



21/06/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 8358/2022

नोंदणी :

Regn.63m

गावाचे नाव : इस्मालिया

- (1) विलेखाचा प्रकार करारनामा  
 (2) मोबदला 16000000  
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 13213301  
 (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 405, वी विंग, माळा नं: 4 या मजला, इमारतीचे नाव: हंसा, ब्लॉक नं: जोगेश्वरी पूर्व मुंबई 400060, रोड : सरस्वती बाग सोसायटी रोड, इतर माहिती: वालकनी 20 चौरस फूट सोबत एक बसेमेंट कार पार्किंग न. पी ब्लेड 35 ..... मुळ दस्तऐवज नोंदणी क्र. वदर 18 - 15680 - 2021 निष्पादन दिनांक - 24/11/2021 रोजी लिहून देणार यांनी रुपये 755000/- इतके मुद्रांक शुल्क भरले असल्यामुळे तसेच तीन वर्षांच्या आत पुनविक्री होत असल्यामुळे महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 5(ए)ii अन्वये सदर मुद्रांक शुल्क रुपये 755000/- ची वजावट देऊन मुद्रांक शुल्क फरक रुपये 205500/- इतके अदा करण्यात आले आहेत (( C.T.S. Number : 118 and 118/1 to 9 ; ))

(5) क्षेत्रफळ

1) 83.72 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-हसमुख भुरालाल फोफानी -- वय:-63; पत्ता:-प्लॉट नं: 405, वी विंग, माळा नं: 4 या मजला, इमारतीचे नाव: जोगेश्वरी पूर्व मुंबई, ब्लॉक नं: हंसा, रोड नं: सरस्वती बाग सोसायटी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AAAPF6630M  
 2): नाव:-जय हसमुख फोफानी -- वय:-36; पत्ता:-प्लॉट नं: 405, वी विंग, माळा नं: 4 या मजला, इमारतीचे नाव: हंसा, ब्लॉक नं: जोगेश्वरी पूर्व मुंबई, रोड नं: सरस्वती बाग सोसायटी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AAIPF7011J

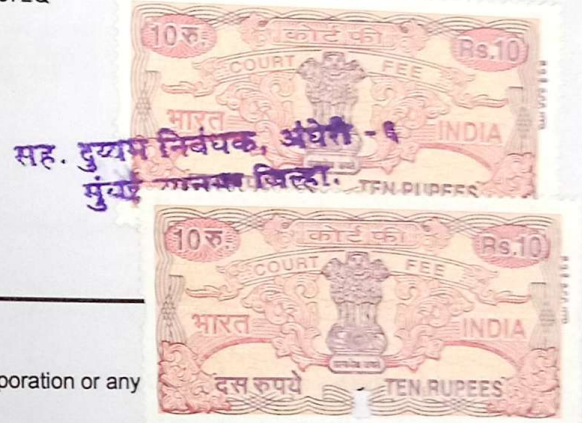
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-भरोसकुमार गुप्ता -- वय:-42; पत्ता:-प्लॉट नं: बी -102, माळा नं: -, इमारतीचे नाव: कृष्ण कुन्ज को ऑफ हौसिंग सोसायटी ली, ब्लॉक नं: जोगेश्वरी पूर्व मुंबई, रोड नं: महाराज भवन, ठाकुर मार्ग, कलावती टॅपल जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-AHIPG4397H  
 2): नाव:-अनिता भरोस गुप्ता -- वय:-42; पत्ता:-प्लॉट नं: बी 102, माळा नं: -, इमारतीचे नाव: कृष्ण कुन्ज को ऑफ हौसिंग सोसायटी ली, ब्लॉक नं: जोगेश्वरी पूर्व मुंबई, रोड नं: महाराज भवन, ठाकुर मार्ग, कलावती टॅपल जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AZPPG5872Q

- (9) दस्तऐवज करून दिल्याचा दिनांक 21/06/2022  
 (10) दस्त नोंदणी केल्याचा दिनांक 21/06/2022  
 (11) अनुक्रमांक, खंड व पृष्ठ 8358/2022  
 (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 205500  
 (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000  
 (14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any



सह. दुय्यम निबंधक, अंधेरी - 6  
 मुंबई उपनगर जिल्हा.



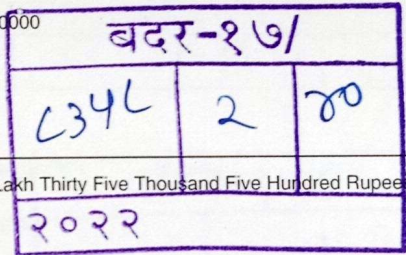




CHALLAN  
MTR Form Number-6



GRN	MH003757997202223E	BARCODE			Date	21/06/2022-19:23:06	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6			Full Name	BHAROSKUMAR GUPTA AND OTHERS			
Location	MUMBAI							
Year	2022-2023 One Time			Flat/Block No.	FLAT NO 405,4TH FLOOR, B WING, HANSA			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	205500.00		Road/Street	SARASWATI BAUG SOCIETY ROAD, JOGESHWARI EAST			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 6 0			
				Remarks (If Any)	SecondPartyName=HASMUKH BHURALAL FOFANI AND OTHERS--CA=16000000			
				Amount In	Two Lakh Thirty Five Thousand Five Hundred Rupees			
				Words	Only			
Total		2,35,500.00						
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332022062120736		2752500124
Cheque-DD Details				Bank Date	RBI Date	21/06/2022-19:24:21		Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 0221212121  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-513-8358	0001922735202223	21/06/2022-19:47:18	IGR554	30000.00
2	(iS)-513-8358	0001922735202223	21/06/2022-19:47:18	IGR554	205500.00
Total Defacement Amount					2,35,500.00





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**प्रमाणिकरण**

जुना दस्त क्र./वदर...१८/१९५६/०१/२९ निष्पदन दि...२४/०९/२०२२ व  
 नोंदणी दि...२४/०९/२०२२ मूद्रांक शुल्क रु...६५५०००/- मुंबई  
 मुद्रांक अधिनियम १९५८ चे अनुच्छेद ५ (ग) (अ) (ii) च्या आधारे सदर मुद्रांक  
 शुल्क हे नवीन दस्तावात समायोजित करण्यात आलेले आहे.



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सह उपनिबंधक, अंधेरी ई. ५  
 मुंबई उपनगर जिल्हा, वांद्रा.

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 21<sup>st</sup> day of June, 2022 by and between the parties **MR. HASMUKH BHURALAL FOFANI** Age 63 yrs. (PAN NO.AAAPF6630M) AND **MR.JAY HASMUKH FOFANI** Age 36 yrs. (PAN NO.AAIPF7011J) adults Indian Inhabitants, address at Flat No. 405, 4<sup>th</sup> floor, B Wing, Hansa, Saraswati Baug Society Road, Jogeshwari (E), Mumbai - 400 060. hereafter referred to as **"THE SELLERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include them, their heirs, executors, administrators, and assigns) as the party of the **FIRST PART**

AND **MR.BHAROSKUMAR GUPTA** Age 42 yrs (PAN NO.AHIPG4397H) and **MRS.ANITA BHAROS GUPTA** Age 42 yrs (PAN NO.AZPPG5872Q) adults, Indian Inhabitants, address at Flat No. B-102, Krishna Kunj Co Op Hsg Soc Ltd., Maharaj Bhavan, Thakur Marg, Near Kalawati Temple, Jogeshwari (E), Mumbai - 400 060; hereinafter referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include them, their heirs, executors, administrators, and assigns) hereinafter called the party of the **"THE SECOND PART"**

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WHEREAS: -

A) By an Agreement for Sale dated 24<sup>th</sup> day of November, 2021 made & entered into BETWEEN M/S.AMN Enterprises a registered partnership firm under Indian Partnership Act,1932, therein called as "THE SELLERS" of the ONE PART; AND MR. HASMUKH BHURALAL FOFANI AND MR.JAY HASMUKH FOFANI therein referred to as "THE PURCHASERS" of the OTHER PART; agreed to sell and the said Flat No. 405, 4<sup>th</sup> floor, B Wing, Hansa, Saraswati Baug Society Road, Jogeshwari (E), Mumbai - 400 060. Admeasuring 799 sq.ft. Carpet area with exclusive right to balcony admeasuring 20 sq.ft. area with Basement Car parking No.PZ-35 Together with all rights, title, interest and benefits and on the terms and conditions. The said Agreement was duly registered before Sub- Registrar under document no. BDR18-15680-2021 dt.24/11/2021. The said building is situated at C.T.S. 118 and 118/1 to 9 of Village : Ismalia TALUKA: ANDHERI, District: MUMBAI SUBURBAN; within the Registration District & Sub-District of City of Mumbai & Mumbai Suburban. Thus said MR. HASMUKH BHURALAL FOFANI AND MR.JAY HASMUKH FOFANI has exclusive right, title, interest, possession and sufficiently entitled to said Flat.

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A) The Sellers herein is in interested to sell said Flat and said shares to the prospective purchasers. The Purchasers herein who is in Search of Flat accommodation approached the Sellers herein for purchase for said Flat and Said shares and requested the Sellers to sell said Flat and Said shares to them.

B) After the negotiations between parties herein, the Sellers herein has agreed to sell the said Flat and Said shares to the Purchasers herein for the Total consideration of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) on the terms and conditions hereinafter written.

It is specifically agreed by and between the Sellers and Purchasers that the terms, conditions, covenants, stipulations, obligations and undertakings contained in the said Agreement for Sale dated 24<sup>th</sup> day of November, 2021 (which is governed by the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, and which is an integral part of this Agreement, as if he is all set out and reproduced verbatim herein, shall be binding upon the Purchasers and the Purchasers hereby undertake to observe, comply with the conditions, covenants, stipulations, obligations so far as they relate to the said Flat.



23/11/2021

D) The Seller and have Seven La Novemb Act, 195

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D) The Sellers/Investors herein have purchased the said flat for investment purpose and have paid the applicable and proper stamp duty of Rs.7,55,000/- (Rupees Seven Lac Fifty Five Thousand only) on the said Agreement dated 24<sup>th</sup> day of November, 2021 under Article 5 (g-a) (ii) of Schedule I of The Bombay Stamp Act, 1958.

E) The Stamp Duty and the Registration Charges along with all other cost, charges and expenses of and incidental to this Agreement, if any, shall solely be borne and paid by the Purchasers. The Sellers paid Rs.7,55,000/- (Rupees Seven Lac Fifty Five Thousand only) as stamp duty as evidenced by the stamp receipt certificate in respect of the said premises under the said Agreement for Sale dated 24<sup>th</sup> day of November, 2021 which was registered under serial No. BDR18-15680-2021 dt.24/11/2021. with the office of the Sub-Registrar of Assurances at Borivali, Mumbai on 24/11/2021.

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The adjustment/ set off of stamp duty amount paid by the Sellers shall be available to the Purchasers herein and the Sellers hereby give his irrevocable consent to all the authorities concerned to give adjustment/ set off of the stamp duty paid on the said Agreement for Sale dated 24<sup>th</sup> day of November 2021 in favour of the Purchasers.



**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DELARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOW:**

- 1) The Purchaser have already paid to the Vendors a sum of Rs. 435439/- (Rupees Four Lac Thirty Five Thousand Four Hundred Thirty Nine only) by cheque and NEFT being the Earnest Money after deducting 1% TDS of agreement value Rs. Rs.1,60,00,000/- i.e. Rs.1,60,000/- (Rs. One Lac Sixty Thousand only) and The Purchaser agrees to pay the Balance amount of Rs. 15404561/- (Rupees One Crore Fifty Four Lac Four Thousand Five Hundred Sixty One only) in respect of the said Flat, the payment and receipt whereof the Vendor do hereby admit and acknowledge and or ever discharge the Purchaser in that behalf and the Purchaser are intending to avail the facility of Housing Loan from any financial institutions and/or private person and on obtaining and/or approving the said Housing Loan, they shall Pay the balance amount directly to the Vendor on or before 30 days And it is hereby clarify by the Vendor that the possession of the said Flat be delivered on getting the said balance amount from the Purchaser or their Financial Institutions in favour of the Vendor 30

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days and the Vendor undertake to co-operate and assist by way of executing various documents. If the buyer fails to pay the balance before ~~24<sup>th</sup> March, 2020~~ 30<sup>th</sup> March, 2020 the agreement will stand cancel and nullified. The amount whichever paid by the purchaser will be forfeited

Form dt. of Reg of

2) The Sellers covenant with the purchasers that he has not agreed to sale said Flat and said shares to any other person or accept any amount by way of earnest money or otherwise. The Sellers is a sole member/ owner in respect of said Flat and said shares. The Sellers declares and assures the Purchasers that the Sellers is an absolute owner-member of the said Flat. The Sellers hereby undertakes that no other person or persons are entitled to said Flat and said shares. The Sellers hereby declares he has not created any third party interest, encumbrances, lien upon said Flat or said shares.

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3) That the Sellers is in exclusive use, occupation and possession of the above said Flat and using the same for Residential purpose and has also paid and cleared all the dues, outgoing, taxes, society charges, electricity charges etc. in respect of the said Flat to the society and other concerned authorities up to date.

4) The Sellers hereby covenants that the said Flat and membership/shares of the society are free from all encumbrances of whatsoever nature and that he has not mortgage agented or charged with the same in any manner whatsoever and mentioned the Sellers no other persons have any claim on the said Flat and the Sellers being the sole and absolute owner of the said Flat has full and absolute right to assign and transfer all the right in the said Flat and the membership/shares of the society to any prospective buyer.



That the title of the Sellers in respect of the said Flat, the said Shares and the said benefits is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party Adverse Deal, Arrangements, Understanding, Agreement, Agreement either of or for sale, Transfer or Assignment, any Sale, Transfer, Assignment, Conveyance, Release, Relinquishment, Gift, Lease, Surrender, Exchange, Monthly-Tenancy, Leave and License, Charge, Mortgage or any other encumbrances or any right of pre-emption either as per Contract, Statutes, Customs, Usages, Bail, Bond, Security, Surety, Charges, Mortgages, Indemnity, Guarantees, Suits, Litigations, Legal or Other proceeding, Lispendens, any Decree, Order, Judgment or Award, Insolvency Order or proceedings, injunction Order, Attachment, any

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Disputes, (contentious or Non-Contentious). Right of pre-emption, any debts or Flats, towards Taxes, Assessment, Duties or other charges/fees/amount by whatever name called, Appointment of Receiver or any other person by any court of Law, Tribunal, Forum, persona Designate, authority and/or Flats, any Liquidation Proceedings, any Notice, Notification, Order or Award either for acquisition, requisition, forfeiture or confiscation or any Notices, Notifications or otherwise.

6) That in the manner aforesaid the Sellers has truly, Honestly, Bonafidely and in good faith disclosed to the Purchasers, all the material facts and circumstances in respect of the said Flat, the said Shares with the said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or concealment from the Purchasers in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.

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7) (A) SHALL KEEP the Purchasers duly indemnified, of, from and against all actions, steps and proceedings for the payment or repayment of (i) any debts or dues of private Creditors and/or any Loan/Finance/Debts/Dues or Arrears of other Public Levies including stamp Duties payable on respect of the said agreements with Developer/Builders/and previous owners with or without any penalty and/or interest to the Govt, Semi Govt. Authorities, Public Bodies, Authorities of panies whosoever on account of any Agreement, Control, Undertaking, Covenants, Bonds, Security, Surety, Charge, Mortgage, Indemnity, Guarantee, Decree, Order, Judgment or Award or otherwise, if any enforced against the said Flat, the said Shares with all other benefits on account of any act of commission or omission prior to the date of delivery of vacant and peaceful possession of the said Flat with said shares and all benefits with aforesaid documents.

(B) SHALL IMMEDIATELY (upon every request and call of the purchasers) and further sign, execute, deliver and register any other deeds, Documents, and Writings in favour of the Purchasers to better, perfect and make out a marketable title to the said Flat and said Shares with all benefits etc. Free from all encumbrances and reasonable doubts.

(C) SUBJECT TO applicable Laws, Rules and Regulations for the time being in force, the purchasers shall be the sole, real, true, exclusive and substantive purchasers-cum-owner in possession of the said Flat, the said Shares with all the

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benefits and rights as aforesaid and the Purchasers shall be entitled to deal with the said Flat with the said shares with the said benefits and rights as the Purchasers may think it fit and proper and/or use, occupy, possess and enjoy the said Flat with said Shares in Purchasers sole and absolute discretion, in accordance with laws.

(D) SHALL GET FULLY TRANSFERRED THE SAID Flat with the said shares, with the said benefits and rights in the name of the purchasers, in the Records of the said Society and other relevant authorities.

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२०२२	१०

(E) SHALL ACT for the benefit of the purchasers for all purpose and observe all the Laws, Rules and Regulations and for that purpose and do all usual, necessary and warranted acts, deeds, matters and things as may be usual, necessary and warranted or advisable or asked for by the said Society or the purchasers, may be advised, forthwith upon every reasonable request and demand of the purchasers, without delay/default/waste of time but as soon as possible on priority basis and at the cost, charges and expenses of the purchasers but without demanding or making any claim for any extra payment or premium or other consideration from the purchasers in that behalf (but in case where the legal liabilities or duties by contract or by law requires at any time or require at present to be done or caused to be done and discharged by Sellers of his own and at Sellers's costs, charges and expenses).

8) The Sellers covenant with the purchasers that he shall clear all due maintenance charges, property taxes, light bills, if any and other outgoings in respect of said Flat up to date of peaceful possession to purchasers. However, on investigation if it found that any claim is outstanding, the same shall be satisfied or discharge by the Sellers at his own cost and expenses and keep the Purchasers indemnified of and from all such claims, actions, demands or cost or charges and expenses incurred in that behalf by the Purchasers. The Purchasers agreed to pay all the charges and outgoings of said Flat from the date of taking said Flat's vacant and peaceful possession from Sellers.



On the receipt of full and final amount of consideration as per time limit agreed herein, the Sellers shall hand over vacant and peaceful possession of said Flat along with said shares to the purchasers, and thereafter the Sellers shall cease to have any right title interest in said Flat and said shares.

10) The Sellers shall extend all co-operations to the purchasers for transferring the said Flat and said shares, maintenance bills upon the joint names of the

२०२२.०७.२५

६

Signature

purchasers and ex  
ownership/ on the  
purchasers for tra  
Sellers will bring

11) In future if any  
shares then the S  
Flat and said sh  
may suffer by th

12) After execution  
agreement with

Flat No. 405, 4<sup>th</sup>

(E), Mumbai -

right to balcony

The said building

of Village : Isma

sub district of M

consisting of gro

facility and asse

IN THE WITNESS

and signature to the

२०२२



purchasers and execute all necessary applications and documents for transfer of ownership/ on the name of the purchasers. The Sellers shall also co-operate to the purchasers for transfer of Electricity meter upon the name of Purchasers. The Sellers will bring the NOC from Builder for transfer the said Flat.

11) In future if any person claims to be owner-member in respect of said Flat or said shares then the Sellers herein shall clear all the objections in respect of title of said Flat and said shares by his own cost and shall indemnifies or indemnify all losses may suffer by the purchasers.

12) After execution of this agreement all the parties shall immediately register present agreement with Flat of sub- Registrar or Registrar of Assurances.

बदर-१७/		
८३५८	११	४०
२०२२		

### SCHEDULE

Flat No. 405, 4<sup>th</sup> floor, B Wing, Hansa, Saraswati Baug Society Road, Jogeshwari (E), Mumbai - 400 060. **Admeasuring 799 sq.ft. Carpet area with exclusive right to balcony admeasuring 20 sq.ft. area with Basement Car parking No.PZ-35**  
The said building is standing on plot of land bearing C.T.S. 118 and 118/1 to 9 of Village : Ismalia TALUKA: ANDHERI, Mumbai in the registration district and sub district of Mumbai City and Mumbai Suburban District. The said building is consisting of ground plus 10<sup>th</sup> upper floors constructed in the year २०२० having lift facility and assessed under B.M.C.

IN THE WITNESSETH WHEREOF of both the parties are putting his respective seals and signature to the day and year as mentioned herein above.



प्रा. सु. ७७ २०२२

*[Handwritten signature]*

*[Handwritten signature]*  
Anita



SIGNED SEALED AND DELIVERED BY

The with in named **THE SELLERS**

**MR. HASMUKH BHURALAL FOFANI**



) *Has Mukh Bhuralal Fofani*

**MR. JAY HASMUKH FOFANI**

In the presence of .....



) *Jay Has Mukh Fofani*



RECEIVED  
MR. BHAROSKUMAR GUPTA  
Rs. 435  
of Flat No  
(E), Mumbai

Date

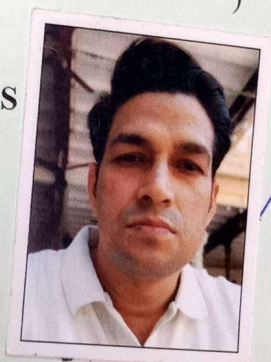
18/4/2022  
21/6/2022

बंदर-१७/		
L34L	92	80
2022		

SIGNED SEALED AND DELIVERED BY

The with in named **THE PURCHASERS**

**MR. BHAROSKUMAR GUPTA**



) *Bharos*

*Anita*



**MRS. ANITA BHAROS GUPTA**

In the presence of .....



WITNES

- 1.
- 2.



ANNEXURE - " F "

बदर-१७/		
८३५८	२५	४०
२०२२		

C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WS/1386/K/337(NEW)/FCC/4/Amend

COMMENCEMENT CERTIFICATE

To, Smt. Nilima J. Parmar Partner of AMN Enterprises  
26-D, Juhu Supreme Shopping Centre, 1st Flr, 9  
Gulmohar Cross Road, JVPD Scheme, Mumbai-49



Sir, With reference to your application No. CHE/WS/1386/K/337(NEW)/FCC/4/Amend Dated 01 Feb 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 01 Feb 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 118,118/1 to 9 Division / Village / Town Planning Scheme No. ISMALIA situated at Society Road Road / Street in K/E Ward Ward.

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

- The land vacated on consequence of the endorsement of the setback line/ road widening shall be returned to the part of the public street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- This Commencement Certificate is renewable every year but such extended period shall not exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - 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.
  - 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 the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. A. E. (B. P.) K/East ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 12/5/2017

ASS

*(Handwritten signatures)*

बदर - १८		
९५६०	७३	७३६
२०२१		

ने. अंधेरी 7

21

: 405, बी वि.  
पूर्व, मुंबई -  
निकेचे क्षेत्र  
बत एक बेस  
(1 To 9;))

पिंच्या तर्फे मुखल  
रतीचे नाव: जुहू  
र रोड, महाराष्ट्र

नं: -, इमारतीचे  
पतरी रोड, रामल  
I  
, इमारतीचे नाव  
रोड, रामलीला

Cantonment

14-03-2023,



बदर-१७/		
८३५८	२६	४०
२०२२		

Issue On : 13 May 2016 Valid Upto : 12 May 2017

Application Number :

Remark :

TOP OF BASEMENT + STILT LEVEL

Approved By



Issue On : 07 Jul 2017 Valid Upto : 12 May 2018

Application Number :

Remark :

WORK TO TOP OF 3RD UPPER FLOORS

Approved By



Issue On : 18 Mar 2018 Valid Upto : 12 May 2018

Application Number :

Remark :

Further CC up to top of 6th floor i.e. height 21.95mtr. AGL by restricting LMR & OHT.

Approved By

बदर - १८		
३६६०	७४	९३६
२०२२		

CHE/WS/1386/K/337(NEW)/FCC/4/Amend

Issue On : 30 Sep  
 Application Number  
 Remark :  
 Re-endorsement  
 height 36.30mtr. A  
 Note :-  
 1) That Utmost care  
 the work to avoid  
 2) To carry out the  
 3) Approval is given  
 to legal matters p  
 4) To follow all the  
 pandemic.

Cc to :  
 1. Architect  
 2. Collector

CHE/WS/1386/K/337

A.S. ✓

*[Handwritten signature]*

*[Handwritten signature]*



Issue On : 30 Sep 2020

Valid Upto : 12 May 2021

Application Number :

CHE/WS/1386/K/337(NEW)/FCC/4/Amend

Remark :

Re-endorsement of C.C. and Further C.C. for entire work upto top of 9th floor including L&S/OHT (ie. total height 36.30mtr. AGL) as per last approved amended plan dated 10.09.2020.

Name : Ahirwar  
Dushyantkumar Jitendra  
Designation : Assistant  
Engineer  
Municipal Corporation of Greater Mumbai  
Date : 30-Sep-2020 17:00:12

Note :-

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

बदर-१७/		
L34L	20	80
२०२२		



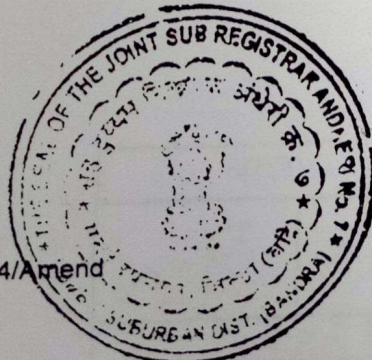
For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer, Building Proposal

Western Suburb I K/E Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



बदर - १८		
१५६६०	०५	१३६
Page 3 of 3 On 30 Sep 2020		

AS-S-

*[Handwritten signature]*

*[Handwritten signature]*

क्रा नं: 40:  
श्वरी पूर्व,  
सदनिके  
ड, सोबत ए  
118/1 T

राह यांच्या त  
ा, इमारतीचे  
लमोहर रोड

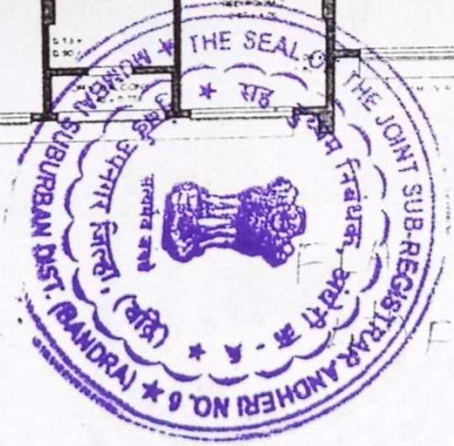
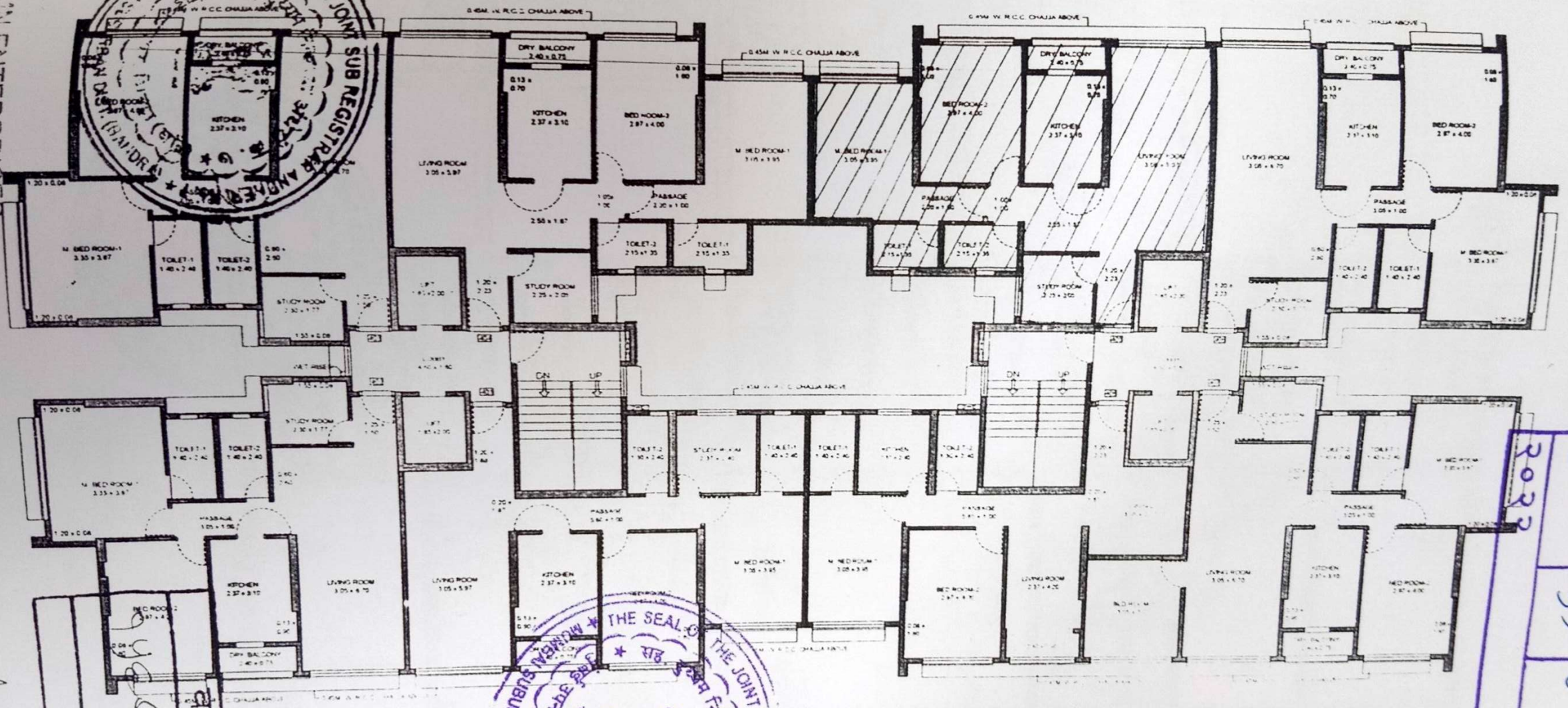
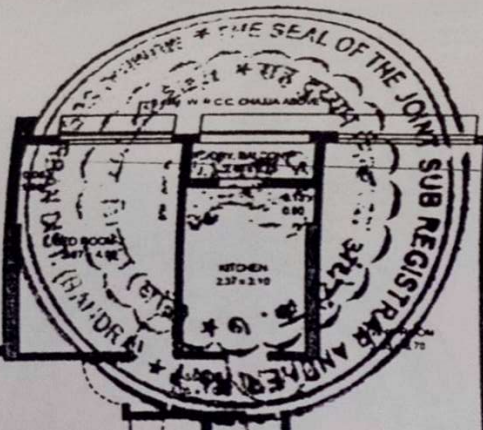
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any Cantor



Partner  
A.S. Shak

FOR AMN ENTERPRISES



For  
A.S. Shak

NO. 105  
FLOOR

2022	1346	वदर-१७/
	१३	
	६०	

2022	922	वदर-१८
	933	

ASHOK B. MODY  
connectfour

REGD. NO. 24, 25, 222  
10, MARKET STREET, ANDHERI  
MUMBAI - 400 052



Possession Letter

Date: 01/12/2021

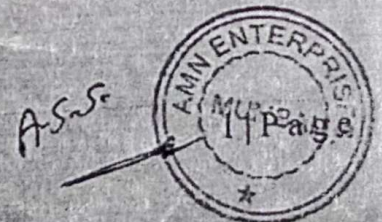
To,  
 Mr. Hasmukh Bhuralal Fofani  
 (Jt) Mr. Jay H. Fofani  
 B-304, Ratnapuri Building,  
 Gaushala Lane, Daftary Road,  
 Near Ramlila Maldan, Malad (East),  
 Mumbai - 400097  
 Tel No. : 98204 23437 - Hasmukh Fofani  
 84529 77294 - Jay Fofani  
 Email ID : fire.light45@yahoo.com  
 PAN No. : AAAPF6630M/AAIPF7011J

Re: Agreement for Sale dated 24/11/2021 made between Ourselves and Yourselves in respect of Flat No. 405 on the 4th floor in Wing "B" ("the Flat") in the Complex named HANSA, on the land situated at CTS No. 118. 118/1 to 118/9, Village Ismalia, Saraswati Baug, Society Road, Jogeshwari (East), Mumbai -400060.

Dear ~~Madam~~/Sir,

This is to record as under:-

1. By and under the abovementioned Agreement for Sale, registered with the Office of the Sub- Registrar of Assurances at Andheri, you have agreed to acquire a duly constructed Flat No. 405 on the 4th floor in Wing "B" ("the Flat") in the Complex named HANSA, on the land situated at CTS No. 118. 118/1 to 118/9, Village Ismalia, Saraswati Baug, Society Road, Jogeshwari (East), Mumbai -400060, on ownership basis from us, the Developers of the Complex, for the consideration and on the terms and conditions recorded therein, which are hereby confirmed.
2. You are aware that some flats and other premises in the said Building are still to be sold. You have agreed that you will not (a) insist upon formation of the Corporate Body/Apex Body till all the purchasers of the various other flats and other premises in the Complex have paid their dues under their respective agreements, (b) demand execution of the Deed of Lease or Final Deed of Transfer before completion of the development of the



Mr. Hasmukh Bhuralal Fofani

Mr. Jay H. Fofani





**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION  
UNDER REG. 11(7) / 11(8) OF DCPR 2034**

[CHE/WS/1386/K/337(NEW)/OCC/1/New of 02 February 2023]

To,  
**Smt.Nilima J. Parmar Partner of AMN Enterprises**  
**25-D,Juhu Supreme Shopping Centre,1st Flr,9 Gulmohar Cross Road,JVPD Scheme,Mumbai-49.**

Dear Applicant,

The **Full** development work of **Residential** building comprising of **Building no. 2 comprising of BASEMENT + STILT + 1st TO 9th + 10TH (PT) UPPER FLOORS FOR WING A & B** on plot bearing CTS No. **118,118/1 to 9** of village **ISMALIA** at **Opp. Rameshwar Mandir** is completed under the supervision of Shri. **ASHOK BABUBHAI MODY** , Architect , Lic. No. **CA/75/522** , Shri. **GIREESH M RAJADHYAKSHA** , Structural Engineer, Lic. No. **STR/R/28** and Shri. **JAYANTILAL M PARMAR** , Site supervisor, Lic.No. **P/188/SS-I** and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/WS/1386/K/337(NEW)-CFO/R-III/4** dated **21 November 2022** . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

**Copy To :**

1. Asstt. Commissioner, K/E Ward
  2. A.A. & C. , K/E Ward
  3. EE (V), Western Suburb I
  4. M.I. , K/E Ward
  5. A.E.W.W. , K/E Ward
  6. Architect, **ASHOK BABUBHAI MODY**, 101,Chandrasagar,Gokuldham,Gen.Arunkumar Vaidya Marg,Goregaon(E),Mumbai-63
- For information please

Digitally signed by UDAY MANOHARRAO MAHAJAN  
Date: 02 Feb 2023 12:17:42  
Organization :Brihanmumbai Municipal Corporation  
Designation :Executive Engineer

Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
K/E Ward



**PROFORMA - B**

CONTENTS OF SHEET  
FLOOR PLAN

NOTES  
ALL DIMENSION ARE IN METER

APPROVAL OF PLAN

- 1) This is digitally signed and issued
- 2) This is digitally approved to the previous plans sanctioned under no. CHREWS/1366/K3371(NEW) Dated - DT:27.7.2015
- 3) Approved subject to conditions mentioned in this office letter under Act no. CHREWS/1366/K3371(NEW) - 3066L.

MUNICIPAL CORPORATION OF GREATER MUMBAI



Sameer Somnath Sanap  
Digitally signed by Sameer Somnath Sanap  
DN: c=IN, o=Sameer Somnath Sanap, ou=, email=ssanap@rediffmail.com, cn=Sameer Somnath Sanap  
21.12.2014 05:29  
S.E (B.P.)/K/EE

Sanjay Uttamrao Borse  
Digitally signed by Sanjay Uttamrao Borse  
DN: c=IN, o=Sanjay Uttamrao Borse, ou=, email=sanjayb@rediffmail.com, cn=Sanjay Uttamrao Borse  
21.12.2014 05:29  
A.E (B.P.)/K/EE

Prakash Rajaram Rasal  
Digitally signed by Prakash Rajaram Rasal  
DN: c=IN, o=Prakash Rajaram Rasal, ou=, email=prakashr@rediffmail.com, cn=Prakash Rajaram Rasal  
21.12.2014 05:29  
E.E (B.P.)/K/WARD

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BLDG. 2 ON PLOT BEARING C.T.S. NO. 118, 118/1 TO 9 OF VILLAGE ISMALIA AT JOGESHWARI (EAST), MUMBAI.

NAME SIGNATURE OF OWNER/APPLICANT

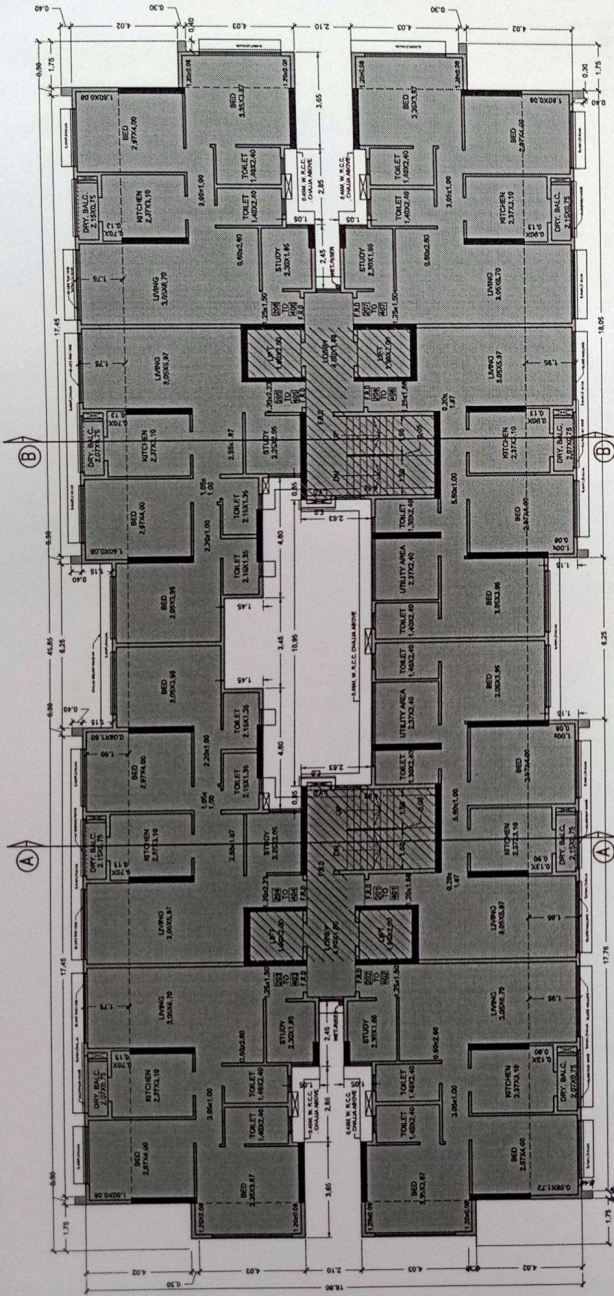
A.M.N. ENTERPRISES

NIJAMA JAVANTILAL PARMAR  
Digitally signed by NIJAMA JAVANTILAL PARMAR  
DN: c=IN, o=NIJAMA JAVANTILAL PARMAR, ou=, email=niijama@rediffmail.com, cn=NIJAMA JAVANTILAL PARMAR  
21.12.2014 05:29  
A.E (B.P.)/K/EE

NAME, ADDRESS & SIGNATURE OF I.C. SURVEYOR

ASHOK B. MODY  
connectfour  
ASHOK B. MODY  
SABUBH AI MODY

Digitally signed by ASHOK B. MODY  
DN: c=IN, o=ASHOK B. MODY, ou=, email=ashokb@rediffmail.com, cn=ASHOK B. MODY  
21.12.2014 05:29  
S.E (B.P.)/K/EE



2ND TO 4TH FLOOR PLAN  
SCALE - 1:100



FIRST FLOOR PLAN  
SCALE - 1:100

1) ALL DIMENSIONS ARE IN METER



# PROFORMA - B

CONTENTS OF SHEET

FLOOR PLAN

NOTES

ALL DIMENSION ARE IN METER

## APPROVAL OF PLAN

- 1) This is digitally signed and issued
- 2) This cancels approval to the previous plans sanctioned under no.CHE/WS/1386/K/337(NEW) Dated - DT.27-7-2015
- 3) Approved subject to conditions mentioned in this office letter under Auto dcr file no.CHE/WS/1386/K/337(NEW) , Dated...

MUNICIPAL CORPORATION OF GRATER MUMBAI



Sameer  
Somnath  
Sanap

Digitally signed by  
Sameer Somnath  
Sanap

Date: 2017.03.31  
21:12:30 +05'30'

S.E (B.P.)K/EC

Sanjay  
Uttamrao Borse

Digitally signed by Sanjay Uttamrao Borse  
DN: cn=Municipal Corporation of Greater  
Mumbai, ou=Building Proposal,  
postalCode=400081, st=Maharashtra,  
2.5.4.20=38c627f6dca66ed964a7e684a712da9eaf6,  
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serialNumber=292075e70c4e8cbe5f6ef4eb4a8a05  
a:35b8953b9ef39868e94da8b87dbb3ef, cn=Sanjay  
Uttamrao Borse  
Date: 2017.04.03 16:16:30 +05'30'

A.E (B.P.)K/E

Prakash  
Rajaram Rasal

Digitally signed by Prakash Rajaram Rasal  
DN: cn=Prakash Rajaram Rasal, cn=JN,  
st=Maharashtra, ou=Municipal Corporation of  
Greater Mumbai, ou=Building Proposal,  
serialNumber=bcdd79d819cfd599b673b8c0ff  
942e547a856c50c073dca9e97a8944163cad1  
Date: 2017.04.07 11:24:53 +05'30'

E.E (B.P.)K /WARD

## DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BLDG. 2 ON PLOT  
BEARING C.T.S. NO. 118, 118/1 TO 9 OF VILLAGE  
ISMALIA AT JOGESHWARI (EAST), MUMBAI.

## NAME, SIGNATURE OF OWNER/APPLICANT

A.M.N. ENTERPRISES

NILIMA  
JAYANTIL  
AL  
PARMAR

Digitally signed by NILIMA  
JAYANTILAL PARMAR  
DN: cn=JL, o=Personal, C=IN,  
5131104,  
2.5.4.20=7335fae1fcaef8cbfaa84be0  
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b4c07b645, postalCode=400006,  
st=Maharashtra,  
serialNumber=04bee52590b3be3de  
940b0d8fa20c220982277692c68ac0  
7ab4c1322b97e70ac, cn=NILIMA  
JAYANTILAL PARMAR  
Date: 2017.03.20 13:55:00 +05'30'

## NAME, ADDRESS & SIGNATURE OF LIC. SURVEYOR

ASHOK B. MODY

connectfour

STRATEGY ARCHITECTURE INTERIORS BRANCH  
REGN. NO. CA / 75 / 522  
Chandrasagar, Gen A.K. Vaidya Marg,  
Gokuldham, Goregaon (east), Mumbai - 400063  
contact@connectfour.in t: +91 22 4247 0200

ASHOK  
BABUBH  
AI MODY

Digitally signed by ASHOK  
BABUBHAI MODY  
DN: cn=JL, o=Personal, C=IN,  
3713320, postalCode=400049,  
st=Maharashtra,  
serialNumber=071074df0956  
aba049c0bb075431649df7c08  
d2e244305e5b29e94df2198b,  
cn=ASHOK BABUBHAI MODY  
Date: 2017.03.20 13:51:49  
+05'30'



PMAY Yes/No

Annual Gross Income

Please Tick

CIF No. 91158156586

PAL

Existing SBI A/C No. 91158164949

Tie up (If applicable)

LOS Reference No.: 501230320031669

Take Over

Applicant Name: BHAROS KUMAR GUPTA (9118149)

Co-Applicant Name: ANITA GUPTA (911815/2005)

Contract (Resi.) Mobile: New RMC: 50123053105386

Loan Amount: 1,54,00,000

Tenure: 360 m

Interest Rate: 11.5% p.a.

EMI:

Loan Type: HL (Take-over)

SBI LI

Hsg. Loan Maxgain

Realty Home Equity

Collateral: 78449215145

Property Location: Jogeshwari EAST

Property Cost: HL A/c 41958812259

Name of Developer / Vendor: COI: 78449215145

Topup RMC: 501230617022193

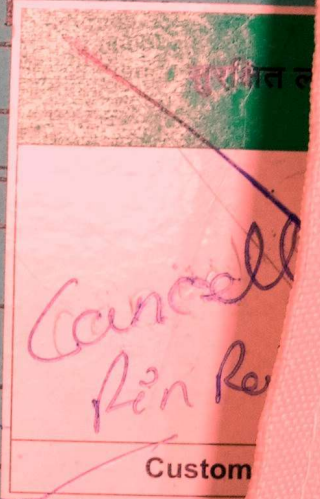
RBO- SION Zone- SOUTH Branch- Dindar milankh Code No. 3

Name S.S.L. Co ordinator along with Mob No.: Topup a/c 4202

Name RACPC Co ordinator along with Mob No.: Abhijeet

Name of HLST / MPST / BM / FS alongwith Mob No.: Ravindra 916777

	DATE		DATE
SEARCH - 1	Rajivghos	RESIDENCE VERIFICATION	21/11/23
SEARCH - 2	V. S. Lesne	OFFICE VERIFICATION	21/11/23
VALUATION - 1	SS Ruler	SITE INSPECTION	21/11/23
VALUATION - 2	Metro		



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1/3/23  
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3/5/23  
shu  
Ravit  
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