

6212369

05/02/2018

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सूची क्र.2

दुय्यम निबंधक : कुर्ला 1 (कुर्ला)

दस्त क्रमांक : 6212/2002

नोंदणी :

Regn:63m

गावाचे नाव : चेंबूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.1000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1129905
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - चेंबूर - कुर्ला , उपविभागाचे नाव - 111/518 - रस्ता: व्ही.एन.पुरव मार्ग- सुमननगर ते शिवाजी महाराज चौक. सदर मिळकत सि.टी.एस. नंबर - 1311 मध्ये आहे. ----- ऑफीस नं इ-8, मेरी लँड अपार्ट को. ऑप . हौ. सोसा , डी के सांडू मार्ग, चेंबूर मुं 71, तळ मजला अधिक 2 मजल्यांची इमारत , सन 1980 मधील बांधकाम
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 35.87 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-अजीत परसराम बुधवानी ,
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-नीना प्रविण ठक्कर , माया विनोद ठक्कर , दिप्ती प्रफु ल्ल ठक्कर ,
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/11/2002
(10)दस्त नोंदणी केल्याचा दिनांक	01/11/2002
(11)अनुक्रमांक,खंड व पृष्ठ	6212/2002
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	113050
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	11300



करल - १  
 १४१३ २३ ३४  
 २०१६

UNPP-170-88-5.0000

बृहन्मुंबई महानगरपालिका  
 BRIHANMUMBAI MAHANAGARPALIKA

करल - ५  
 २०११  
 २०१७

Office of the Deputy Chief Engineer (Bldg. Proposals) (Eastern Suburbs), 4th floor, Kant-Naxx Municipal Transport Garage Building, Behind Eastern Express High Way, Sant Nagar, Chhatkopar (East), Bombay-400 075.

Office of the Dy. City Engineer B.S., Kant-Naxx, Municipal Office, P.O. KANT-NAXX.

To

Shri Parimal D. Parekh, Licensed Surveyor, C/B, W/s: J.P. Parekh & Sons, 102/39 Nurry Land Corner, Sion (East), Bombay-400 022.

2804/18 P.E.S.I.P.M

4 JUN 1970



Occupation permission for Building on bearing C.T.S.No. 1311, 1311/1 to 57 of Chhatkopar, for M/s. Sandu Brothers Pvt. Ltd.

Your letter No. SN/29/103/E.C/90-91 of 2/5/90.

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the Pink Colour i.e. Wing 'B' on the completion plans submitted by you after obtaining water connection from the Assistant Engineer Water Works, W/W Ward and subject to the following :-

- 1) That certificate under Section 270-A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
- 2) That all the remaining I.O.D. conditions shall be complied with before asking for further occupation permission.

**NOTE :** This permission is issued without prejudice to the actions under Sections 270-A, 305, 353-A of the Bombay Municipal Corporation Act.

Please also note that if any of the above mentioned objections are not complied with and if the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

*[Signature]*  
 Executive Engineer  
 (Bldg. Proposals) (Eastern Suburbs)

SGA.

CERTIFIED TO BE TRUE COPY





01 November, 2002

4:22:21 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 5439

दिनांक 01/11/2002

गावाचे नाव चेंबूर

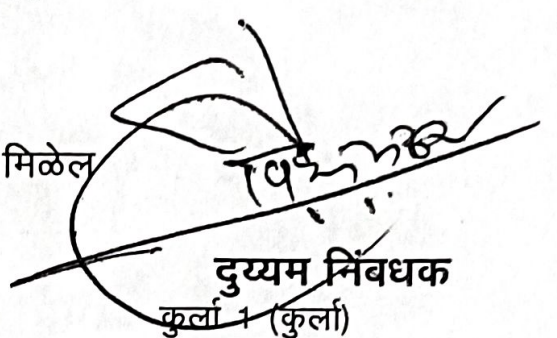
दस्तऐवजाचा अनुक्रमांक वदर3 - 06212 - 2002

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: नीना प्रविण ठक्कर

नोंदणी फी	:-	11300.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (10)	:-	200.00
एकूण	रु.	11500.00

आपणास हा दस्त अंदाजे 4:37PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
कुर्ला 1 (कुर्ला)

बाजार मुल्य: 1129905 रु. मोबदला: 1000000रु.  
भरलेले मुद्रांक शुल्क: 113050 रु.

35 P 113050/2 One Lakh Thirteen Thousand Fifty only

GENERAL STAMP OFFICE  
TOWN HALL, FORT,  
MUMBAI - 400 023.  
MAH/GSO/006



Rs. 0113050/

SPECIAL ADHESIVE

31.10.2002

281980

00034

MAHARASHTRA

013160091031

BY *[Signature]*  
DY. SUPERINTENDENT OF STAMPS,  
BANDRA.

बदर-३  
दस्त क्रमांक (६२१२/२००२)  
९



AGREEMENT FOR TRANSFER

THIS AGREEMENT for transfer made and entered on this 1st Day of November, 2002 BETWEEN MR. AJEET PARASRAM BUDHWANI, Indian Inhabitant, aged about 54 years, residing at Plot No. 140, Vivek Darshan, Sindhi Society, Chembur, Mumbai - 400 071, hereinafter referred to as THE TRANSFEROR (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, executors & assigns) the party of the FIRST PART A N D MRS. NEENA PRAVIN THAKKAR, also an Indian Inhabitant aged about 44 years, at present residing at, 401-E, Luv-Kush Apartment CO-op. Housing Society Ltd., Sindhi Society, Chembur, Mumbai - 400 071, MRS. MAYA VINOD THAKKAR, also an Indian Inhabitant aged about 41 years,

*[Signature]*

N.P.T  
D.P.T...2  
M.V.T



बदर-३  
दस्त क्रमांक (२१०/२००२)  
२



-2-

at present residing at, 4/C-3, Vijay Vihar Society, Chembur, Mumbai - 400 071 & MRS. DIPTY PRAFUL THAKKAR, also an Indian Inhabitant aged about 39 years, at present residing at, 5, Gomati Bhuvan, Chhaya Society, Chembur, Mumbai - 400 071 hereinafter referred to jointly as THE TRANSFEREE (which expression shall it be repugnant to the context or meaning thereof include their heirs, administrators, executors and permitted assigns) as the party of the SECOND PART.

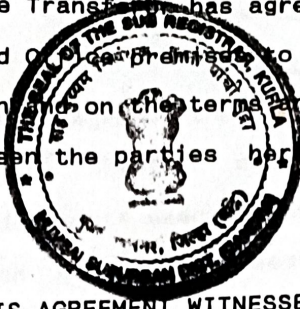
WHEREAS the TRANSFEROR is a Member of The Mary Land Apartments Co-op. Hsg. Society Ltd. and holding Share Certificate No. 28 and Shares from No. 136 to 140 (both inclusive) in the said society and is in possession of Office bearing No. E/8, on the Ground Floor at Maryland Apartments, situated at D.K. Sandu Marg, Chembur, Mumbai - 400 071. AND WHEREAS Transferor holds rights, possession and title of the said Office No. E/8, and Share Certificate which proves that he is holding marketable title and the said title is been guaranteed by the Mary Land Apartments Co-op. Hsg. Society Ltd. wide their N.O.C. dated 20th October 2002.

*[Handwritten signature]*

N.P.T  
D.P.T. 3  
M.V.S.T



AND WHEREAS the Transferor has agreed to release and transfer the said Office Premises to the Transferee for the consideration and on the terms and conditions agreed to by and between the parties hereto appearing:



अदर-३
दस्ता क्रमांक (२२१२/२००२)
३
as follows:-

NOW THEREFORE THIS AGREEMENT WITNESSETH

1) The Transferor agrees to release and transfer and doth hereby release and transfer his right, title and interest in the said Office premises bearing Office No. E/8 on the Ground Floor, of the Maryland Apartments, D.K. Sandu Marg, Chembur, Mumbai - 400 071 for an consideration of Rs. 10,00,000/- (Rupees ten lakhs only).

2) The Transferor has removed all his articles lying in the premises i.e. Office No. E/8, Maryland Apartments, D.K. Sandu Marg, Chembur, Mumbai - 400 071 and handed over vacant and peaceful possession of the said Office premises to the Transferee and the Transferee admits having been put in exclusive and peaceful possession of the said Office premises.

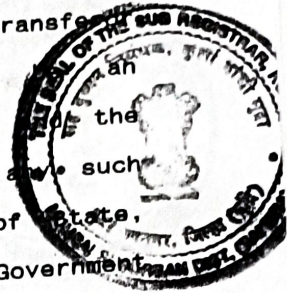
3) It is declared and recorded that the Transferor has 100% share in the said Office premises and that by virtue of Share Certificate No. 28, the Transferor has released and transferred all his, right, title and interest in the said Office premises in favour of the Transferee free from all encumbrances.

4) It is further agreed that any Stamp Duty, Registration Fee or transfer charges (if legally applicable) all will be exclusively paid by the Transferee.

M.P.T  
....4  
D.P.T  
M.V.T

बदर-३
दस्त क्रमांक (E 292/२००२)
८

5) It is further agreed that any Stamp Duty, Registration Fee or transfer charges (if legally applicable) for documents executed by the transferor prior to execution of this Agreement will be the exclusive responsibility of the transferor. The transferee shall be in no way liable towards any such liability if demanded by any Authorities of State, Central or any other Government or Semi-Government body/ies and any such claim in past, present or future towards it will be exclusively paid by the Transferor.



6) It is agreed between both the parties that the Transfer charges towards the transfer of the said office premises will be borne by both the parties equally.

7) It is also further agreed that the Transferee shall sign, execute and admit execution of any other deed, document or writing as may be required provided that all costs, charges and expenses for such deed, documents or writings shall be paid and borne by the Transferee.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

OFFICE PREMISES BEARING NO. E/8 ADMEASURING AREA 386 SQ. FEET BUILT UP WHICH IS EQUIVALENT TO 35.87 SQ. MTRS. BUILT UP APPROXIMATELY OF THE MARY LAND APARTMENTS CO-OP. HSG. SOCIETY LTD., BUILDING CONSTRUCTED IN THE YEAR 1980 HAVING ITS ADDRESS AT D.K. SANDU MARG, CHEMBUR, MUMBAI - 400 071, SITUATED AT BEARING CTS NO. 1311 AND PLOT NOS. 411, 564 IN THE REGISTRATION DISTRICT OF

*[Handwritten signature]*

N.P.T  
.....5  
D.P.T  
M.V.T



बदर-३

दस्त क्रमांक (E.M. 12002)

BOMBAY SUBURBAN, SUB-DISTRICT OF KURLA, VILLAGE CHEMBUR, MUNICIPAL M-WARD, THAT IS TO SAY TOWARDS THE EAST BY THE SEVENTH ROAD, ROAD ON OR TOWARDS THE SOUTH BY SION TROMBEY ROAD, ON OR TOWARDS THE WEST BY AVENUE ROAD, ON OR TOWARDS THE NORTH BY



IN WITNESSES WHEREOF the said Parties hereto have hereunto set their respective hands at Mumbai the day and the year First herein above written.

SIGNED AND DELIVERED By the )  
withinamed Transferor )  
MR. AJEET PARASRAM BUDHWANI )  
in the presence of .... )

*[Handwritten Signature]*

(TRANSFEROR)

SIGNED AND DELIVERED By the )  
withinamed Transferee )  
MRS. NEENA PRAVIN THAKKAR )

*N.P. Thakkar*

MRS. MAYA VINOD THAKKAR )

*Maya V. Thakkar*

MRS. DIPTY PRAFUL THAKKAR )  
in the presence of .... )

*Dipty P. Thakkar*

(TRANSFEEE)