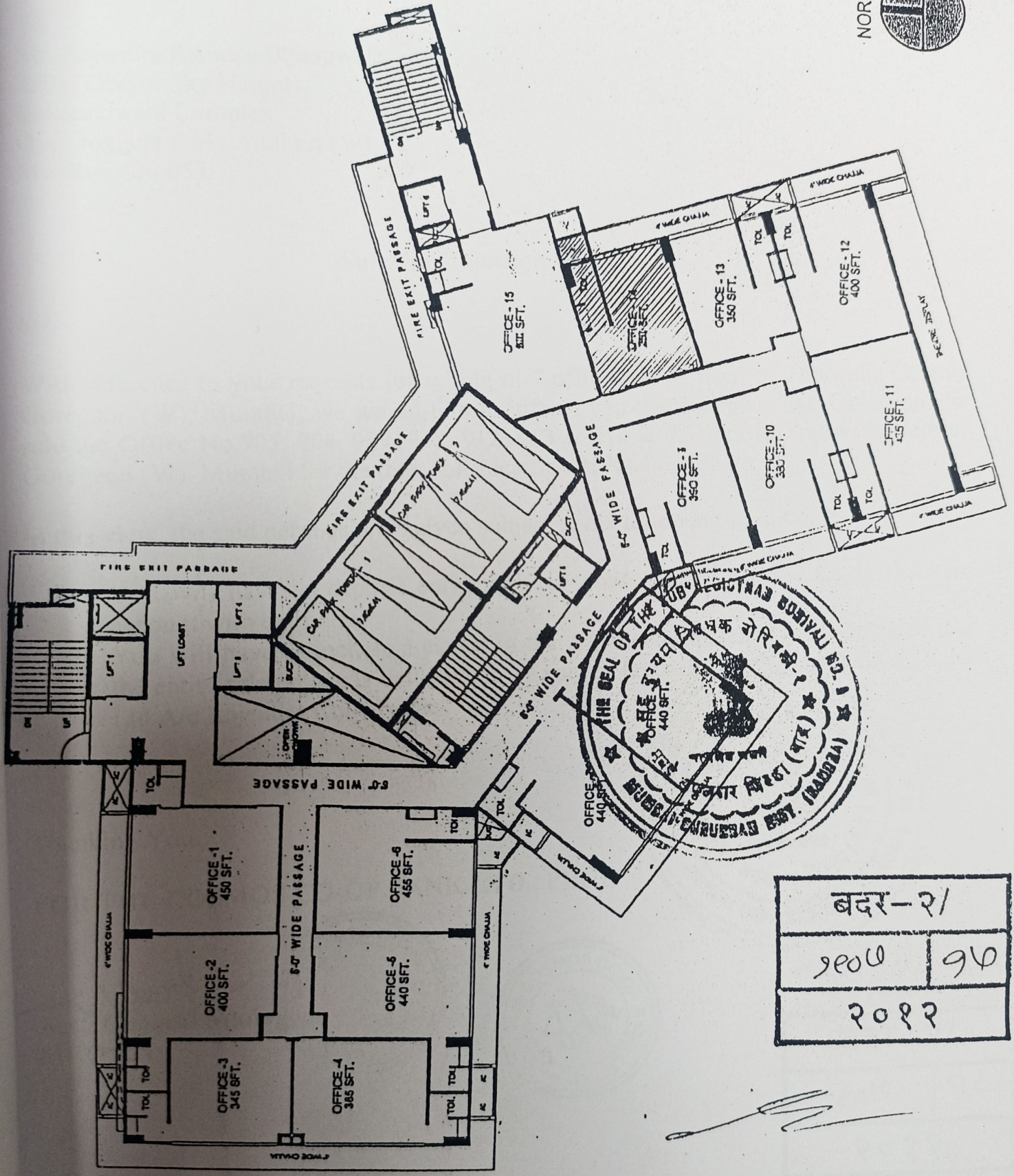
NORTH



बदर-२/	
१००	१५
२०१२	

* CARPET AREAS ARE SUBJECT TO MEASUREMENTS ON SITE

NORTH



बदर-२/	
१०००	१५
२०१२	

* CARPET AREAS ARE SUBJECTED TO MEASUREMENTS ON SITE

Annexures

Annexure 'A'

1. Stamp duty payment receipt

Annexure 'B'

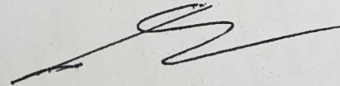
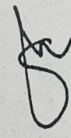
2. Floor plan of Office premises No.914, along with IOD and CC

Annexure 'C'

3. No due Certificate of Cosmos Co-operative Bank Ltd.

Annexure 'D'

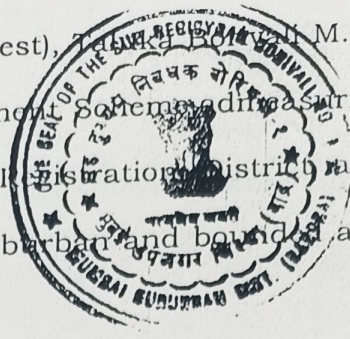
4. Written Consent of Rachana – Astra Constructions Pvt. Ltd.



बदर-२/	
१०००	१६
२०१२	

No.746/7 of Village Pahadi Goregaon (West), Taluka Borivli, District M.S.D. and bearing plot No.1 of the private Development Scheme measuring 4152 square metres of thereabouts in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows i.e. to say:



- On or towards the North: By Partly land bearing City Survey No. 797 and partly by 30' wide existing road on the land bearing City Survey No. 746/1.
- On or towards the South : By Partly land bearing City Survey No. 746/14 and 16 and partly by existing road on the land bearing City Survey No. 746/15.
- On or towards the West : By 30' wide existing road on the land bearing City Survey No. 746/1
- On or towards the East : By Partly land bearing City Survey No. 707 and partly by land bearing City Survey 776.

SIGNED, SEALED AND DELIVERED)

by the withinnamed "Transferor")

Rajendra Ramdas Chhapwale)

in the presence of :

- 1. S.S. Kadam
- 2.



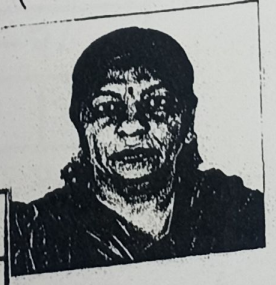
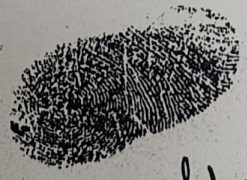
SIGNED AND DELIVERED by the)

withinnamed "Transferee")

Mrs. Gayatri Pradeep Brahmachary)

in the presence of :

- 1.
- 2.



बदर-२/	
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२०१२	

requisite stamp duty under the said article 5(g-a)(ii).
However, if any further stamp duty is leviable and/or
availing inter alia interest, penalty etc. in future
claimed by the stamping authority then in that event,
all such amount shall be paid by the Transferee alone.
The Transferee shall also bear and pay Registration
charges of this Agreement.

(d) The Transferee hereby agree to pay a sum of Rs.
2,80,000/- to the Transferor to reimburse the stamp
duty paid by the transferor on the original agreement
dated 15.03.2011

15. The Transferee of office premises shall have to make payment of
sale consideration only in favour of The Cosmos Co-op. Bank
Ltd. A/c. Rajendra Chhapwale. If he/she has obtained/
obtaining loan from any bank/ Financial Institution for
purchase should ensure to make payment as stated above only
to get a valid discharge of the payment sale consideration.

WITNESS WHEREOF the parties hereto have set and subscribed
s/her/their hands and seal the day and the year first written
in above



THE SCHEDULE ABOVE REFERRED TO:

बदर-२/	
१००	९३
२०१२	

1 those pieces and parcel of non-agricultural land situate at Off
V.Road, Goregaon (West) in the Revenue Village Pahadi Goregaon
West), Taluka Borivali, Mumbai Suburban District. (M.S.D) together with
commercial structure standing thereon and popularly known as Topiwala
heatre and bearing Survey No. 104 A/2 (Part) and bearing City Survey

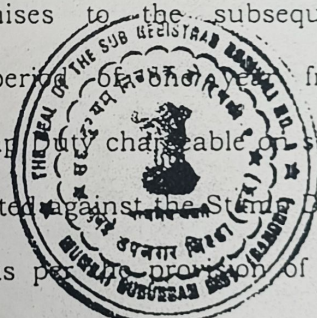
The Transferor : AABPC5227G

The Transferee : ABLPB5406H

14. The Transferor has made the payment of Rs. 2,80,000/- as stamp duty under the provisions of Bombay Stamp Act, 1958.

(a) The Promoter and the Transferor has entered into an Agreement on 15.3.2011. This Agreement has been executed by the Transferor within a period of less than a year. In terms of article 5(g-a).

(b) It is informed by the Transferor that the said premises has been purchased by the Transferor for the purpose of investment and the Stamp Duty as applicable under Article 25 (d) of the Schedule I of the Bombay Stamp Act, 1958 has been paid by the Transferor on this Agreement & if the said Transferor transfers or conveys the Said Premises to the subsequent Transferee within the period of one year from execution hereof, the Stamp duty chargeable on such Conveyance shall be adjusted against the Stamp Duty paid on this Agreement as per provision of the Article 5 (g-a) (ii) of the Schedule I of the Bombay Stamp Act, 1958 introduced by the Bombay Stamp (Amendment) Bill, 2005 (L.A. Bill No. LIX 2005) on 13th Day of July 2005.



बदर-२/	
१००	९२
२०१२	

(c) The Transferor is transferring all his right title and interest within a period of less than a year. As such the transferee is entitled to have benefit of the said provision and as such the Transferee has paid the requisite stamp duty under the said article 5(g-a)(ii).

[Handwritten signature]

agreed to hand over the original Agreement for Sale directly to the Transferee.

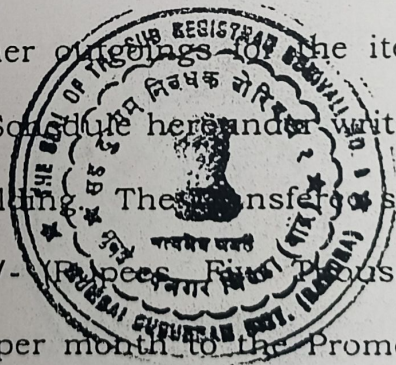
5. The Transferor hereby further covenants with the Transferee that as per one of the agreed terms and conditions the Transferor has approached the said Promoter, Rachana - Astra Constructions Pvt. Ltd. and obtained a written consent for transfer of the said Office Premises as well as the benefits of the Agreement for Sale dated 15.3.2011 and in response the said Promoter has given written consent/NOC for transfer of the office premises from the names of the Transferor to the name of the Transferee vide its letter dated 03/03/2012. A copy of the said letter is marked and annexed hereto as Annexure 'C'.
6. The Transferee hereby further covenants with the Transferor that the Transferee shall fulfill and comply all the obligations which are required to be fulfilled and/or complied in terms of the Agreement for Sale dated 15.3.2011.
7. The Transferor hereby agrees to indemnify the Transferee against any claim and/or demand made by the said office premises claiming through the Transferor and in such an event, the Transferee suffer any losses, incur any expenses or sustain any prejudices in that event, the Transferor shall fully compensate the Transferee on receipt of the demand if any, failing which, the Transferor shall be further liable and responsible to bear and pay interest @ 18% p.a. from the date of default till the date of demand. Similarly the Transferee hereby agrees to indemnify and shall always kept indemnified or harmless, the Transferor, against any act of omission and/or Commission on the part of the Transferee to fulfill and comply



बदर-२/	
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17,500/- (Rupees. Seventeen Thousand Five Hundred Only)

- v. Rs. 20/-per carpet sq.ft. as towards the development charges i.e. **Rs. 7,000/-** (Rupees. Seven Thousand Only)
- vi. Rs. 5000/- per Unit as formation & registration of condominium i.e. **Rs. 5000/-** (Rupees. Five Thousand Only).
- vii. Rs.15/- per carpet sq.ft. (for offices) OR Rs. 25/- per carpet sq.ft. (for shops/food courts) as maintenance for 12 months in advance i.e. **Rs. 63,000/-** (Rupees. Sixty Three Thousand Only).
- viii. So long as the various premises in the said building are not be separately assessed by the local body for the purposes of property taxes, water charges and rates, the Transferee shall pay the proportionate share of such taxes, rates and other charges for the items mentioned in the Second Schedule hereunder written, assessed on the whole building. The Transferee shall tentatively pay **Rs. 5250/-** (Rupees. Five Thousand Two Hundred Fifty Only) per month to the Promoter for the above.



- (d) The Transferor has obtained the No Due Certificate from the said Cosmos Co-operative Bank Ltd. dated

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07/03/12 in view of making the outstanding dues by the Transferee herein for and on behalf of the Transferor; the said Cosmos Co-operative Bank Ltd. has

4. The Transferee hereby agrees to make the payment of lumpsum consideration of Rs. 50,00,000/- in the following manner.

(a) Rs. 5,00,000/- (Rupees Five Lacs Only) on or before execution of this Agreement as earnest money. (The Transferor doth hereby admit and acknowledge the said amount and discharge the Transferee for ever).

(b) Rs. 45,00,000/- (Rupees Forty Five Lacs Only) to be paid to the transferor on or before 30th April 2012 (The Transferor doth hereby admit and acknowledge the said amount and discharge the Transferee for ever).

(c) The Transferee hereby agrees to bear and pay at the time of making payment of the installments/deposit with the Promoter the following amounts:

i. Rs. 20/- per carpet sq. ft. as lumpsum amount of legal charges for this agreement and formation of the condominium i.e. **Rs. 7,000/-** (Rupees. Seven Thousand Only)

ii. Rs. 350/- plus Rs. 50/- per carpet sq. ft. as the share money, application and entrance fee of the condominium i.e. **Rs. 400/-** (Rupees. Four Hundred Only).

iii. Rs. 50/- per carpet sq.ft. as security deposit for proportionate share of taxes and other outgoings i.e. **Rs. 17,500/-** (Rupees. Seventeen Thousand Five Hundred Only)

iv. Rs. 50/- per carpet sq.ft. as towards deposit of electric cable meter and water meter charges i.e. Rs.



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(ix) There is no dispute by and between the Promoter and the Transferor and/or the Cosmos Co-operative Bank Ltd., and the Transferor.

lying upon the aforesaid representations and believing the same as true and correct, the Transferor has agreed to acquire and transfer all the right title and interest in respect of the Office premises No.914 measuring about 350 sq.ft. in carpet area situated on the 9th floor of the building known as "Topiwala Centre" situated at Goregaon (West), Mumbai 400 062, at the consideration and upon certain terms and conditions incorporated hereinafter.

NOW IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

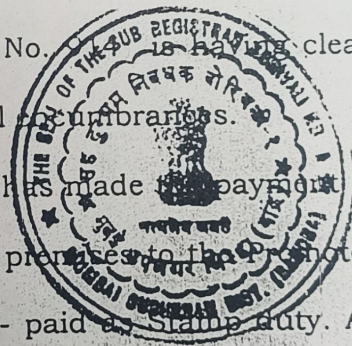
1. The aforesaid recitals shall form integral part of this Agreement and the same shall be read, construed and interpreted accordingly.
2. The Transferor hereby agrees to transfer all the right title and interest in respect of the Office Premises bearing No. 914, situated on the 9th floor of the building known as "Topiwala Centre" admeasuring about 350 sq.ft. in carpet area, Goregaon (West), Mumbai 400 062. A floor plan of the said office premises is marked and annexed hereto as Annexure 'B' along with the copy of the IOD and C.C issued by MCGM at the lumpsum consideration of Rs. 50,00,000/- and the benefits accrued by virtue of the Agreement dated 15.3.2011.



बंदर-२/	
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3. The Transferee hereby agrees to acquire and transfer all the right title and interest in respect of the said office premises and the benefits accrued by virtue of the Agreement for Sale dated 15.3.2011, at the lumpsum consideration of Rs. 50,00,000/-

- (iv) As per the arrangement arrived between the said Cosmos Co-operative Bank Ltd. and the Transferor herein, the Transferor has offered the security of the said office premises to the said Cosmos Co-operative Bank Ltd. and as such executed the requisite documents and deposited the original Agreement for Sale dated 15.3.2011 with the said Cosmos Co-operative Bank Ltd.
- (v) The Promoter has not handed over the possession of the said Office premises as occupation certificate has not been obtained by the Promoter.
- (vi) Save and except the said office premises offered as security to the Cosmos Co-operative Bank Ltd., the Transferor has not created any third party right title and/or interest in respect of the said office premises in any manner and subject to this the right of the Transferor as regards the Office Premises No. 18 has been clear and marketable title free from all encumbrances.
- (vii) As stated above, the Transferor has made the payment of Rs.56,00,000/- towards cost of premises to the Promoter and the sum of Rs. 2,80,000/- paid as Stamp duty. As per clause no. 28, of the agreement the Transferor had also agreed to make certain payments/deposits with the promoter. However, the said amount has not been paid and/or deposited.
- (viii) The Transferor has not been restrained by and Order of Injunction and/or attachment before judgment or otherwise from entering into this Agreement.



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provisions of Bombay Stamp Act,19558 and accordingly the Transferor herein has made a payment of Rs. 2,80,000/- being the stamp duty on the said Agreement. A Photostat copy of the stamp duty receipt is marked and annexed hereto as Annexure 'A', whereby the promoter has agreed to sell the Office Premises bearing No. 914, on the 9th floor of the building known as "Topiwala Centre" admeasuring about 350 sq.ft. in carpet area at the lumpsum consideration of Rs. 56,00,000/-.

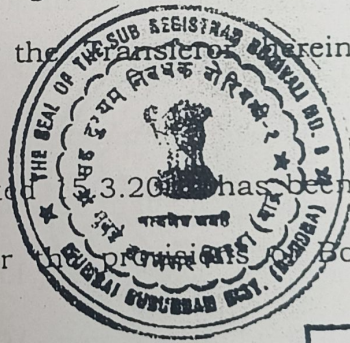
e) The Transferor is desirous of transferring all his right title and interest in respect of the said office premises to the intended Transferee. The Transferee herein has approached the Transferor and shown his readiness and willingness to acquire and transfer all the right, title and interest in respect of the office premises No.914, and the benefit of the Agreement for Sale dated 15.3.2011. Accordingly, the parties hereto had a negotiation for the same.

f) During the course of negotiation, the Transferor herein has represented as under:

(i) The Agreement for Sale dated 15.3.2011 has been duly stamped as required under the provisions of the Bombay Stamp Act 1958.

(ii) The said Agreement for Sale dated 15.3.2011 is valid, subsisting and binding upon the parties thereto.

(iii) As per clause 7 of the said Agreement the lumpsum consideration of the said office premises had been agreed is of Rs. 56,00,000/- Out of which, as of today, the Transferor has made the payment of Rs. 56,00,000/- to the Promoter by procuring finance/loan from Cosmos Co-operative Bank Ltd., Bandra Branch.



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WHEREAS:

a) By the Registered Deed of Conveyance dated 23.3.2007, executed between Ms. Janhavi Sitaram Desai (therein referred to as "the Vendor") of the one part and Rachana - Astra Constructions Pvt. Ltd. a Company incorporated within the meaning of the Companies Act, 1956 having its registered office at 101, Sarkar Plaza, Hill Road, Bandra (West), Mumbai 400 050 hereinafter referred to as "the Purchaser" of the Other part (hereinafter for brevity's sake referred to as "the Promoter"). The said Vendor pursuant to the Agreement dated 24.5.2004 and Supplemental Agreement dated 20.11.2004 sold, transferred, assigned and conveyed all our right title and interest in the plot of land more particularly described in First Schedule written thereunder and the same is reproduced hereunder along with the entitlement to avail the set back area, FSI of 1722.40 sq.mtrs bearing Survey No.104 A/2 (Part) and Corresponding CTS No.746/7 Village Borivali - Goregaon (West), Taluka - Borivali M.S.D.

b) In the above circumstances, the said Rachana Astra Constructions Pvt. Ltd., is fully seized and possessed of and/or otherwise well and sufficiently entitled to have and hold the plot of land more particularly described in the First Schedule hereunder written as an absolute owner thereof.



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c) On application of the said Promoter MCGM has approved the plan vide IOD No.EB/CE/7733/BS/AP dated 23.3.2004 and issued Commencement Certificate on 29.4.2004 read with 22.4.2010.

d) By the Registered Agreement for Sale dated 15.3.2011, executed between the said Promoter on the one hand and the Transferor herein on the other hand which has been duly stamped under the



Stamp Duty Paid by: UP Party

Amount: Rs. 1,000/- Type of Payment: Cash Cheque DD Order NEFT

PO/ UTR/ REF/Account No. _____ Date: 2/3/12

Branch Name _____

Signature with Seal _____

AGREEMENT FOR TRANSFER

वार्ड १९/२६३८९९ दि १०/३/११
 मध्ये देय कबला
 मर दूधन निबंधक कार्यालय क

THIS ARTICLES OF AGREEMENT has been made at Mumbai on this 7th day of March in the Christian Year **Two Thousand Twelve** BETWEEN **MR. RAJENDRA RAMDAS CHHAPWALE** of Mumbai, Indian Inhabitant having his office address at 115-118 Janki Centre, Dattaji Salvi Road, Jeevan Nagar, Off: Veer Desai Road, Andheri (West), Mumbai 400 053 hereinafter referred to as **"the Transferor"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators, successors and assigns) of the **FIRST PART**

बदर-२/	
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AND

MRS. GAYATRI PRADEEP BRAHMACHARY of Mumbai, Indian Inhabitant having his/her/their Proprietary/ Partnership Firm, a Company incorporated under the Companies Act, 1956 having residential address at 102, Urvashi, Opp. Guruji Park, Prabhadevi, Mumbai- 400 025 hereinafter referred to as **"the Transferee"** in the case of individual, his/her/their legal representatives, executors, administrators and assigns, present Partners for the time being constituting the Firm, survivor/s of them, legal representatives, executors, administrators, successors and assigns and in the case of Company, its Successors and assigns) of the **SECOND PART**.

(Handwritten signature)

मूल्यांकन प

मुल्यांकन 2012
 जिल्हा मुंबई(उपनगर)
 प्रमुख मुल्य विभाग - 57-पहाडी-गोरेगाव पश्चिम (बोरीवली)
 उपमुख्य विभाग - 57/266-रस्ता : स्वामी विवेकानंद रोड.
 मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 746
 नागरी क्षेत्राचे नाव मुंबई(उपनगर)
 मिळकतीचे वर्ग बांधीव

दिनांक 3/7/2012

वाजार मूल्य दर तक्त्यानुसार
 प्रति चौ मीटर मल्लगत

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
45,300	75,600	103,800	197,000	75,600

मिळकतीचे क्षेत्र	39.03	चौरस मीटर	वांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	कार्यालये		उद्येयान सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	9 (Rule 14)

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * घसारा टक्केवारी (Rule 5 or
 प्रति चौ. मीटर मुल्यदर = 103,800.00 * 100.00 /100
 = 103,800.00

A) मुख्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ
 = 103,800.00 * 39.03 * 105.00 /100
 = 4,253,879.70

अंतिम मुल्य = मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + खल्या जमिनीवरील वाहन तळघाचे मुल्य +
 वंदिस्त वाहन तळघाचे मुल्य + लगतच्या रस्त्याचे मुल्य + रेल गच्छीचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य
 = A + B + C + D + E + F + G + H
 = 4,253,879.70 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
 = 4,253,880.00



बदर-२/



Wednesday, March 07, 2012

3:41:01 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1919

गावाचे नाव पी.एस.पहाडीगोरेगांव

दिनांक 07/03/2012

दस्तऐवजाचा अनुक्रमांक वदर2 - 01907 - 2012

दस्ता ऐवजाचा प्रकार करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

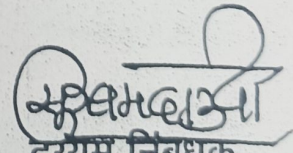
सादर करणाराचे नाव: गायत्री प्रदीप ब्रम्हचारी - -

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 2240.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (112)

एकूण रु. 32240.00

आपणास हा दस्त अंदाजे 3:55PM ह्या वेळेस मिळेल


दुय्यम निबंधक
बोरीवली 1 (मालाड)

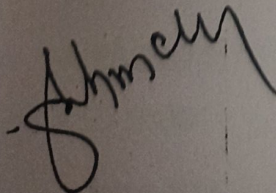
बाजार मुल्य: 4254500 रु. मोबदला: 5000000रु.

भरलेले मुद्रांक शुल्क: 1000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: एच डी एफ सी बँक ;

डीडी/धनाकर्ष क्रमांक: 010271; रक्कम: 30000 रु.; दिनांक: 06/03/2012



दस्तक्रमांक व वर्ष: 1907/2012

Wednesday, March 07, 2012

3:42:35 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पी.एस.पहाडीगोरेगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 5,000,000.00
बा.भा. रु. 4,254,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 746/7 वर्णन: मूळ दस्त क्रमांक बदर 16/2638/2011 दिनांक 17/3/2011 हया करारनामा दस्तातील मु शु रु 280000/- सदर दस्तामध्ये समायोजित केलेले आहे.-----ऑफिस नं 914, नववा मजला, टोपीवाला सेंटर, निअर एस व्ही रोड, पहाडी गोरेगाव प मुं
(1)39.03 चौ मि बांधीव
- (3) क्षेत्रफळ
- (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) राजेंद्र रामदास चापवाले तर्फे मुखत्यार सुरेश एन दळवी - -; घर/फ्लॅट नं: 115-118, जानकी सेंटर, दत्ताजी साळवे रोड, जीवना नगर, ऑफ विरा देसाई रोड, अंधेरी प मुं 53; गल्ली/रस्ता -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPC5227G
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) गायत्री प्रदीप ब्रम्हचारी - -; घर/फ्लॅट नं: 1002; गल्ली/रस्ता: -; ईमारतीचे नाव: उर्वशी ऑफ गुरुजी पार्क, प्रभादेवी, मुं 25; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABLPB5406H.
- (7) दिनांक करून दिल्याचा 07/03/2012
- (8) नोंदणीचा 07/03/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 1907 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 250000:00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000:00
- (12) शेरा



खरी प्रत

(Handwritten signature)

सह. दुय्यम निबंधक, यं.अं.व.सी-१,
मुंबई - प.नगर (जव्हा).



Wednesday, March 07, 2012

3:41:01 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1919

गावाचे नाव पी.एस.पहाडीगोरेगांव

दिनांक 07/03/2012

दस्तऐवजाचा अनुक्रमांक वदर2 - 01907 - 2012

दस्ता ऐवजाचा प्रकार करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

सादर करणाराचे नाव: गायत्री प्रदीप ब्रम्हचारी - -

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (112) :- 2240.00

एकूण रु. 32240.00

आपणास हा दस्त अंदाजे 3:55PM ह्या वेळेस मिळेल

दुय्यम निंबधक
बोरीवली 1 (मालाड)

बाजार मुल्य: 4254500 रु. मोबदला: 5000000रु.

भरलेले मुद्रांक शुल्क: 1000 रु.

देयकाचा प्रकार :डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: एच डी एफ सी बँक ;

डीडी/घनाकर्ष क्रमांक: 010271; रक्कम: 30000 रु.; दिनांक: 06/03/2012

Shmely

Recd.
Shmely
19/3/12