

# ORIGINAL AGREEMENT

BETWEEN

MR. BRIJMOHAN PURSHOTTAMDAS..... THE VENDORS

vs.

JITEN TODI (M.U.F.)..... THE PURCHASERS

THIS AGREEMENT REGISTERED AT  
BANDRA SUB-REGISTRAR OFFICE VIDE  
THEIR RECEIPT NO. BDR-4/10122/2009 ON  
DATED 05-11-2009.

## Details of Property :

GALA 16-24, "C" WING, 2ND FLOOR,  
"RAJ INDUSTRIAL COMPLEX PREMISES --  
CO-OPERATIVE SOCIETY LIMITED",  
MILITARY ROAD, ANDHERI (EAST),  
MUMBAI - 400 059,  
VILLAGE : MAROL,  
C.T.S. Nos. : 385,  
GALA : 1090 Sq. Ft. BUILT-UP AREA.



Thursday, November 05, 2009

11:56:20 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 10151

गावाचे नाव मरोळ

दिनांक 05/11/2009

दस्तऐवजाचा अनुक्रमांक

वदर 4 - 10122 2009

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: जितेन टोडी (एच यु एफ) चो कर्तू जितेन टोडी - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)	:-	440.00
एकूण	रु.	30440.00

आपणास हा दस्त अंदाजे 12:10PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
अंधेरी 2 (अंधेरी)

बाजार मुल्य: 3453720 रु.

मोबदला: 3451000 रु.

भरलेले मुद्रांक शुल्क: 181000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: कॅनरा बँक ;

डीडी/धनाकर्ष क्रमांक: 566218; रक्कम: 30000 रु.; दिनांक: 10/09/2009

सह. दुय्यम निबंधक अंधेरी-२,  
मुंबई उपनगर जिल्हा.

Rs. 1,81,000/-



A G R E E M E N T

THIS AGREEMENT is made at Mumbai this 12 day of September, 2009

*[Handwritten signature]*

B E T W E E N

MESSRS. BRIJMOHAN PURSHOTTAMDAS of Mumbai Indian Inhabitant residing at 306, Kalbadevi Road, Kakkad Market, 4<sup>th</sup> floor, Mumbai 400-002 Hereinafter for the sake of brevity referred to as "THE VENDORS" (which

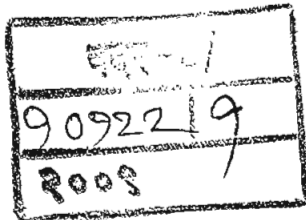
One Lac Eighty  
The Cosmos Co-Operative Bank Ltd.  
The Park Branch, Se. 1333 of 13  
Plot No. 41, P.S. 1, Chembur, S.E.  
Haramban Road, Vile P. J. E.  
Mumbai-400 057  
D-5-ST/IV/C/R 1904/06 2004/1-62-64/0

THE COSMOS Co-op.

Authorized Signatory  
Sanjay A. Odi

one Thousand only,  
35418  
160169  
Special Adhesive  
SEP 11 2009  
1200 GRE EIGHT ONE ZERO ZERO ZERO 13:12  
R.0181000/-PB5114  
INRIA STAMP DUTY MAHARASHTRA

1



*[Handwritten signature]*

expression shall mean and include heirs, executors and administrators) of the

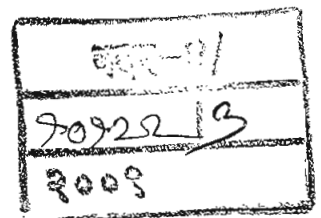
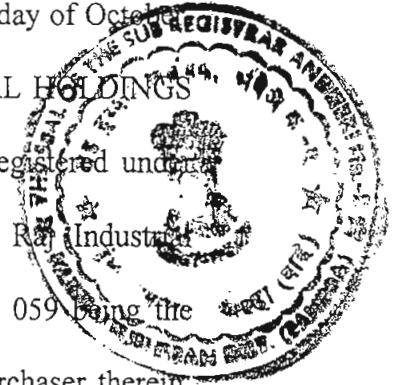
**ONE PART**

**A N D**

**SHRI JITEN TODD** (H.U.F.) of Indian Inhabitant residing at Pramukh Building, 2<sup>nd</sup> floor, North South Road NO.6, JVPD Scheme, Friends Society, Mumbai 400 056 hereinafter for the sake of brevity referred to as the **"PURCHASERS"** (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include the Karta/s for the time being and his respective heirs, executors, administrators and assigns) of the **OTHER PART;**

**W H E R E A S :-**

- (1) By virtue of a registered Agreement for sale dated 6<sup>th</sup> day of October 1991 made and entered in to between Messrs. AVVAL HOLDINGS PRIVATE LIMITED, a Private Limited Company registered under the Companies Act, 1956 and having its office at Raj Industrial Complex, Military Road, Marol, MUMBAI - 400 059 being the Builders therein and the Vendors herein being the Purchaser therein, the Vendor therein had sold **GALA NO.24, IN "C" WING** on **SECOND FLOOR** admeasuring about 1093 sq. ft of Built up area in **"RAJ INDUSTRIAL COMPLEX PREMISES CO-OPERATIVE**



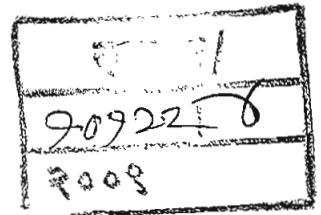
**SOCIETY LIMITED**", bearing **Society Registration No.BOM/K(E) GNL (O) 669 OF 1992-93**, Survey Nos.18, 19, 20, 25 & 32, Hissa Nos.8(part), 6, 17, 18, 7, 8, 9, 10, 15(part), 16(part), 23(part), 17(part), 12(part), 13(part), 14(part) and 15/1(part), bearing C. T. S. No.385, 340, 345, 334, 336, 338, 339, 341, 342, 345 & 337, situated at Military Road, Marol, Andheri (East), MUMBAI – 400 059 hereinafter for the sake of brevity referred to as **"THE SAID GALA"** more particularly set out in the Schedule hereunder written.

- (II) **AND WHEREAS** in the premises the **VENDOR** is absolutely seized and possessed of the said property and has agreed to sale and the same to the **PURCHASERS** on the terms and conditions asset out hereinafter.



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

1. **THE VENDOR** agrees to sell and the **PURCHASERS** agree to purchase **THE SAID GALA** at and for the total consideration of Rs.34,51,000/- (Rupees THIRTY FOUR LAKHS FIFTY ONE THOUSAND ONLY) to be paid in the following manner:-



a) Rs. 34,51,000/- (Rupees

Thirty four lakhs fifty one thousand

\_\_\_\_\_ only) paid by the PURCHASER to the VENDOR

by Cheque No. 063154 dated \_\_\_\_\_ drawn

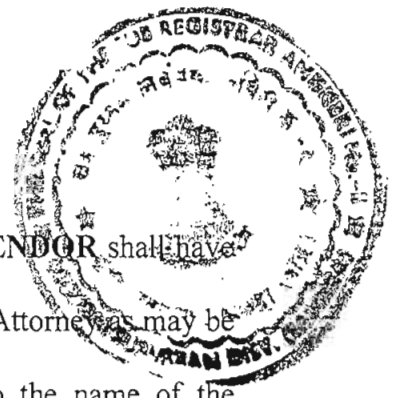
on UNION BANK OF INDIA, COOPERATION EAST

BRANCH, MUMBAI.

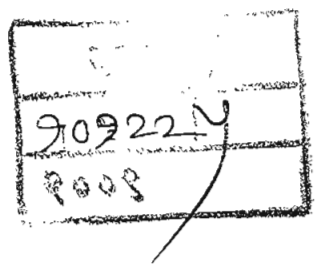
at the time of registration and possession.

2. The VENDOR shall have to make out clear and marketable title of THE SAID GALA hereby agreed to be sold.

3. The VENDORS shall deliver all the Original documents of Title at the time of completion of sale i.e. on receipt of balance consideration or soon thereafter.



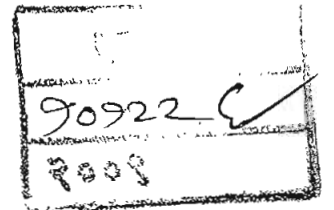
4. On receipt of the balance consideration amount the VENDOR shall have to execute all papers, deeds, documents and power of Attorney as may be required for transfer of the said Gala absolutely to the name of the PURCHASERS.



5. The **VENDOR** shall have to clear all outgoing, charges and taxes and Building Repairing Fund if any up to the date of the possession of **THE SAID GALA** handed over to the **PURCHASERS** and thereafter the same shall be payable by the **PURCHASERS**.
  
6. **THE VENDOR** shall co operate with the **PURCHASERS** in all respect so as to enable the **PURCHASERS** to acquire **THE SAID GALA** free from all encumbrances and charges whatsoever and after the acquisition of the said property the **PURCHASERS** is responsible for the encumbrances (if any) created by the **PURCHASERS**.
  
7. **THE VENDOR** shall sign and admit the execution of this Agreement before the Sub Registrar of Assurances **AND** will also sign various papers/Transfer Forms for submission of the same to the Sub Registrar of Assurances for transfer of **GALA** in the name of **THE PURCHASERS** by the Society.
  
8. The Stamp Duty and Registration Charges of this Agreement shall be payable by the **PURCHASERS** alone.



*[Handwritten signature]*  
*[Handwritten mark]*



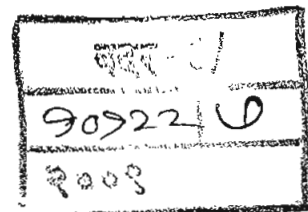
**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

**GALA NO.24**, in "C" Wing on **SECOND FLOOR** admeasuring about **1098** sq. ft of **Built up area** equivalent to **101.58 sq.mtrs.** of **Built-up Area** in "**RAJ INDUSTRIAL COMPLEX PREMISES CO-OPERATIVE SOCIETY LIMITED**", Survey Nos.18, 19 & 20, 25 & 32, Hissa Nos.8(part), 6, 17, 18, 7, 8, 9, 10, 15(part), 16(part), 23(part), 17(part), 12(part), 13(part), 14(part) and 15/1(part), in **Village MAROL**, bearing C. T. S. No.385, 340, 345, 334, 336, 338, 339, 341, 342, 345 & 337, situated at Military Road, Marol, Andheri(East), MUMBAI – 400 059 and the said Society BUILDING known as "**RAJ INDUSTRIAL COMPLEX PREMISES CO-OPERATIVE SOCIETY LIMITED** bearing Society Registration No.BOM/K(E) GNL(O) 669 OF 1992-93 AND THE SAID BUILDING is having Ground + 03 upper floor with a Lift facility and was constructed in the year 1991 as per **Occupation Certificate dated 2<sup>nd</sup> March, 1991** which is enclosed herewith with this agreement.

IN WITNESS WHEREOF the Parties hereto shall hereunto set their hands and subscribed their respective hands to this writing on the day and the year first hereinabove mentioned.



6





SIGNED AND DELIVERED BY

THE WITHIN NAMED

<sup>M/S.</sup> For **BRIJMOHAN PURUSOTTAM DAS**

"**BRIJMOHAN PURSHOTTAMDAS**" \*\*

*Brij Mohan Das*

**Partner**



" **THE VENDOR** "

IN THE PRESENCE OF

SHRI. C. R. TODI

1. MR. D. K. NAGRE  
87 "Sainath" Road,  
Thakurli (East), Thane District.

*Handwritten signature*

2. N. F. DHOLAKIA — *N. F. Dholakia*

SIGNED AND DELIVERED BY

THE WITHIN NAMED

For **JITEN JAGDISHPRASAD TODI (HUF)**

~~"JITEN TODI (H. U.F.)"~~

*Jiten Jagdishprasad Todi*

**KARTA**

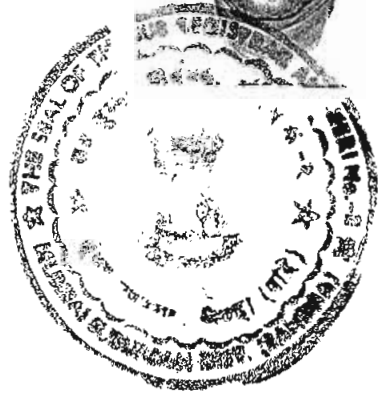
" **THE PURCHASERS** "

IN THE PRESENCE OF

1. N. F. DHOLAKIA — *N. F. Dholakia*  
C-26, MILANBHARA,  
ANDHERI (WEST),  
MUMBAI - 400058.

*Handwritten signature*

2. MR. D. K. NAGRE.



70922 L  
2008

RECEIPT

RECEIVED of and from the withinnamed

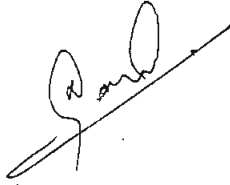
Purchaser the sum of Rs. 34,51,000/- of  
UNION BANK OF INDIA, COOREGAN (E) BRANCH.  
(Rupees ----- only) by Cheque No. 063154

dated 2009

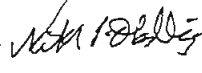
in terms of clause 1 of this Agreement.

WITNESSES:-

1. MR. D. K. NAGRE.



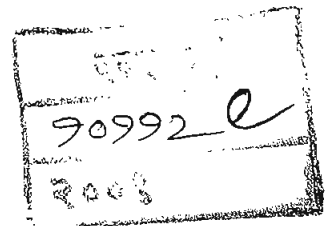
2. N. P. DHAKIA



I SAY RECEIVED



THE VENDOR



# Raj Industrial Complex Premises Co-operative Society Ltd.

( Regd. No. BOM/K (E) GNL (O) 669 of 92/93 )

5

Ref. No.

Date \_\_\_\_\_

01.09.2009

## TO WHOMSOEVER IT MAY CONCERN

It hereby Certified that Industrial Gala No. C/24 admeasuring 1090 Sq. ft. Built up area allotted to Mr. Brijmohan Purshottamdas, is located on Second floor of the building Raj Industrial Complex, Military Road, Marol, Andheri [East], Mumbai-400 059.

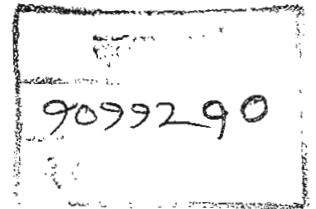
The society Building was constructed in the year 1988-89 and consists of Ground plus 2 floors, The Building is serviced by three goods lift.



For Raj Industrial Complex Premises  
Co-op. Soc. Ltd.

*R. K. K. -*

Hon. Secretary



# Raj Industrial Complex Premises Co-operative Society Ltd.

( Regd. No. BOM/K (E) GNL (O) 669 of 92/93 )

Ref. No.

Date \_\_\_\_\_

To,

26.08.2009

M/S. Brijmohan Purosattamdas,

Raj Industrial Complex,

Military Road, Andheri [E],

Mumbai-400 059.

Sub: NOC for Transfer of Unit No.24 'C' 2<sup>nd</sup> floor.

Sir,

With reference to your letter dated 24.08.2009, the society do not have any objection for the transfer of Unit No.24 'C' 2<sup>nd</sup> floor, in the name of Mr. Jiten J. Todi H.U.F provided you submit the necessary documents of transfer.

This is for information.

Thanking You,

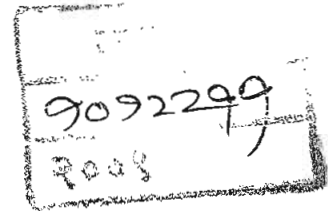
Yours Faithfully

For Raj Industrial Complex Premises

Soc.Ltd

Rx Reddy

Hon. Secretary





**बृहन्मुंबई महानगरपालिका**  
 वरनिर्धारण व संकलन खाते  
 लढ मजला, मुख्य इमारत, महापालिका मार्ग, मुंबई ४०० ००९  
 संकेतस्थळ : www.mcgm.gov.in  
 मालमत्ता कराचे देयक

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता कर वर्ष	सहाय्यक करनिर्धारक व संकलक
00064180	KE0804400160000	-	2008-2009	
पत्रकाराचे नाव व पत्ता RAJ IND COMPLEX  COOP IND ESTATE, MILITARY RD MAROL, ANDHERI EAST MUMBAI 400 059			'K/East' Ward, Municipal Office Building, Azad Rd., Gundavli, Andheri (E), Mumbai 400 069	

याजक इत

मालमत्ता क्रमांक, सद्यतेका क्रमांक, इमारतीचे नाव / विंग, सो. टो एच क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ग, करदात्याचा ठेव  
 KE 10845 (5C) 170C MILITARY RD MAROL INDUSTRIAL ESTAT E RAJ INDL COMPLEX, MUMBAI

SHRI HAJI SULEMAN ISMAIL SHRI ISMAIL SULEMAN & SHRI SH, A/VKATALLI SULEMAN & ORS

प्रथम करनिर्धारण दिनांक	01-06-1991	थकवाकी ३१/०३/२००८ या तारखेस	0
एकूण करपात्र मूल्य रु.	3915545	नोटीस शुल्क	50
करमाफी दिलेले मूल्य रु.	0	जली शुल्क	0
निवासी करपात्र मूल्य रु.	0	महापालिका देव	0
अनिवासी करपात्र मूल्य रु.	3915545	शासकीय देव	0
एकूण वार्षिक देय कर	4404990	सूचना : वार्षिक देयक सहामाही हप्त्यांनी आगाऊ देय आहे	

200810BIL04320917 01-APR-08 to 30-SEP-08	देयक क्र.	200820BIL04320918 01-OCT-08 to 31-MAR-09
कर/ Tax	निवासी/ अनिवासी/ R / NR	
587332	सर्वसाधारण कर/ General Tax	30 587332
0	पाणीपट्टी/ Water Tax	निवासी/ R 65 0
0		अनिवासी/ NR 130 0
0	जललाभकर/ Water Benefit Tax	निवासी/ R 125 0
489443		अनिवासी/ NR 25 489443
0	मलनिःसारण कर/ Sewerage Tax	निवासी/ R 39 0
0		अनिवासी/ NR 78 0
0	मलनिःसारण लाभ कर/ Sewerage Benefit Tax	निवासी/ R 7.5 0
293666		अनिवासी/ NR 15 293666
234933	म.न.पा. शिक्षण उपकर/ Mun. Education Cess	
0	राज्य शिक्षण उपकर/ State Education Cess	निवासी/ R 0
234933		अनिवासी/ NR 12 234933
58733	रोजगार हमी उपकर/ Employment Guarantee Cess	3 58733
9789	वृक्ष उपकर/ Tree Cess	0.5 9789
293666	पथकर/ Street Tax	15 293666
2202495	देयक एकूण	2202495
15-07-2008	देव दिनांक	16-10-2008



00064180



00064182

भरतेज

- अधिकतम महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल
- महापालिकेची कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करताना प्राप्त झाल्याची नवीन क्रमांक नमूद करणे अनिवार्य राहिल
- नव्हान व पन्ज नुलाच्या मरणांसाठी २४ तास तात्काळ सेवा द्याव्यात १०९९
- बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र संपर्क ०२२९०३००

9099292  
2008

म. न. उभरजे  
वरनिर्धारक व संकलक

E & OE

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

कार्यकारी आभियंता इमारत प्रस्ताव  
(उपनगी) ए. ए. यांचे कार्यालय  
मध्यवर्ती उपनगरपालिका वृद्धांग  
प्रधानमंत्र्यांच्या कार्यालय  
बंगला हा वसवणूक घाली आहे. पुणे ११

No. CE/157/NS/AK of

To  
Shri S. M. Dokhane, Architects,  
15, All Chambers, 1st floor,  
Tamarind Lane, Fort,  
Bombay 400023.

Sub. :- Occupation Certificate for Raj Services Industrial  
Estate, Bldg. on plot bearing S.No.18,19,20 nkr.  
at Village Marol Military Road, Andheri(East).

Sir,

Ref. :- Your letter No.Au/483/90 of 7-11-90.

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 completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within three (3) months from the date of receipt hereof.

- 1) That the Certificate under section 270 of the B.M.C. Act for adequate water supply should be obtained from H.E.
- 2) That 40' wide D.P.Road shall be kept open and handed over fully developed to M.C.G.B.before B.C.C.or further development whichever is earlier.
- 3) That the completion Ctt. for balance S.W.D.s shall be submitted before B.C.C.or further development whichever is earlier.
- 4) That compound wall on either side of D.P.Road shall be constructed before handingover of D.P.Road and before B.C.C.whichever is earlier.

This permission is granted without prejudice to action under section 353-A/471 of B.M.C.Act.

Yours faithfully,

sd/-  
Assistant Engineer Building Proposals  
(W.S.)K/E Ward.

Ask/2.3.91.

No. E/157/NS/AK of - 2 MAR 1991

Copy forwarded for information to the Owner:- M/s.Raj Oil Mills,  
C/3Architects.

sd/-  
Assistant Engineer Building Proposals  
(W.S.)K/E Ward.



TRUE COPY  
M. SINGAPUREWALA.  
Assistant Engineer  
Special Drawing Magistrata,  
20, Nehru Road Street,  
BOMBAY - 400 003.

709220B  
2003

Y. P. P. 1,50,002-7-56-VCA-5-(Ca) 216.  
 G. H. R. D., No. 5615, dated 10-9-91

RULED CARD

सि. सं. नं.	चौ. मिटर.		
३८५	४६८ - २७६.४	<	८७.२३ ३०६२५५५५

2000  
 2000

492155	SI	5230	
संशोधन विभाग, दिल्ली			
...			
...			
...			
492155			
...			

2000 P.T.O.

फॉर्म-१  
 १९५७ १९६  
 २००७



१०९२२ ९४  
 २००३





PURCHASER :

M/s. JITEN JAGDISHPRASAD TADI (H.L.F.)

SHRI. JITEN TADI - KARTA

PAN No. AAHHJ 3145 F.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAHHJ3145F



नाम

JITEN JAGDISHPRASAD TADI

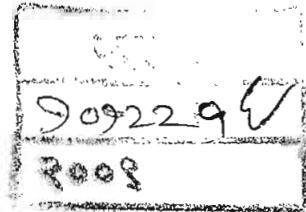
निगमन/संस्थापना तिथि / DATE OF INCORPORATION/FORMATION

0 1-1973

*R. Singh*

आयकर दिशाक (प्रणाली)




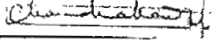
DIRECTOR OF INCOME TAX (SYSTEMS)



SELLER :-

SHRI. CHANDRAKANT P. TODI, PARTNER OF  
M/s. BRAJMEHAR PURSOTTAMDAS

PNR No. 1110PT 9910 I.

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER		
A-APPT9910E		
	नाम /NAME	
	CHANDRAKANT TODI	
	पिता का नाम /FATHER'S NAME	
	PURUSOTTAMDAS TODI	
	जन्म तिथि /DATE OF BIRTH	
	25-05-1951	
हस्ताक्षर /SIGNATURE		
	आयकर निदेशक (पद्धति)	
	DIRECTOR OF INCOME TAX (SYSTEMS)	



7092290  
२००९

SELLER :

MESSRS. BRJMOHAN PURSOTTAMDAS

PAN No. AAAPB 6136 C.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAAPB6136C



नाम / NAME

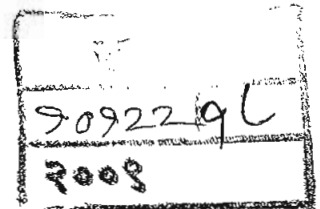
BRJMOHAN PURSOTTAMDAS

निगमन/घटने की तिथि / DATE OF INCORPORATION/FORMATION

09-07-1958

*R. Singh*

अध्यक्ष निदेशक (प्रणालि)  
DIRECTOR OF INCOME TAX (SYSTEMS)



WITNESS

(1) MR. NIKESH P. DHOLAKIA  
PAN No. ACFPD 9306 D.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACFPD9306D



नाम /NAME

NIKESH PURSHOTTAM DHOLAKIA

पिता का नाम /FATHER'S NAME

PURSHOTTAM CHHABILDAS  
DHOLAKIA

जन्म तिथि /DATE OF BIRTH

22-07-1955

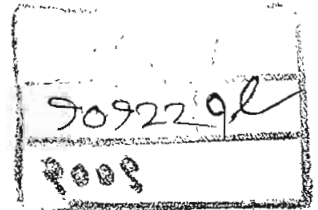
हस्ताक्षर /SIGNATURE



*R. Singh*

आयकर निदेशक (पद्धति)


DIRECTOR OF INCOME TAX (SYSTEMS)



WITNESS :  
 (2) SHRI. NAGARE DATTA.

**Election Commission of India**  
 भारत निवडणूक आयोग  
**IDENTITY CARD**  
 ओळखपत्र

MTT/10/057/0865457



**Elector's Name:** Nagare Datta  
 मतदाराचे नाव नागरे दत्ता

**Father's/Mother's/Husband's Name:** Krishna  
 बाप/माते/पतिचे नाव कृष्णा


लिंग

1.1.94



Sainath Prasad,  
 Chole (Thakurli),  
 Dombivli (E), Mumbai.

संलग्न करण,  
 चोळे (ठकुली),  
 दोंबिवली (प), मुंबई.



*Sainath Prasad*  
 Electoral Registration Officer

मतदार-नोंदणी अधिकारी  
 Assembly Constituency  
 विधानसभेचा मतदारसंघाची कार्यालया

057 Kalyan  
 057 कल्याण

Place: Kalyan कल्याण

Date: 04/11/1994

This card may be used as an identity card under different Government Schemes.

हे पत्र संघटनात्मक विविध योजनांसाठी ओळखपत्र म्हणून

90922 20  
 2008



वदर4

दस्त क्र 10122/2009

29/22

10/11/2009

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

...

अध्याय 2 (अंशेचा)

दस्त क्रमांक : 10122/2009

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टप्सा
1	<p>नाम: जितेंद्र टोडी (एच यु एफ ) चे कर्ता जितेंद्र टोडी -</p> <p>पत्ता: घर/फ्लॅट नं प्रमुख बिल्डिंग, दुसरा मजला, जे व्ही पी डी , मुं 56</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव:-</p>	<p>लिहून घेणार</p> <p>वय 35</p> <p>सही</p>		
2	<p>नाम: श्री.मोहन पुरुषोत्तमदास तर्फे भागीदार</p> <p>मदकात परशोत्तमदास टोडी - -</p> <p>पत्ता: घर/फ्लॅट नं: 302</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: काळबादेवी रोड, 4 था मजला, मुं 02</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत</p>	<p>लिहून देणार</p> <p>वय 58</p> <p>सही</p>		





दस्त गोषवारा भाग - 2

वदर4
दस्त क्रमांक (10122/2009)
22/22

नमूना क्र [नदर4-10122-2009] चा गोषवारा  
 गाव/पंचायत : 3453720 मोबदला 3451000 भरलेले मुद्रांक शुल्क : 181000

पावती क्र.:10151 दिनांक:05/11/2009  
 पावतीचे वर्णन  
 नांव: जितेन टोडी (एच यु एफ ) चे कर्ता जितेन टोडी - -

दस्त हजर केल्याचा दिनांक :05/11/2009 11:51 AM  
 निष्पादनाचा दिनांक : 12/09/2009  
 दस्त हजर करणा-याची सही

*[Handwritten signature]*

30000 :नोंदणी फी  
 440 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
 रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
 एकत्रित फी

30440: एकूण

दस्ताचा प्रकार :25) करारनामा  
 शिक्का क्र. 1 ची वेळ : (सादरीकरण, 05/11/2009 11:51 AM  
 शिक्का क्र. 2 ची वेळ : (फी) 05/11/2009 11:56 AM  
 शिक्का क्र. 3 ची वेळ : (कबुली) 05/11/2009 11:57 AM  
 शिक्का क्र. 4 ची वेळ : (ओळख) 05/11/2009 11 57 AM

दस्त नोंद केल्याचा दिनांक : 05/11/2009 11:57 AM

दस्त निबंधकाची सही, अंधेरी 2 (अंधेरी)

ओळख :

खालील इराग असे निवेदीत करतात की, ते अस्तपत्र करून देणा-याचा व्यक्तीशः ओळखतात व त्यांची ओळख पटवितत.

1) निकेश ढोलकिया- - घर/फ्लॅट नं: सी 26

गल्ली/रस्ता: -

ईमारतीचे नाव: मिलनधारा, अंधेरी

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) दत्ताराम नागरे- - घर/फ्लॅट नं: 8

गल्ली/रस्ता: -

ईमारतीचे नाव: साईनाथ प्रसाद , ठाकुरी , टाणे

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

दस्त निबंधकाची सही  
 अंधेरी 2 (अ)

प्रमाणित करण्यात येतो की, या  
 दस्तानामध्ये एकूण 22 पाने आहेत.

*[Handwritten signature]*  
 दस्त निबंधक अंधेरी क. २,  
 सुभाष उपनगर जिबहा.

वदर-४/१०१२२/२००९

पुस्तक क्रमांक १२ क्रमांक.....२२  
 नांदक.

दिनांक : ५/११/२००९

*[Handwritten signature]*  
 दस्त निबंधक अंधेरी क. २,  
 सुभाष उपनगर जिबहा.



## गावाचे नाव : मरोळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा  
मोबदला रू. 3,451,000.00  
बा.भा. रू. 3,453,720.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 385 दर्शन: विभागाचे नाव - मरोळ ( अंधेरी ), उपविभागाचे नाव - 43/219 - भुभाग: उत्तरेस गावाची हद्द, पुर्वेस गाव सीमा, दक्षिण व पश्चिमेस गावाची हद्द व पार्सप लाईन. सदर मिळकत सि.टी.एस. नंबर - 385 मध्ये आहे. ----- गाळा नं 24, दुसरा मजला, सी विंग, राज इंडस्ट्रियल कॉम्प्लेक्स प्रिमायसेस को ऑ सोसा लि , मिलेट्री रोड, मरोळ, अंधेरी पू मुं 59, तळ+2मजले
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 101.58 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) नं. 101 जमोहन पुरुषोत्तमदास बर्फ भागीदार चंद्रकांत परषोत्तमदास टोडी - -; घर/फ्लॅट नं: 302; गल्ली/रस्ता: इमारतीचे नाव: काळबादेवी रोड, 4 था मजला, मुं 02; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; जिल्हा: -; पॅन नम्बर: AAAPT9910E.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) जितेन टोडी (एन गु एफ ) चे कर्ता जितेन टोडी - -; घर/फ्लॅट नं: प्रमुख बिल्डिंग, दुसरा मजला, जे व्ही पी डी मुं 56; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; जिल्हा: -; पॅन नम्बर: AAAHJ3145F.
- (7) दिनांक करून दिल्याची 02/06/2009
- (8) नोंदणीचा 05/11/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 0122/2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 172700.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेष



Village : MAROL

C.T.S. NO. : 385

DETAILS OF PROPERTY : GALA No. 24, 2ND FLOOR,  
RBJ INDUSTRIAL COMPLEX PREMISES S. LTD.,  
MILITARY ROAD, MAROL,  
ANDHERI (EAST),  
MUMBAI - 400059.

AREA OF GALA : 1093 Sq. Ft. OF BUILT-UP AREA  
= 101.58 Sq Mtrs. OF BUILT-UP AREA.

CONSIDERATION : Rs. 34,51,000/-

BUILDING : G + 02

YEAR OF CONSTRUCTION : 1991

STAMP DUTY PAID / DATE : 1,81,000/- (11-09-2009)

ZONE : 43 / 219.

RATE : Rs. 42,500/- per Sq. Mtrs.

	42,500
	X 101.58
	<hr/>
	43,17,150
Less: 20%.	34,53,720
	MV 34,54,000/-